



**Initial Study
for the proposed
Guasti Plaza Specific Plan Amendment**

November 2008

Initial Study for the proposed Guasti Plaza Specific Plan Amendment

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SECTION 1.0: INTRODUCTION

1.1 INTRODUCTION

This Initial Study identifies and evaluates the potential environmental impacts that may result from the proposed Amendment of the Guasti Plaza Specific Plan. The Guasti Plaza Specific Plan regulates development within the historic Guasti community, an approximately 73.1-acre area at the northern section of the City of Ontario, south of the San Bernardino (Interstate-10) Freeway, west of Turner Avenue, north of the Union Pacific Railroad right-of-way, and east of Archibald Avenue. The Specific Plan allows for the development of 3,184,236 square feet of hotel, office, retail, restaurant and related land uses, along with the retention of historic structures for adaptive reuse. The proposed Amendment would allow the development of residential uses within the Specific Plan area.

Oliver-McMillan (operating as OM Guasti, LLC) has proposed an amendment to the Specific Plan, which could lead to the development of a maximum of 500 residential dwelling units on approximately 13.18 acres within Planning Areas 2 and 3 at the eastern and southeastern sections of the Specific Plan area. The residential development would replace approximately 450,000 square feet of planned office uses. Alternatively, 100 dwelling units may be located at the western section of the Specific Plan area, with 400 units remaining in eastern and southeastern sections. On approximately 9 acres at the western section, 100 residential units would replace future office or commercial development. In any case, the total number of residential units within the Specific Plan area shall not exceed 500 units and the total floor area of development shall not exceed a floor area ratio of 1.0.

Allowable residential development within the Specific Plan area would have densities ranging from 45-60 units per acre. The majority of the housing units would be comprised of studio, one-bedroom, and two-bedroom units, ranging in size from 700 to 1,000 square feet. The residential structures will vary in height from 3 to 5 stories.

Section 21067 of the California Environmental Quality Act (CEQA) defines a Lead Agency as the public agency with the principal responsibility for carrying out or approving a project which may have a significant effect on the environment. The City of Ontario would have to approve the proposed Guasti Plaza Specific Plan Amendment. Thus, the City would serve as the Lead Agency under CEQA and has the authority to oversee and complete the environmental review process for the proposed Amendment.

1.2 PURPOSES OF THE INITIAL STUDY

As part of the environmental review process for the proposed Guasti Plaza Specific Plan Amendment, the City of Ontario has authorized the preparation of this Initial Study. The Initial Study provides a basis for understanding whether there are environmental impacts associated with the proposed Amendment and, if environmental impacts are likely to occur, whether such impacts could be significant. While this Initial Study has been prepared with consultant support, the analysis and findings in this document have been independently reviewed by the City and reflect the City's conclusions.

The purposes of this Initial Study, as stated in Section 15063 of the CEQA Guidelines, are as follows:

- To provide the City of Ontario with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or Negative Declaration for the proposed Guasti Plaza Specific Plan Amendment;
- To enable the City of Ontario to modify the proposed Amendment, reducing or eliminating any adverse impacts before an EIR is prepared, thereby enabling the proposed Amendment to qualify for a Negative Declaration;
- To assist in the preparation of an EIR, if one is required, by focusing the EIR on the effects determined to be significant; identifying effects determined not to be significant; and explaining reasons for determining that potentially significant effects would not be significant;
- To identify whether a program EIR, tiering, or another appropriate process can be used for the analysis of the proposed Amendment's environmental effects;
- To facilitate environmental assessment early in design of the proposed Amendment;
- To eliminate unnecessary EIRs; and
- To determine whether a previously prepared EIR can be used for the proposed Amendment.

Based on the findings of the Initial Study, the City of Ontario can then determine the subsequent environmental review needed for the project, which may take the form of a Negative Declaration or an EIR.

1.3 SUMMARY OF INITIAL STUDY FINDINGS

Based on the preliminary environmental analysis of the proposed Guasti Plaza Specific Plan Amendment, the City has found that future residential development that would be allowed under the proposed Specific Plan Amendment may have the potential to create significant adverse impacts on the following environmental issues:

- | | |
|-----------------------------------|---------------------------------|
| ◆ Aesthetics | ◆ Land Use and Planning |
| ◆ Air Quality | ◆ Noise |
| ◆ Biological Resources | ◆ Population and Housing |
| ◆ Cultural Resources | ◆ Public Services |
| ◆ Geology and Soils | ◆ Recreation |
| ◆ Hazards and Hazardous Materials | ◆ Transportation and Traffic |
| ◆ Hydrology and Water Quality | ◆ Utilities and Service Systems |

Section 1.0: Introduction (continued)

Less than significant impacts or no impacts are expected on the following environmental issues:

- ◆ Agricultural Resources
- ◆ Mineral Resources

An EIR would be prepared to address the potential impacts of the proposed Amendment and future residential uses on the site, as they relate to the environmental issues listed above. In addition, impacts related to Global Climate Change would be discussed due to recent concerns for greenhouse gas emissions and their effects on climate change.

To determine if a previously-prepared EIR could be used for the project, a review of previous environmental documentation prepared for the Guasti Plaza Specific Plan and the Guasti Redevelopment Plan was performed.

The Guasti Plaza Specific Plan was adopted by the City in August 1996 and a Final EIR for the Guasti Plaza Specific Plan and associated Zone Change was certified by the Ontario City Council (SCH No. 91-122-009) at the same time. The Specific Plan EIR examined the environmental impacts of future development anticipated under the Guasti Plaza Specific Plan, which proposed a maximum of 3,184,236 square feet of hotel, office, retail, restaurant, and related land uses, along with the retention of a number of historic structures on the site for adaptive reuse.

The Guasti Redevelopment Plan EIR was adopted by the Ontario Redevelopment Agency on July 2001 and the Final EIR for the Redevelopment Plan (SCH No. 99-101-025) was certified at the same time. The Redevelopment Project area included the Specific Plan area, except for the Caltrans-owned parcel. The EIR analyzed the potential impacts associated with buildout of the Redevelopment Project Area in accordance with the Ontario General Plan and the Guasti Plaza Specific Plan, along with infrastructure improvements to serve the Project Area.

As part of the analysis in this Initial Study, the environmental analyses in the earlier EIRs were reviewed to determine if the potential impacts of the proposed Specific Plan Amendment to allow residential development were adequately addressed and if there are relevant mitigation measures in the EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan, which would be applicable to future residential development on the site.

The review shows that the previous EIRs did not consider impacts associated with residential development on the site. However, in many aspects, the environmental impacts associated with future residential development under the proposed Amendment are similar in scope to the impacts of anticipated from non-residential development under the original Specific Plan, as analyzed in the previous EIRs. Impacts associated with site disturbance would remain the same and impacts associated with construction activities would still occur. However, demand-driven impacts would change as they relate to land use type. Some environmental impacts from 450,000 square feet of office uses may be greater than those associated with the 500 residential dwelling units that

would be replaced. This would result in lesser impacts than anticipated previously. Other impacts from the formerly planned office uses may be less than the impacts of 500 units under the proposed Amendment. This would result in greater impacts than originally anticipated.

Since the previous EIRs were prepared in 1996 and 2001, existing conditions at the project site have changed over time. The previous EIRs also evaluated a broader project scope covering buildout of the entire 73.1-acre Specific Plan area and the 180-acre Redevelopment Project Area. Under the proposed Amendment, residential uses are proposed only on an approximately 13-acre site at the eastern and southeastern sections of the Specific Plan area, with the alternative development of 100 units on approximately 9 acres at the western section along Archibald Avenue.

In accordance with the CEQA Guidelines Section 15163, a Supplemental EIR may be prepared when it is determined that the conditions described in CEQA Guidelines Section 15162 require the preparation of a Subsequent EIR and only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

CEQA Guidelines Section 15162 states that a Subsequent EIR shall be prepared when it is determined that:

- *Substantial changes are proposed in a project that will require major revisions to the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects.*
- *Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.*
- *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:*
 - a) *The project will have one or more significant effects not discussed in the previous EIR;*
 - b) *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - c) *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project but the project proponents decline to adopt the mitigation measure or alternative; or*
 - d) *Mitigation measures or alternatives which were considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

While changes to future development under the Guasti Plaza Specific Plan are proposed, these changes would affect only approximately 13 acres of the 73.1-acre Specific Plan area. Future residential uses, consisting of 500 dwelling units, would be developed on the 13 acres and would replace the previously analyzed office commercial uses planned for this same area, without exceeding the maximum floor area ratio (FAR) allowed under the Specific Plan. While 100 of the anticipated dwelling units may occur on approximately 9 acres at the western section, these units would reduce development on the 13-acre project site to 400 units and would replace the planned office or commercial development on the western section with the same floor area to maintain the allowable FAR. All other future developments allowed within the Specific Plan area are expected to remain the same.

The EIR for the Redevelopment Plan analyzed the impacts of buildout of the Specific Plan area, except for the Caltrans parcel, which is part of the I-10 Freeway right-of-way. Thus, the Redevelopment Plan EIR updates the analysis in the EIR for the Specific Plan but considers a larger Project Area.

Since potential environmental impacts would change only as they relate to residential versus commercial uses, additional analysis to those in the EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan are needed to address the impacts of future residential uses. However, some of these impacts may be less than those anticipated from planned office uses. Also, the time period elapsed since the previous EIRs were certified and changes in the local and regional environment (traffic, land use, air quality, etc.) warrant an updated analysis.

Thus, a Supplemental EIR would be prepared to fully analyze the environmental impacts specific to future residential development that would be allowed under the proposed Guasti Plaza Specific Plan Amendment. A comparison with the impacts anticipated from planned office uses would be provided where applicable. References to the previous EIRs would be made where impacts have been adequately analyzed. The Supplemental EIR would also provide an update of existing conditions at the project site and analyze the impacts associated with changes to the operations and activities that may occur on the site, as they relate to future residential uses. Mitigation measures in the previous EIRs that are applicable to future residential development and any new mitigation would be identified in the Supplemental EIR.

SECTION 2.0: PROJECT DESCRIPTION

2.1 PROJECT LOCATION AND ENVIRONMENTAL SETTING

Regional Setting

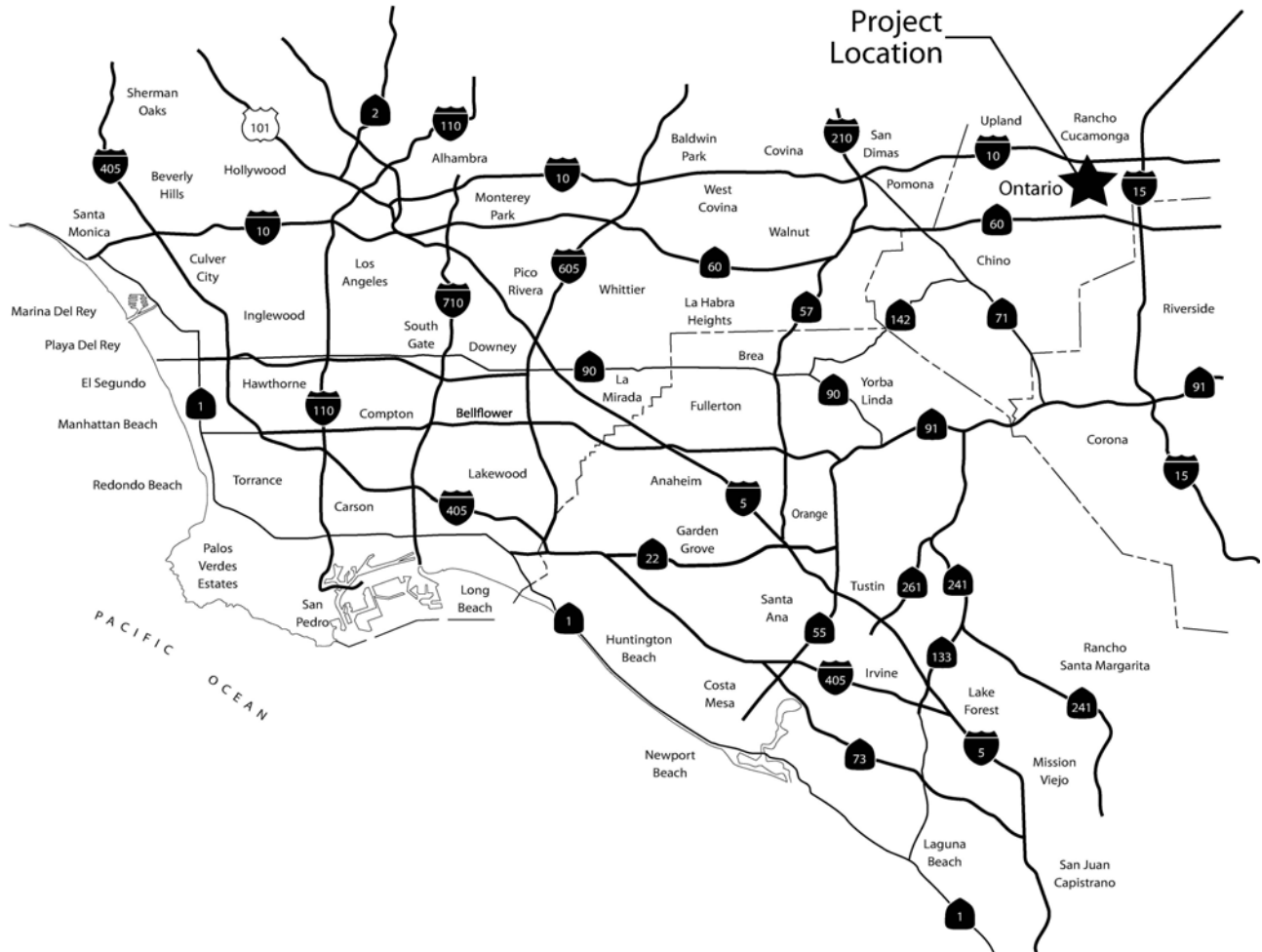
The City of Ontario covers a land area of approximately 31,760 acres (or nearly 50 square miles) and is located in the southwestern portion of the County of San Bernardino. The County of San Bernardino, covering approximately 22,000 square miles, is the largest county in the United States and consists of 24 incorporated cities. The County is home to approximately 2.056 million residents, making it the fourth most populated county in California. Population growth of approximately 16.4 percent is estimated to have occurred in the County between the 2000 population of 1,710,139 persons and the 2008 population of 2,055,766 persons. The County's January 2008 housing stock consists of 685,642 dwelling units.

The City of Ontario is located approximately 25 miles west of the City of San Bernardino, 40 miles east of the City of Los Angeles, and 28 miles northeast of the City of Santa Ana in Orange County. To the west, the City of Ontario is bounded by the cities of Chino and Montclair and unincorporated San Bernardino County land. The cities of Upland and Rancho Cucamonga border the City to the north, while the City of Fontana and unincorporated Riverside County land border the City to the east. The San Bernardino/Riverside County line and unincorporated Riverside County land border the City of Ontario on the south side. The counties of San Bernardino and Riverside together form the Inland Empire of Southern California, where significant growth and development has occurred in recent years.

The City of Ontario is located in the Chino Valley area, south of the San Gabriel Mountains and northeast of the Puente and Chino Hills. The San Bernardino Freeway or Interstate 10 (I-10) Freeway crosses through the northern portion of the City in an east-west direction. The Pomona Freeway or State Route 60 (SR-60) Freeway passes through the central portion of the City, also in an east-west direction. Additionally, the Ontario Freeway or Interstate 15 (I-15) Freeway passes through the eastern portion of the City in a north-south direction. Figure 1, *Regional Location*, provides the regional location of the City of Ontario.

The City of Ontario is developed with a mix of land uses, with residential areas at the southern and western sections, industrial areas around the Ontario International Airport and at the eastern section of the City and commercial areas at the northeastern section, along major roadways, and at freeway interchanges. Agricultural uses are present in the New Model Colony area at the southern section. The downtown area and development core of the City is located south of the I-10 Freeway, along and near Euclid Avenue. This area contains the City's older commercial and residential areas. New residential tracts and neighborhoods are located in the southern sections of the City, generally south of the SR-60 Freeway. Here, new residential developments are slowly replacing agricultural lands historically utilized as dairies and agricultural crop fields.

**Figure 1
Regional Map**



Source: Rich-Haven Specific Plan, 2007



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Section 2.0: Project Description (continued)

Ontario's 1980 population was estimated at 88,820 persons. By 1990, the City had a population of 133,179 persons. The City's 2000 population was 158,007 persons and the current January 2008 population is estimated at 173,690 persons. This represents an approximately 1.2 percent annual increase in the last eight years and an average annual growth of 2.41 percent during the last 28 years.

Coupled with the City's population growth has been the increase in its housing stock. From 1980 to 1990, the City's housing stock increased by 35.7 percent from 31,339 dwelling units to a 1990 total of 42,536 dwelling units. From 1990 to 2000, the number of housing units in Ontario rose to 45,182 units. The current 2008 housing stock is estimated at 47,276 units (a 4.6 percent growth from 2000), with an average household size of 3.79 persons per household and a vacancy rate of approximately 3.67 percent.

The California Economic Development Department estimates the City's labor force at 85,400 persons (as of September 2008), of which 77,700 persons are employed. Therefore, the City's estimated unemployment rate is presently 9.1 percent, which is marginally higher than the County-wide unemployment rate of 8.5 percent.

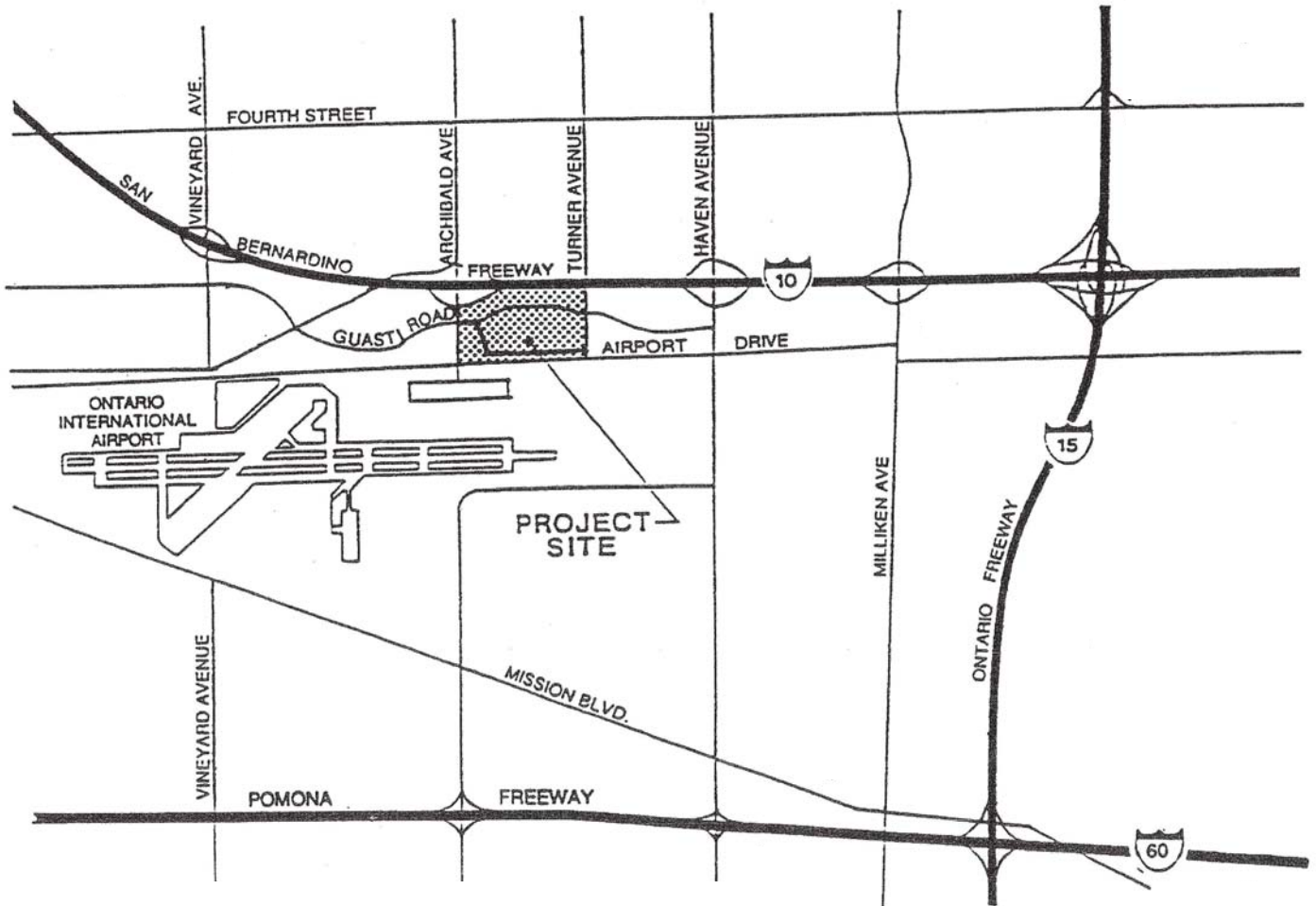
Specific Plan Area

The Guasti Plaza Specific Plan area encompasses approximately 73.1 acres of the historic Guasti community, bounded by the I-10 Freeway to the north, Turner Avenue on the east, the Union Pacific Railroad (UPRR, formerly the Southern Pacific Railroad) and right-of-way on the south and Archibald Avenue to the west. The Ontario International Airport is located just south of the UPRR tracks. The proposed Amendment would affect approximately 13.18 acres (project site) along Turner Avenue, New Guasti Road, Biane Lane, and the Union Pacific Railroad corridor, as well as 9 acres on the western portion of the Specific Plan area along Archibald Avenue. Figure 2, *Vicinity Map*, shows the location of the Guasti Plaza Specific Plan area.

The Specific Plan area is comprised of the central core of the Guasti winery, which contains remnants of the former Italian Vineyard Company wine manufacturing facility, founded by Secundo Guasti. At the time of Specific Plan adoption, the Specific Plan area contained 53 structures constructed between 1900 and 1960, the majority of which were constructed at the start of the 20th century. Structures in the Specific Plan area included the Guasti Mansion, winery buildings, a post office, general store, storage buildings, residential cottages, and other ancillary structures. The northern portion of the Specific Plan area retained an approximately 22-acre remnant of the former vineyard surrounding the Guasti community. After the winery ceased operations in 1985, the on-site structures were used for various light industrial and storage uses, as a restaurant, wine tasting room, a U.S Post Office, and general store. The Guasti Mansion and its grounds were also used for public functions and special events. However, the majority of the structures remain unused. The remnant vineyard along the freeway was cleared in 2001.

A Development Plan and Planning Area Plan (PAP) were approved in 2006 and 2007 for the development of office, retail commercial and hotel uses within the Specific Plan area. In late 2007 - early 2008, the US Post Office was temporarily moved from the winery building on Old Guasti Road into a trailer at the southwestern corner of Turner Avenue and New Guasti Road.

**Figure 2
Vicinity Map**



Source: Guasti Specific Plan, 1996



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Section 2.0: Project Description (continued)

Light industrial and storage uses and the restaurant were discontinued; dilapidated structures were demolished; large trees boxed; the grounds cleared; and the area fenced in. Also, an office building and a retail building were built near the I-10 Freeway but are still unoccupied at this time. New Guasti Road has also been constructed as a four-lane east-west roadway through the site.

Project Site

The project site that would be affected by the proposed Specific Plan Amendment is located at the eastern and southeastern sections of the Specific Plan area, within Planning Areas 2 and 3 (Parcels 6, 7, 8, 9, and 10 of Parcel Map No. 18799). Figure 3, *Specific Plan Area*, shows the limits of the Specific Plan area and the location of the different planning areas.

Since approval of the Specific Plan in 1996, no development has occurred in Planning Areas 2 and 3. Planning Areas 2 and 3 were acquired by OM Guasti, LLC in recent years. Existing on-site structures that were utilized as warehouses were vacated and demolished. Several of the wood framed cottages (bungalows), bunkhouse, bakery, and warehouse structures were also demolished. These structures were demolished based on the findings of the previous Environmental Impact Report prepared for the Guasti Plaza Specific Plan. The US Post Office was then moved into a relocatable trailer at the northeastern corner of the site. The trailer has a concrete pad, with a paved parking area. Six historic structures remain on the project site, which include 5 wood frame cottages and the Guasti Market building. These structures were identified for rehabilitation or relocation in the adopted Specific Plan. While the ground has been cleared, large trees remain or have been boxed. A power line runs on wooden poles east-west through the site, with overhead power and telephone lines on the west side of Turner Avenue.

The flexibility proposed in the Specific Plan Amendment also allows for residential development on an approximately 9-acre area at the western section of the Specific Plan area along Archibald Avenue (Parcels 1, 14, 15, 16 and 17 of Parcel Map No. 18799). Here, up to 100 dwelling units may be developed on vacant land if all 500 units are not developed on the eastern and southeastern sections of the Specific Plan area.

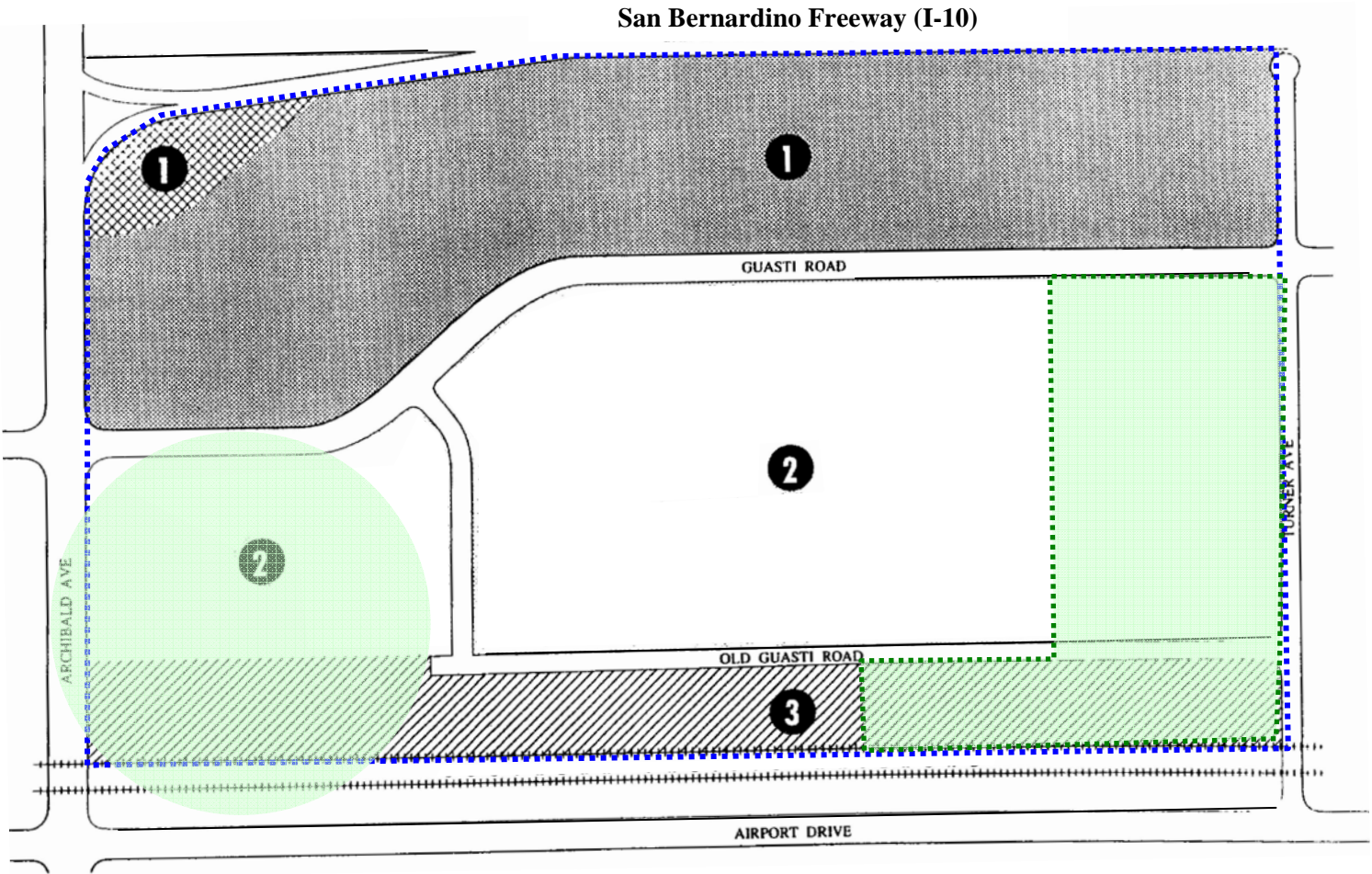
Adjacent Land Uses



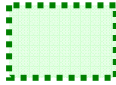
Adjacent land uses to the site include vacant land and the I-10 Freeway to the north, commercial office and retail buildings to the northeast and east, a church (San Secondo D'Asti Catholic Church) to the east, an industrial building (Erosion Control Company) to the southeast. South of the site is the UPRR railroad, with the Ontario International Airport farther south. West of the site are the Guasti Mansion, winery building, several unoccupied structures, and vacant land. Figure 4, *Aerial Photograph*, shows existing developments at the site, the Specific Plan area, and the surrounding areas.

Project Background

In August 1996, the Ontario City Council certified the Final Environmental Impact Report (EIR) and approved the Guasti Plaza Specific Plan, which governs the rehabilitation and

**Figure 3
Specific Plan Area**



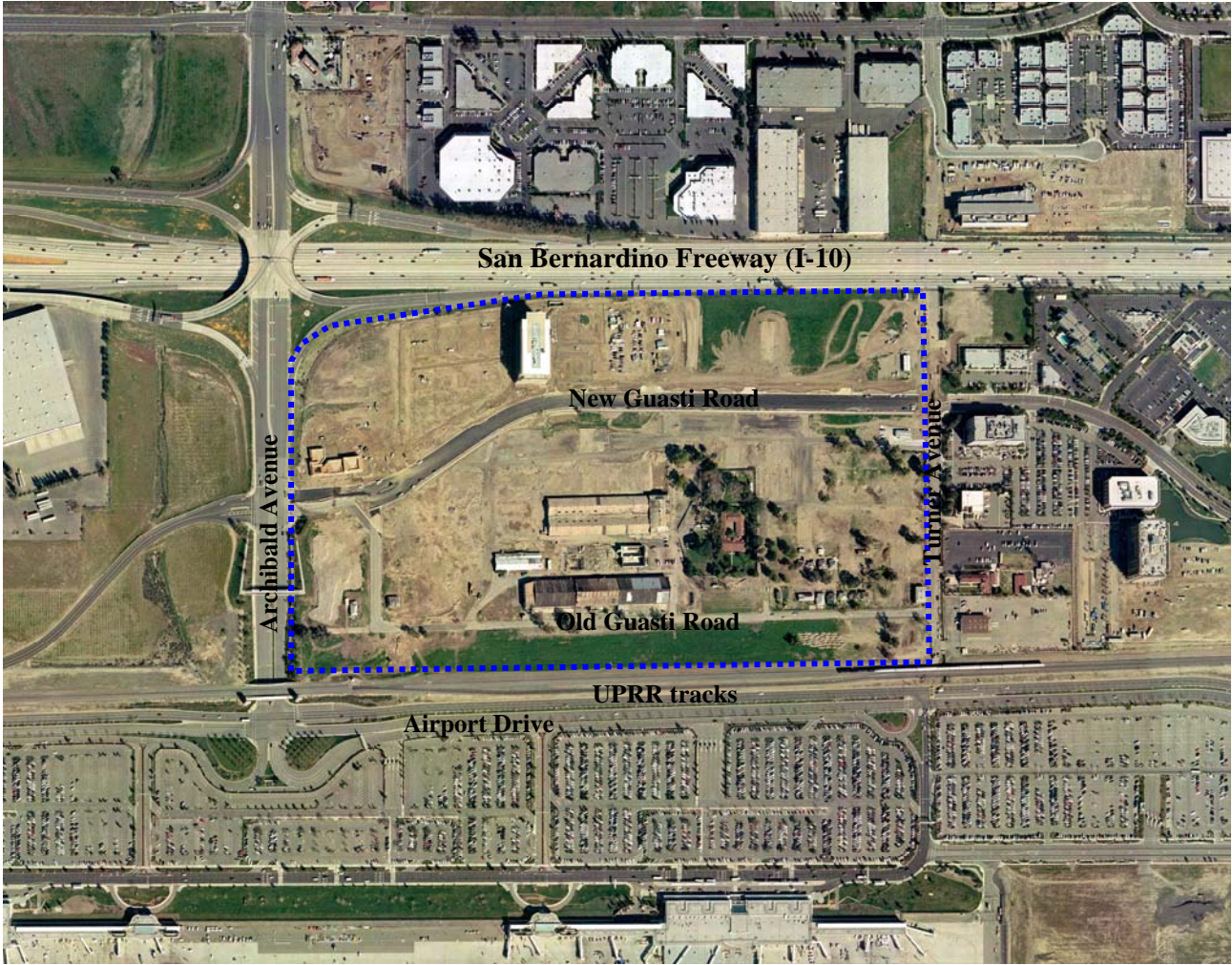
-  Specific Plan Area boundaries
-  Planning Area
-  Area proposed for Residential Development

Source: Final EIR for Guasti Specific Plan, 1996



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**Figure 4
Aerial Photograph**



 Specific Plan Area



Source: Eagle Aerial, February 2008

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Section 2.0: Project Description (continued)

reuse of the historic structures on the site, as well as the development of new commercial, office, hotel, and office park uses. The Specific Plan proposes a maximum of 3,184,236 square feet of hotel, office, retail, restaurant and related land uses, along with the retention of several historic structures for adaptive reuse.

In 2001, the Ontario Redevelopment Agency adopted the Guasti Redevelopment Plan, which included the Specific Plan area (except for the Caltrans-owned parcel at the southeastern corner of Archibald Avenue and the I-10 Freeway), the vacant and underutilized areas west of Archibald Avenue to the intersection of Holt Boulevard and Guasti Road, and the vacant and underutilized areas located east of Turner Avenue. The Ontario Redevelopment Agency seeks to promote the redevelopment, rehabilitation, and revitalization of this Project Area through public service and infrastructure improvements and Agency financing assistance. This would help remove blighted conditions in the Project Area and allow earlier development or redevelopment. Figure 5, *Guasti Redevelopment Project Area*, shows the boundaries of the Redevelopment Project Area. Future development within the Project Area would continue to be regulated by the Ontario General Plan and the Guasti Plaza Specific Plan.

In March 2006, the City approved the Development Plan for Planning Area 1, which proposed 936,300 square feet of office, retail and hotel uses, including a 6-story office building, a retail building, four other office buildings, and a 225-room hotel.

A Planning Area Plan (PAP) for Planning Areas 2 and 3 was submitted by OM Guasti, LLC and was approved by the City on March 27, 2007. The PAP provided a conceptual site plan showing the ultimate development configuration of approximately 1,710,000 square feet of commercial, office and hotel uses within Planning Areas 2 and 3.

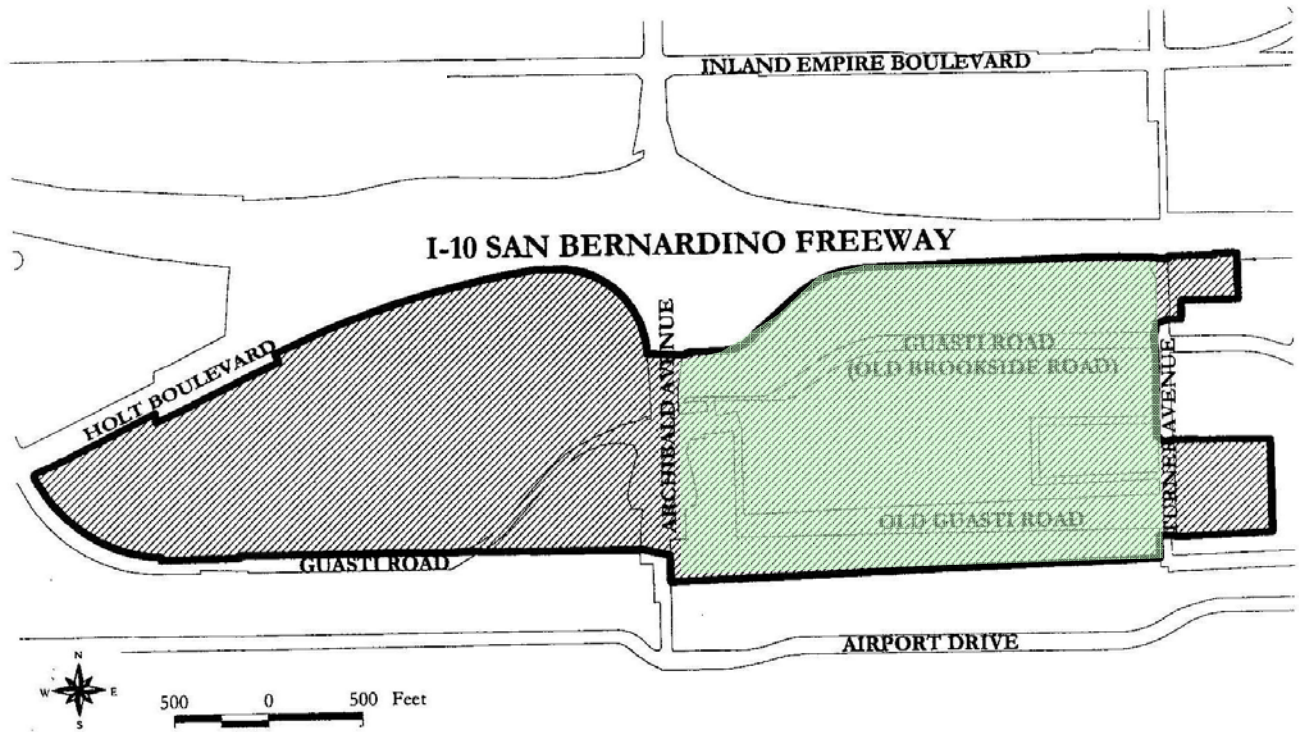
A six-story office building and a one-story retail building have been recently built in Planning Area 1. Several of the winery structures have also been demolished within the Specific Plan area, including 22 structures within the project site. Remaining structures are those proposed for preservation and/or rehabilitation and relocation under the Guasti Specific Plan, including 5 bungalows and a market on the site. In addition, the US Post Office moved from the main winery building on Old Guasti Road into a trailer located at the southwest corner of Turner Avenue and New Guasti Road, at the northeastern corner of the site. The Specific Plan area was also cleared, except for trees to be preserved or relocated in accordance with the Specific Plan.



As a result of changing market conditions, OM Guasti, LLC is requesting an amendment to the Specific Plan, to allow residential development within the Specific Plan area.

2.2 DESCRIPTION OF THE PROPOSED SPECIFIC PLAN AMENDMENT

The proposed Guasti Plaza Specific Plan Amendment involves a revision to the adopted Specific Plan document to change the Land Use Concept in the document to show Residential uses within the proposed "East Residential District", along with development standards and design guidelines for future residential uses within the Specific Plan area.

**Figure 5
Guasti Redevelopment Project Area**



-  Guasti Redevelopment Project Area
-  Guasti Specific Plan Area

Source: Guasti Redevelopment Plan EIR, 2001



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Section 2.0: Project Description (continued)

Residential uses are planned for portions of Planning Areas 2 and 3, within Parcel 6 (2.02 acres), Parcel 7 (5.75 acres), Parcel 8 (1.36 acres), Parcel 9 (2.31 acres), and Parcel 10 (1.74 acres) of Parcel Map No. 18799. These parcels have a total land area of approximately 13.18 acres. The parcels are bounded by New Guasti Road on the north, Turner Avenue on the east, the property line adjacent to the UPRR railroad tracks on the south, and Biane Lane (proposed) on the west. Figure 6, *East Residential District*, shows the proposed residential district.

The East Residential District would allow for the development of a maximum of 500 multi-family housing units. The development density in this District would range from 45-60 units per acre. The majority of the housing units would consist of studio, one-bedroom and two-bedroom units, ranging in size from 700 to 1,000 square feet. The residential structures would vary in height from 3 to 5 stories. In addition to the dwelling units, on-site amenities would include a pool, clubhouse, recreational area, and open space for residents.

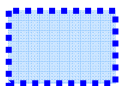
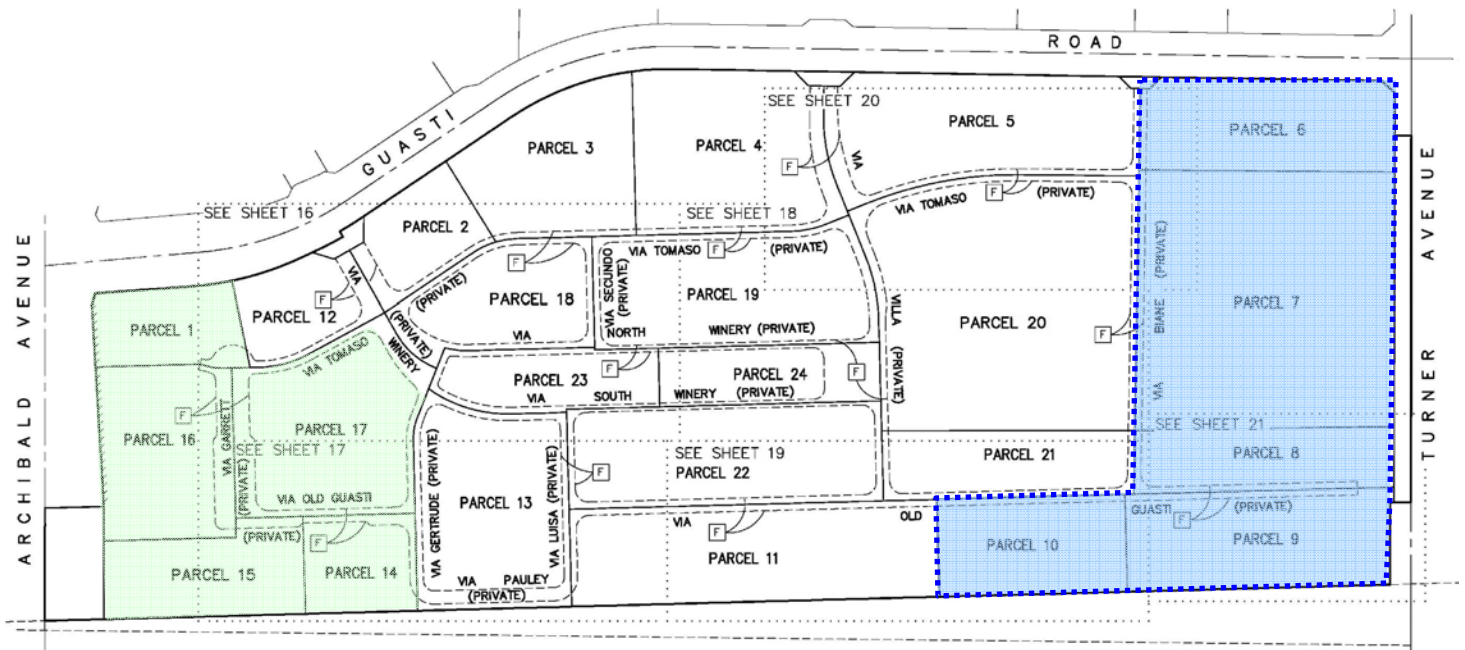
The development of residential uses in this area would lead to a reduction of an equivalent amount of allowable office floor area within the Specific Plan area, such that buildout would remain the same at a maximum of 3.18 million square feet. As proposed, the Amendment would include the replacement of 450,000 square feet of office space with a maximum of 450,000 square feet of residential uses within 500 units. This reduction includes 360,000 square feet of development in Planning Area 2 and 90,000 square feet in Planning Area 3.

The historic bungalows and market building, which are to be retained, would be incorporated into the on-site amenities and would provide an important historic element. These structures are proposed to be relocated, rehabilitated, and reused as recreational facilities/common amenities for the area. New Guasti Road and Turner Avenue would provide primary vehicular access to the dwelling units, with Biane Lane and Old Guasti Road as secondary points of access.

The Amendment of the Specific Plan would also provide flexibility to allow up to 100 residential units to be located on approximately 9 acres on the westerly section of the Specific Plan area (Parcels 1, 14, 15, 16 and 17 of Parcel Map No. 18799), in lieu of office or commercial development in this area. This would mean that only 400 dwelling units would be developed on the project site. In any case, the total number of residential units in the entire Specific Plan area would not exceed 500 units and the total square footage of development shall not exceed a floor area ratio (FAR) of 1.0, which is the maximum development capacity of the currently adopted Specific Plan.

The proposed Amendment involves a revision of a policy document that would require approval from the Ontario City Council. The Specific Plan or the Amendment would not lead to any physical changes. However, implementation of the revised Specific Plan would lead to future development on the site, which would be accompanied by environmental changes. Since the Amendment would allow for the development of residential uses on the site, and these future residential uses would result in environmental changes, impacts analyzed in this Initial Study relate to future residential uses.

**Figure 6
Eastern Residential District**



Eastern Residential District (400 to 500 units)



Alternative Areas for Residential Development (100 units or less)



Source: PM 18799, 2008

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Section 2.0: Project Description (continued)

Upon approval of the Amendment, OM Guasti, LLC is expected to file a revised Planning Area Plan (PAP) for the site that shows the layout of a proposed multi-family residential development, consisting of 500 units. Upon approval of the PAP, OM Guasti, LLC may file a development application for the project, followed by building permit application. The start of construction is anticipated by late 2009/early 2010 at the earliest, with project occupancy by late 2010 or later.

It is anticipated that the US Post Office would move into another location within the Specific Plan area prior to the start of construction. Thus, the four employees at the Post Office would only be relocated but not displaced.

Initially, the residential units are planned as rental product, but the future sale of units or parcels is anticipated. A condominium map would be filed for future conversion. The residential units would then be part of the Guasti Master Association (property owners association).

2.3 OBJECTIVES OF THE SPECIFIC PLAN

The objectives of the Guasti Plaza Specific Plan would largely remain unchanged, except for changes to meet the housing needs associated with the proposed Amendment. These objectives are as follows:

- To create a high quality, commercial mixed-use development which can attract a viable balance of office, hotel and commercial uses.
- To eliminate the condition of blight which exists in the area and to rehabilitate, preserve, enhance and reuse the major historically significant buildings within the original Guasti community. Buildings to be retained will be adapted for use as office space, restaurants, specialty retail and a hotel/conference center. They will create a focal point and activity center for the City of Ontario.
- To allow the construction of architecturally compatible new uses, taking advantage of the site's prime location between the San Bernardino Freeway and the Ontario International Airport.
- To provide planned roadways, infrastructure, utility and service programs that can meet the expanding needs of the project site as they evolve.
- To implement a streetscape/landscape program which emphasizes the use of existing trees and landscape and supplements these with other plantings to reinforce the historic themes already found in the community.
- To provide compatible land uses with all surrounding properties, including the Ontario International Airport.
- To develop a plan which includes sufficient flexibility to meet changing business, housing, and market needs over the long term build-out period of the project, while assuring the City of Ontario that the development standards and goals are met.

2.4 DISCRETIONARY ACTIONS

A discretionary action is a decision taken by a government agency that calls for the exercise of judgment in deciding whether to approve a project. For the proposed Guasti

Section 2.0: Project Description (continued)

Plaza Specific Plan Amendment, the government agency with discretionary approval authority is the City of Ontario. The following discretionary approvals would be required from the City of Ontario:

- Approval of Specific Plan Amendment by the Development Advisory Board, Planning Commission, and City Council

Future residential development would also require:

- Approval of a revised Planning Area Plan (PAP) for Planning Areas 2 and 3 by the Development Advisory Board and Planning Commission
- Approval of Development Plans by the Development Advisory Board and Planning Commission
- Approval of future condominium conversion by the Planning Commission

Other permits needed for the development of future residential uses on the site include a National Pollutant Discharge Elimination System (NPDES) General Permit from the State Water Resources Control Board for construction activities and grading, building, and occupancy permits from the City of Ontario.

SECTION 3.0: ENVIRONMENTAL ANALYSIS

This section evaluates the potential environmental impacts of the proposed Amendment to the Guasti Plaza Specific Plan. While amendment of the Specific Plan itself would not lead to environmental impacts, future residential development that would be allowed by the Amendment would have the potential for impacts. It is the indirect impacts associated with future residential development that are generally considered in the analysis of potential environmental impacts in this section.

The analysis below provides explanations of the responses to the Environmental Checklist found in Appendix A of this document. The Environmental Checklist is based on Appendix G of the CEQA Guidelines. Appendix G of the CEQA Guidelines provides a list of checklist questions that correspond directly to the legal standards for preparing Environmental Impact Reports (EIRs), Negative Declarations, and Mitigated Negative Declarations (MNDs). The environmental issues evaluated in this Initial Study include the following:

- ◆ Aesthetics
- ◆ Agricultural Resources
- ◆ Air Quality
- ◆ Biological Resources
- ◆ Cultural Resources
- ◆ Geology and Soils
- ◆ Hazards and Hazardous Materials
- ◆ Hydrology and Water Quality
- ◆ Land Use and Planning
- ◆ Mineral Resources
- ◆ Noise
- ◆ Population and Housing
- ◆ Public Services
- ◆ Recreation
- ◆ Transportation/Traffic
- ◆ Utilities and Service Systems

The environmental analysis in this section is patterned after the questions in the Environmental Checklist. Under each issue area, a general discussion of the existing conditions is provided. The Environmental Checklist questions are then stated and an answer is provided according to the environmental analysis of the project's impacts. To each question, there are four possible responses:

- **No Impact.** The proposed Guasti Plaza Specific Plan Amendment would not have any measurable impact on the environment.
- **Less Than Significant Impact.** The proposed Amendment would have the potential for impacting the environment, although this impact would be below thresholds that may be considered significant.
- **Less Than Significant Impact with Mitigation.** The proposed Amendment would have potentially significant adverse impacts which may exceed established thresholds, although mitigation measures or changes to the project's physical or operational characteristics would reduce these impacts to a level that is less than significant. Measures that may reduce potentially significant impacts are identified.

- **Potentially Significant Impact.** The proposed Amendment would have impacts that may be considered significant and additional analysis is required to identify impacts and the mitigation measures that could reduce these impacts to insignificant levels. When an impact is determined to be potentially significant in the preliminary analysis, the environmental issue would be subject to detailed analysis in an Environmental Impact Report (EIR).

A discussion of the analyses in the EIR for the Guasti Specific Plan and the EIR for the Guasti Redevelopment Plan is then provided, to determine if the potential impacts have been adequately addressed in the previous EIRs and the need for new or additional analysis of the impacts of the proposed Amendment.

The references and sources used for the analysis are also identified after each response.

3.1 AESTHETICS

Since the Guasti Plaza Specific Plan was approved in 1996, most of the structures on the project site are no longer serviceable and have long since been abandoned. The approximately 13.18-acre project site is currently largely vacant, with only seven scattered structures remaining north of Old Guasti Road. Most of these structures are not in use. The only active use on the project site is a U.S. Postal facility housed in a relocatable trailer at the northeastern corner of the site.

The project site is surrounded by a chainlink fence. There are a large number of mature trees scattered throughout the project site, however, the site has been cleared. Non-native and ruderal vegetation species dominate the remaining open and disturbed areas. Street signage, power, telephone and utility infrastructure are present along the site perimeter at Turner Avenue, Old Guasti Road, and New Guasti Road.

Surrounding land uses include office buildings and vacant land to the north and east, a church and an industrial use to the east and southeast, the Union Pacific Railroad tracks and Ontario International Airport to the south, and vacant land and the Guasti Mansion to the west. Distant views are dominated by the San Gabriel Mountains to the north.

(Source: Site Survey)

A. Would the project have a substantial adverse effect on a scenic vista?

Potentially Significant Impact. The Ontario General Plan identifies three scenic resources in the City, namely: Euclid Avenue, Mission Boulevard and views of the San Gabriel Mountains to the north. Euclid Avenue and Mission Boulevard are not located near the site and have limited potential to be affected by project-related impacts. However, the San Gabriel Mountains are visible from the project site and form the major regional view perspective from the site. The agricultural landscape present in the Specific Plan area is also considered a valuable scenic resource by the Ontario General Plan.

Section 3.0: Environmental Analysis (continued)

The residential land uses proposed under the Guasti Plaza Specific Plan Amendment would replace previously proposed office developments with up to 500 residential units. The residential units would be constructed within several apartment complexes, with a maximum height of 5 stories. Impacts of residential development on views of the San Gabriel Mountains and the agricultural landscape of the Guasti community would be addressed in the Supplemental EIR.

The EIR for the Guasti Plaza Specific Plan analyzed impacts associated with the integration of historic buildings and the protection of 'agrarian' views by incorporating appropriate themes into the landscaping treatment for the site. A number of mitigation measures were identified that would allow for the successful protection of the aesthetic resources created by the agricultural and historic characteristics of the Specific Plan area.

The EIR for the Guasti Redevelopment Plan indicated that the Project Area is not located within a scenic corridor and impacts would be less than significant, with implementation of the mitigation in the EIR for the Guasti Plaza Specific Plan. This issue was not analyzed in the EIR for the Redevelopment Plan.

Although changes in local views were considered in the EIR for the Specific Plan, the analysis did not consider potential impacts to scenic resources from the development of residential buildings on the project site and views of future residents on the site. Changes in views of and from the site and of the San Gabriel Mountains would be discussed in a Supplemental EIR and additional measures to preserve major views would be identified, if necessary.

(Sources: Ontario General Plan, Guasti Plaza Specific Plan, Final EIR for the Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Site Survey)

B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Potentially Significant Impact. The Architectural and Archaeological Survey Report prepared for the Guasti Plaza Specific Plan identified the historic, cultural, and scenic resources within the Specific Plan area, including the project site. These included historic buildings and structures, agricultural features, and native and non-native trees. Significant historic buildings remain on the site, but other buildings have been demolished. No rock outcroppings are present in the area.

Archibald Avenue, Turner Avenue, Airport Drive, and the I-10 Freeway are not State-designated scenic highways. There are no nearby State scenic highways that would be affected by future development. The project site is not visible from Euclid Avenue (State Route 83) and Mission Boulevard, which are City-designated scenic resources. Thus, changes in the visual quality of the site would not affect these scenic routes.

The San Gabriel Mountains are visible from the site and the surrounding area and future residential development on the site would change views of the San Gabriel Mountains from areas south of the site. This impact would be addressed in the Supplemental EIR.

Section 3.0: Environmental Analysis (continued)

The EIR prepared for the Guasti Plaza Specific Plan considered potential impacts to scenic resources from the development of large-scale commercial buildings and supporting facilities on the project site. The analysis considered landmark buildings, historic features, historic character elements, and valuable buildings within the Specific Plan area. The previous EIR found that while impacts would likely occur, there was a substantial opportunity for the preservation and enhancement of the important features, characteristics, and values of the historic Guasti community. The EIR sets out mitigation measures to manage future development within the Specific Plan area. No significant impacts related to aesthetics were expected after mitigation.

The Initial Study for the Guasti Redevelopment Plan indicated that the Ontario General Plan identifies the San Gabriel Mountains to the north as a scenic resource. However, impacts would be less than significant with implementation of the mitigation in the Specific Plan EIR. This issue was not analyzed in the EIR for the Redevelopment Plan.

The EIR for the Specific Plan considered the impacts to scenic resources associated with the full development of the project site. This would not change with the proposed Amendment and future residential development on the site. Mitigation measures in the Specific Plan EIR would also be applicable to future residential development. This issue would be re-discussed in the Supplemental EIR.

(Sources: Ontario General Plan, Guasti Plaza Specific Plan, Final EIR for the Guasti Plaza Specific Plan, Architectural and Archeological Survey Report, Site Survey, EIR for Guasti Redevelopment Project Area, and California's Scenic Highway Program)

C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

Potentially Significant Impact. The proposed Amendment would allow future residential development that would involve the rehabilitation/relocation of historical buildings and the construction of new residential structures, site landscaping, and associated infrastructure. These actions would lead to changes in the visual character of the site, both internally and externally. This impact would be analyzed in the Supplemental EIR.

The EIR prepared for the Guasti Plaza Specific Plan considered the introduction of office, commercial and hotel uses on the site, with the integration of historic buildings and the protection of the agricultural and historic character of the project area.

The Initial Study for the Guasti Redevelopment Plan indicated that the Guasti Winery is a scenic resource and the Ontario International Airport is a visual resource. Policies in the Guasti Plaza Specific Plan and mitigation in the EIR for the Guasti Plaza Specific Plan would render impacts to be less than significant. This issue was not analyzed in the EIR for the Redevelopment Plan.

Residential land uses proposed under the Guasti Plaza Specific Plan Amendment would introduce a different building type and permanent viewers (residents) to the area, than analyzed in the Specific Plan EIR. Therefore, impacts to the visual character of the project

Section 3.0: Environmental Analysis (continued)

site would be re-examined in the Supplemental EIR and additional measures to preserve visual character identified, as necessary.

(Sources: Ontario General Plan, Guasti Plaza Specific Plan, Final EIR for the Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Site Survey)

D. Would the project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Potentially Significant Impact. Existing sources of light and glare in the vicinity of the project site include exterior lights of adjacent commercial and industrial properties along Turner Avenue and Archibald Avenue, the Ontario International Airport parking lots, and headlights from vehicles traveling along adjacent roadways and the trains on the UPRR tracks. At present, the existing structures on the project site are not in use, with the exception of the U.S. Postal facility, which operates during the daytime hours only.

The proposed Guasti Plaza Specific Plan Amendment would allow the construction of up to 500 residential units within several apartment complexes. This development would include interior and exterior building lights and street lighting. Also, vehicles coming to and from future residential development during the nighttime hours would generate additional light and glare on adjacent land uses. Thus, new sources of light and glare that would be created by the Amendment would be addressed in the Supplemental EIR.

The EIR prepared for the Guasti Plaza Specific Plan considered potential impacts associated with additional light and glare from the development of large-scale commercial buildings and supporting facilities on the project site. The analysis also considered impacts to adjacent land uses, including the Ontario International Airport to the south. The previous EIR set out a mitigation measure to manage light and glare impacts from future development from affecting nearby airport operations. Impacts would be less than significant after mitigation.

The Initial Study for the Guasti Redevelopment Plan indicated that new sources of light and glare would be generated and could affect the Ontario International Airport and I-10 Freeway. Adherence to City policies would render impacts to be less than significant. This issue was not analyzed in the EIR for the Redevelopment Plan.

While the proposed residential use represents a change from the previously analyzed office land uses, the potential for light and glare remains similar. However, to ensure compliance with the lighting standards in the Guasti Plaza Specific Plan and the City's zoning ordinance, the light and glare impacts from future residential uses would be analyzed in the Supplemental EIR and measures to reduce light and glare spillover identified, as necessary.

(Sources: Ontario General Plan, Guasti Plaza Specific Plan, Final EIR for the Guasti Plaza Specific Plan, UPRR, EIR for Guasti Redevelopment Project Area, and Site Survey)

3.2 AGRICULTURAL RESOURCES

The northern and central sections of the City of Ontario are largely developed, with the New Model Colony area at the southern section including dairy farms and agricultural fields. The New Model Colony area is located at the southern section of the City, generally south of the Pomona (SR-60) Freeway and Riverside Drive. The project site is located approximately 3.3 miles north of this area.

The City of Ontario started as an agricultural area during the first half of the 20th century, with the Guasti community operating as a 1,500-acre vineyard and winery. The Guasti Plaza Specific Plan area, including the project site, is part of the vineyard's historic core. While several of the structures associated with the Guasti community remain, agricultural uses have since ceased and the Specific Plan area is now designated for future commercial uses. No agricultural lands are present in the Specific Plan area, although a vineyard is present west of Archibald Avenue. An area north of the project site, along the I-10 Freeway, is designated as Farmland of Local Importance by the California Farmland Mapping and Monitoring Program but is not in agricultural use.

(Sources: Ontario General Plan, Guasti Plaza Specific Plan, Final EIR for the Guasti Plaza Specific Plan, San Bernardino County Important Farmland 2006, and Site Survey)

A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. No agricultural lands are located within or adjacent to the project site. The nearest agricultural use is a vineyard west of Archibald Avenue, ½ mile to the west. The site and the adjacent areas are not designated as Prime, Unique, or Statewide Important Farmland under the Farmland Mapping and Monitoring Program of the California Resources Agency, but are designated as Urban and Built-Up Land and Farmland of Local Importance. The entire site is designated as Urban and Built-Up Land. The Farmland of Local Importance designation is found on the northern section of the Specific Plan area, which was the last remaining vineyard section of the Guasti community. This area is currently developed with two office buildings, with the remainder as vacant land. Thus, no impact on farmlands would occur with the proposed Amendment and future residential development and no mitigation measures are required.

The EIR prepared for the Guasti Plaza Specific Plan identified a small portion of Prime Farmland within the Specific Plan area (now designated as Farmland of Local Importance), along the I-10 Freeway. The development of this area with urban uses was not considered a significant adverse impact.

The EIR for the Guasti Redevelopment Plan stated that in 2001, no parcels in the Project Area were in agricultural use and the vineyard to the north of the site was no longer under cultivation. However, urban development on areas designated as Farmland was

Section 3.0: Environmental Analysis (continued)

considered a significant impact. Mitigation for the City to consider agricultural conservation in its General Plan update was included. Impacts would remain significant.

Since the project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, no impacts are expected from future residential development under the proposed Amendment. Areas identified as Farmland, as analyzed in the EIR for the Guasti Redevelopment Plan, did not include the project site. This issue would not be evaluated in the Supplemental EIR.

(Sources: Ontario General Plan, San Bernardino County Important Farmland 2006, Final EIR for the Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Site Survey)

B. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. There are no active agricultural uses on or near the site. The site is zoned Specific Plan and adjacent areas are zoned SP (Specific Plan), M3 (General Industrial), M1 (Limited Industrial), C4 (Airport Related Services), and PF (Public Facility). The City's Agricultural Overlay Zoning District only applies to the New Model Colony area at the southern section of the City, where agricultural uses are allowed to continue until use is terminated by the property owner.

There are no lands under a Williamson Act contract on or near the project site. The proposed Amendment and future residential uses would not affect agricultural uses west of Archibald Avenue or in the City. The proposed Amendment would also not conflict with an existing zoning for agricultural use or a Williamson Act contract. No impact is expected and no mitigation measures are required.

The EIR prepared for the Guasti Plaza Specific Plan identified a 22-acre area along the I-10 Freeway as remaining under cultivation. However, this area is now occupied by two office buildings and vacant land, just north of the project site. Potential loss of agriculture uses was not considered a significant adverse impact.

The EIR for the Guasti Redevelopment Plan stated that while Farmlands are designated in the Project Area, no agricultural uses are present. No impacts related to existing agricultural zoning or Williamson Act contracts were expected.

The project site is not zoned for agriculture or under a Williamson Act contract. Thus, this issue would not be evaluated in the Supplemental EIR.

(Sources: Ontario General Plan, San Bernardino County Important Farmland 2006, Final EIR for the Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Site Survey)

C. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

No Impact. There are no active agricultural uses on or adjacent to the project site. The project site is vacant, with six unoccupied structures and a trailer used as a US Post Office. Adjacent lands are developed with commercial, church and industrial uses, as well as vacant land. The site is not located within the City's Agricultural Zoning Overlay District. The proposed Amendment would not convert agricultural land to non-agricultural uses. Future residential development is also not expected to induce farmland conversion of the vineyard located west of Archibald Avenue (1/2 mile west of the site).

The EIR prepared for the Guasti Plaza Specific Plan identified an area remaining under cultivation north of the project site. However, this area is no longer in agricultural use.

The EIR for the Guasti Redevelopment Plan stated that in 2001, no parcels in the Project Area were in agricultural use and the vineyard to the north of the site was no longer under cultivation. Impacts related to the conversion of farmlands would be less than significant.

The proposed Amendment would not convert farmland to non-agricultural use and no impacts are expected. This issue would not be evaluated in the Supplemental EIR.

(Sources: Ontario General Plan, San Bernardino County Important Farmland 2006, Final EIR for the Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Site Survey)

3.3 AIR QUALITY

The City of Ontario is located within the South Coast Air Basin, where the local climate is characterized by very warm summers, mild winters, infrequent rainfall, moderate daytime on-shore breezes, and comfortable humidities. Air quality in the City is monitored at the Southwest San Bernardino Valley monitoring station in Ontario and the Northwest San Bernardino Station in Upland. Air quality readings at these stations currently exceed standards for ozone, suspended particulates, and fine particulates.

The project site is largely undeveloped, with six unoccupied buildings and a trailer used as a US Post Office. Pollutant emissions are limited to the vehicle emissions from trips to and from the Post Office and indirect emissions from power consumption by the Post Office trailer.

(Sources: SCAQMD Air Quality Monitoring Data, SCAQMD CEQA Air Quality Handbook, and Site Survey)

A. Would the project conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. Pollutant emissions from the site are currently limited to those generated by the US Post Office. The proposed Amendment and future residential uses

Section 3.0: Environmental Analysis (continued)

would involve construction activities that would generate pollutant emissions. Occupancy of the proposed 500 dwelling units would also lead to long-term stationary and vehicle emissions, which would add to air pollution levels in the region. Consistency with the AQMP would be analyzed in the Supplemental EIR.

Due to recent concerns for greenhouse gases and global warming, the greenhouse gas generation of future residential uses would be quantified and compliance with current greenhouse gas and global warming regulations and programs, such as the California Global Warming Solutions Act of 2006 (AB 32), would be analyzed in the Supplemental EIR.

The EIR for the Guasti Plaza Specific Plan indicated that future development under the Specific Plan would generate short-term and long-term pollutant emissions. The EIR stated that the long-term impacts have been considered in the Ontario General Plan, SCAG Growth Management Plan, and SCAQMD Air Quality Management Plan (AQMP). Thus, the Specific Plan would not conflict with the AQMP and impacts would be less than significant.

The EIR for the Guasti Redevelopment Plan stated that development and rehabilitation within the Project Area would be consistent with regional growth projections and, thus, would be consistent with the AQMP.

Proposed residential uses on the site are not consistent with regional growth projections. With the change of planned development on the site from office to residential uses, long-term emissions would also change. The consistency of future residential development on the site with the AQMP for the South Coast Air Basin and AB 32 would be analyzed in the Supplemental EIR for the proposed Amendment. Recent regulations and clean air standards would also be addressed.

(Sources: SCAQMD AQMP, SCAQMD CEQA Air Quality Handbook, Final EIR for Guasti Plaza Specific Plan, Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Site Survey)

B. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Potentially Significant Impact. The proposed Amendment would allow future residential development that would generate air pollutants from construction activities, during occupancy of the dwelling units, and from vehicles coming to and from the site. These pollutants could add to existing violations of ozone, suspended particulates and fine particulates in the South Coast Air Basin. Air quality impacts would be analyzed in the Supplemental EIR.

The EIR for the Guasti Plaza Specific Plan indicated that future development in the Specific Plan area would generate pollutant emissions associated with demolition, grading, construction, mobile sources, and off-site and on-site stationary sources.

The EIR for the Guasti Redevelopment Plan indicated that construction and operational impacts from future development within the Project Area would generate emissions that would add to existing violations of State and Federal clean air standards. Mitigation

Section 3.0: Environmental Analysis (continued)

measures are provided to reduce impacts, but long-term impacts would remain significant.

While the demolition, construction, and operational emissions of future development may have been accounted for in the estimate of long-term air quality impacts in the previous EIRs, the estimates considered office uses, which would now be replaced with residential uses. The Supplemental EIR would need to estimate construction and operational air quality impacts from future residential development and identify measures to reduce air quality impacts. These measures may include fugitive dust control, construction equipment controls, and construction activity restrictions, as well as stationary equipment, trip reduction measures, and traffic controls. Measures in the previous EIRs that are applicable to future residential uses and the site would be identified.

(Sources: Site Survey, SCAQMD CEQA Air Quality Handbook, Final EIR for Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Guasti Plaza Specific Plan)

- C. Would the project 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, which exceed quantitative thresholds for ozone precursors)?**

Potentially Significant Impact. Future residential development under the proposed Amendment would generate air pollutants that may contribute to the region's non-attainment status for ozone, suspended particulates, and fine particulates. The Amendment's contribution to cumulative air quality impacts would be analyzed in the Supplemental EIR.

The EIR for the Guasti Plaza Specific Plan indicated that future development would generate pollutant emissions that would add to local and regional air pollution levels of ozone and suspended particulates. Mitigation measures are identified to reduce the contribution of future development on the site to local and regional air quality.

The EIR for the Guasti Redevelopment Plan indicated that emissions from development within the Project Area would contribute to the existing non-attainment status and cumulative impacts would be significant.

While future residential development would generate the same pollutants as office uses, the amount of emissions from residential uses would differ due to changes in vehicle trips, energy use, and on-site activities. The Supplemental EIR for the proposed Amendment would estimate the potential for short-term and long-term emissions from residential uses and their contribution to cumulative pollution levels in the region, using the latest modeling software. Measures to reduce cumulative impacts, including compliance with SCAQMD regulations to achieve clean air in the region would be identified.

(Sources: SCAQMD CEQA Air Quality Handbook, Ontario General Plan, Final EIR for the Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and SCAQMD AQMP)

D. Would the project expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. Pollutant emissions from construction activities on the site may affect adjacent land uses. In addition, long-term emissions associated with stationary sources and vehicle trips to and from the proposed residential development may create pollutant concentrations that could affect adjacent land uses. Future residents of the site would also be exposed to pollutant emissions generated by adjacent land uses, including vehicles on the I-10 Freeway, trains on the UPRR tracks and airplanes from the Ontario International Airport. Potential air quality impacts on sensitive receptors would be analyzed in the Supplemental EIR to determine if impacts would be significant and adverse and to identify mitigation measures that would need to be implemented. These measures may include fugitive dust control, construction equipment controls, and construction activity restrictions, as well as stationary equipment, trip reduction measures, and traffic controls.

The EIR for the Guasti Plaza Specific Plan indicated that future development within the Specific Plan area would generate pollutant emissions but did not specifically address exposure of nearby sensitive receptors.

The EIR for the Guasti Redevelopment Plan indicated that construction and operational emissions would impact sensitive receptors, although micro-scale impacts would be less than significant. Mitigation measures were provided to reduce impacts but long-term impacts would remain significant even after mitigation.

The Supplemental EIR for the proposed Amendment would determine pollutant concentrations at nearby intersections and near the site, to analyze impacts on sensitive receptors. A Health Risk Assessment would be prepared to determine the potential impacts of diesel exhaust from trucks on the freeway, trains on the UPRR tracks and airplanes at the Ontario International Airport. Construction and operational impacts would be analyzed using the latest modeling software and measures to prevent or reduce any significant adverse impacts identified. Measures to reduce pollutant concentration and impacts to sensitive receptors may include distance separation, buffers, or stationary source controls.

(Sources: SCAQMD CEQA Handbook, SCAQMD Rule Book, Final EIR for Guasti Plaza Specific Plan, UPRR, EIR for Guasti Redevelopment Project Area, and Site Survey)

E. Would the project create objectionable odors affecting a substantial number of people?

No Impact. The proposed Amendment would allow residential uses on the site, which do not generally create objectionable odors (as associated with agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies and fiberglass molding facilities). No sources of objectionable odors are located near the site, and no sources of objectionable odors would be introduced by the proposed Amendment. No impacts are expected and no mitigation measures are required.

Section 3.0: Environmental Analysis (continued)

The EIR for the Guasti Plaza Specific Plan did not identify a potential for objectionable odors from future commercial, office, and hotel uses. The Initial Study for the Guasti Redevelopment Plan indicated that no impacts related to objectionable odors were expected and this issue was not analyzed in the EIR.

The proposed residential use on the project site is not expected to generate objectionable odors that may affect a substantial number of people. Thus, this issue need not be evaluated in the Supplemental EIR.

(Sources: SCAQMD CEQA Handbook, SCAQMD Rule Book, Final EIR for Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Site Survey)

3.4 BIOLOGICAL RESOURCES

The project site is disturbed due to recent demolition and clearing activities, but large trees are present on scattered locations. The surrounding area is urbanized and does not support natural vegetation communities.

(Source: Site Survey)

A. Would the project 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 U.S. Fish and Wildlife Service?

Potentially Significant Impact. The project site and the surrounding areas are highly disturbed but, with recent demolition and clearing activities, remain largely undeveloped. These areas may support rare, endangered, or threatened species of plants or animals. The removal and replacement of existing vegetation as part of the future residential development under the proposed Amendment would also lead to the disturbance of existing animal life and their habitats, including nesting birds.

The EIR for the Guasti Plaza Specific Plan stated that no native plant species or communities are present in the area. The vineyard and introduced trees make up the majority of plants in the Specific Plan area. Future development is not expected to have a significant adverse impact on native plant and animal species. However, an aggressive tree preservation program is included in the Specific Plan. Mitigation related to landscape maintenance is also included in the previous EIR.

The EIR for the Guasti Redevelopment Plan analyzed the potential impacts to sensitive species, such as the Delhi Sands Flower-loving Fly (DSF), the San Bernardino Kangaroo Rat (SBKR), burrowing owl, raptors, and other sensitive species. Mitigation for the DSF, SBKR, burrowing owl, raptors, and other sensitive species were included in the EIR.

The proposed Amendment would lead to generally the same disturbance of existing plant and animal habitats, as analyzed in the previous EIRs. A biological survey would be conducted to determine the presence of sensitive plant or animal species at the project site at this time. The Supplemental EIR would identify existing vegetation and animal

Section 3.0: Environmental Analysis (continued)

habitats and the potential adverse impacts to these habitats analyzed. Compliance with existing regulations regarding sensitive species would also be addressed. Measures to prevent adverse impacts to sensitive species, including those in the previous EIRs, would be included in the Supplemental EIR.

(Sources: Final EIR for Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Site Survey)

B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

Potentially Significant Impact. While no streams or open channels are present in the Specific Plan area, the site is largely undeveloped and may contain sensitive natural communities and riparian areas. Future development on the site may affect riparian habitats or natural communities identified in local or regional plans or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service.

The EIR for the Guasti Plaza Specific Plan stated that two freeway culverts discharge stormwater to the Specific Plan area, which sheet flow on streets and earthen swales to the southwest. No significant adverse impacts from future development were identified.

The EIR for the Guasti Redevelopment Plan indicated that there are no riparian areas on the site, although a natural drainage channel is present west of Archibald Avenue. Impacts on riparian habitats would be less than significant.

Due to the length of time when the previous EIRs were prepared, the site would be surveyed to identify sensitive natural communities and riparian areas on or near the site, including natural drainage channels or streams. Riparian habitats or natural communities identified in local or regional plans or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service would be reviewed. Findings of the survey and review would be summarized into the Supplemental EIR.

(Sources: Thomas Guide for San Bernardino and Riverside Counties, Ontario General Plan, USGS Guasti Quadrangle, Final EIR for Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Site Survey)

C. Would the project have a 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?

No Impact. The project site does not contain wetland habitat or designated blue line streams, according to the USGS Guasti Quadrangle. The stormwater runoff from the site flows south and southwest into a pipe culvert and does not go directly into wetland areas. Therefore, no impacts to wetlands are expected to occur as a result of future residential development on the project site and no mitigation measures are required.

The EIR for the Guasti Plaza Specific Plan did not identify wetland habitats in the Specific Plan area. The EIR for the Guasti Redevelopment Plan stated that less than significant impacts to wetlands are expected in the Project Area.

No wetlands are present on the site and this issue would not be analyzed in the Supplemental EIR.

(Sources: Ontario General Plan, Thomas Guide for San Bernardino and Riverside Counties, USGS Guasti Quadrangle, Final EIR for Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Site Survey)

D. Would the project 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 is largely undeveloped and may serve as a migration corridor for local wildlife in the area. However, the nearby freeway, railroad tracks, and major roadways are expected to be serving as barriers to wildlife dispersal.

The EIR for the Guasti Plaza Specific Plan did not identify wildlife migration corridors in the Specific Plan area. The EIR for the Guasti Redevelopment Plan stated that due to the presence of abutting urban development, the Airport, and the freeway, no adverse impact to regional wildlife corridors is expected.

Due to its largely vacant condition, the use of the site and the surrounding area as wildlife corridors would be evaluated in the Supplemental EIR.

(Sources: Ontario General Plan, Final EIR for Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Site Survey)

E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Potentially Significant Impact. Existing vegetation on the site include mature trees and ruderal species. While the City of Ontario does not have a Tree Preservation Ordinance, the Specific Plan includes an aggressive tree preservation program. The removal and replacement of existing trees on the site may conflict with the tree preservation policy of the Specific Plan. This issue would be analyzed in the Supplemental EIR.

The EIR for the Guasti Plaza Specific Plan stated that trees in the Specific Plan area contribute to the historic character of the area and would be preserved. Mitigation for a comprehensive landscape maintenance programs is also included.

The EIR for the Guasti Redevelopment Plan indicated that there are numerous trees in the Project Area, but these are common species not protected by regulation or policy.

Section 3.0: Environmental Analysis (continued)

Compliance with mitigation in the Specific Plan EIR and the tree preservation program in the Specific Plan would reduce impacts to less than significant levels.

Future residential development could lead to the same disturbance of existing trees and would need to comply with the Specific Plan's tree preservation program and the mitigation measure in the Specific Plan EIR. This issue would be re-discussed in the Supplemental EIR.

(Sources: Ontario General Plan, Ontario Development Code, Final EIR for Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Site Survey)

F. Would the project 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. There are no adopted habitat conservation plans or natural community conservation plans for the project area. Thus, the proposed Amendment and future residential development would have no impact on local or regional habitat conservation plans. No mitigation measures are required.

The EIR for the Guasti Plaza Specific Plan did not include a discussion of any adopted habitat conservation plan for the Specific Plan area, since there are no applicable conservation plans. The EIR for the Guasti Redevelopment Plan stated that no conflict with an adopted habitat conservation plan, natural community conservation plan, or other habitat conservation plan is expected.

No biological resources that could be subject to habitat conservation are present in the area. Thus, no conflict with a habitat conservation plan or natural community conservation plan is expected with the proposed Amendment. This issue would not be evaluated in the Supplemental EIR.

(Sources: Ontario General Plan, EIR for Guasti Redevelopment Project Area, and Final EIR for Guasti Plaza Specific Plan)

3.5 CULTURAL RESOURCES

The City of Ontario contains cultural and historical resources associated with developments during the early Model Colony period, which was generally before 1910. The project site was part of the historic Guasti community, and existing structures on the site were determined to be historically significant.

(Sources: Ontario General Plan, Final EIR for Guasti Plaza Specific Plan, and Site Survey)

A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

Potentially Significant Impact. The project site contained 25 structures associated with the historic Guasti community, six of which remain at this time. Future residential

Section 3.0: Environmental Analysis (continued)

development on the site would lead to the rehabilitation/relocation of these existing structures. Potential impacts to historical resources would need to be analyzed in the Supplemental EIR.

The EIR for the Guasti Plaza Specific Plan summarized the findings of the Cultural and Historic Resources Survey, which identified structures that would need to be retained as part of the Specific Plan implementation. While the Specific Plan seeks to preserve the historic character of the area, mitigation measures were outlined in the previous EIR to further reduce impacts to historical resources. Even then, unavoidable significant adverse impacts were expected.

The EIR for the Guasti Redevelopment Plan indicated that development and rehabilitation would affect significant historic resources at the Guasti winery and village. Adherence of the policies and programs in the Specific Plan and the mitigation measures in the Specific Plan EIR would reduce impacts to less than significant levels.

Residential development would result in the same disturbance of historic resources, as discussed in the Specific Plan EIR. A number of studies have been completed prior to the demolition of structures on the project site in 2007-2008. The Supplemental EIR would summarize the findings of these studies, as well as address potential impacts related to the rehabilitation/relocation of the remaining structures. Measures to retain the historic element on the site and in the Specific Plan area would be identified, as outlined in the previous EIRs and as analyzed in the Supplemental EIR.

(Sources: Guasti Plaza Specific Plan, Final EIR for Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Site Survey)

B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Potentially Significant Impact. Due to the historic significance of the site and surrounding area, the potential for historic archaeological resources cannot be dismissed. Future residential development has the potential to disturb unknown archaeological resources on the site.

The EIR for the Guasti Plaza Specific Plan indicated that historical archaeological deposits may be present at the northern and southeastern sections of the Specific Plan area. Mitigation measures have been included for monitoring ground disturbance activities and evaluating resources that may be uncovered.

The EIR for the Guasti Redevelopment Plan indicated that no archaeological resources are known to be present in the Project Area but monitoring is recommended to prevent impacts to unknown resources.

Future residential development on the site would result in the same potential impacts on unknown archaeological resources. This issue would be re-discussed in the Supplemental

Section 3.0: Environmental Analysis (continued)

EIR. Mitigation from the previous EIRs would be identified, along with any other appropriate mitigation.

(Sources: Guasti Plaza Specific Plan, Final EIR for Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Site Survey)

C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. The Ontario General Plan does not identify paleontological resources in the City of Ontario. In addition, the project site is highly disturbed due to previous grading and excavation activities for the construction of the historic Guasti community and recent demolition and clearing activities. Thus, the potential for finding in-situ paleontological resources is considered low. The site is relatively flat and there are no unique geologic features on or near the site. Consequently, no impact to unique paleontological resources or unique geologic features is expected to be affected by future residential development and no mitigation measures are required.

The EIR for the Guasti Plaza Specific Plan did not identify potential adverse impacts to paleontological resources. The EIR for the Guasti Redevelopment Plan indicated that no paleontological resources are known to be present in the Project Area but monitoring is recommended to prevent impacts to unknown resources.

Since the project site is highly disturbed, it is unlikely to yield in-situ paleontological resources. However, this issue would be re-discussed in the Supplemental EIR. Mitigation from the previous EIRs would be identified, along with any other appropriate mitigation.

(Sources: Ontario General Plan, Final EIR for Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Site Survey)

D. Would the project disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact with Mitigation. The project area is part of the historic Guasti community and the potential for human remains cannot be dismissed. Future residential development has the potential to disturb unknown human remains on the site. However, compliance with existing regulations would prevent significant adverse impacts. Specifically, if human remains are encountered during excavations associated with future residential development, all work shall halt and the County Coroner shall be notified (Section 5097.98 of the Public Resources Code). The Coroner would determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved archaeologist, determines that the remains are prehistoric, he/she would contact the Native American Heritage Commission (NAHC). The NAHC would be responsible for designating the most likely descendant (MLD), who would be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD would make his/her recommendation within 24 hours of their notification by the NAHC. This recommendation may include scientific removal and non-

Section 3.0: Environmental Analysis (continued)

destructive analysis of human remains and items associated with Native American burials (Section 70580.5 of the Health and Safety Code).

The EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan did not address potential impacts to human remains.

The potential to disturb human remains and existing regulations related to the disposition of human remains would be discussed in the Supplemental EIR.

(Sources: Ontario General Plan, Final EIR for Guasti Plaza Specific Plan, Public Resources Code, Health and Safety Code, EIR for Guasti Redevelopment Project Area, and Site Survey)

3.6 GEOLOGY AND SOILS

The City of Ontario is located in the western section of the San Bernardino Valley, south of the San Gabriel Mountains. The City is located in a seismically active region, and the region has experienced several earthquakes with a magnitude of 6.0 or greater during the last 100 years. However, no earthquake faults are known to cross the site or the Specific Plan area.

Ground elevations on the site are relatively flat, ranging between approximately 970 feet above mean sea level (msl) along the northern site boundary and sloping gently to the southwest to approximately 960 feet above msl at the southwest corner.

(Sources: Ontario General Plan, Guasti Plaza Specific Plan, Final EIR for the Guasti Plaza Specific Plan, Site Survey and USGS Guasti Quadrangle)

A. Would the project expose people or structures to potential substantial adverse effect, including the risk of loss, injury, or death involving 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?

No Impact. The City of Ontario is located in a seismically active area. However, no earthquake faults are present in the City or the project site. Thus, no impact associated with ground rupture hazards are expected to occur with the proposed Amendment and future residential development, and no mitigation measures are required.

The EIR for the Guasti Plaza Specific Plan indicated that there are earthquake faults near the City but none of these run through the City or the Specific Plan area.

The EIR for the Guasti Redevelopment Plan stated that no earthquake faults pass through the City. Thus, no fault rupture hazards to future development and rehabilitation.

The seismic conditions at the site have remained the same over time and the proposed Amendment would not expose future residential development to fault rupture hazards. This issue would not be evaluated in the Supplemental EIR.

(Sources: Ontario General Plan, Guasti Plaza Specific Plan, Final EIR for the Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and USGS Guasti Quadrangle)

B. Would the project be subject to strong seismic groundshaking?

Less than Significant Impact with Mitigation. The City of Ontario, including the project site, would be exposed to groundshaking hazards associated with earthquake events in the region. Future residential structures on-site would need to be designed and built in accordance with applicable standards in the California Building Code, including pertinent seismic design criteria. Thus, these structures are expected to withstand groundshaking and maintain groundshaking hazards at acceptable levels. Impacts of strong seismic groundshaking would be less than significant.

The EIR for the Guasti Plaza Specific Plan indicated that future development in the Specific Plan area would be exposed to groundshaking hazards associated with nearby earthquake events. Mitigation measures are outlined to reduce groundshaking hazards to less than significant levels. These include geotechnical investigations and evaluations, setback from fault traces, compliance with the Uniform Building Code and State Historic Building Code and grading requirements. Impacts would be less than significant after mitigation.

The EIR for the Guasti Redevelopment Plan stated that people and structures would be exposed to severe groundshaking events but impacts would be less than significant. Mitigation measures in the Specific Plan EIR were reiterated.

Future residential development under the proposed Amendment would be subject to the same groundshaking hazards as discussed in the previous EIRs and would need to implement the same mitigation measures. This would be re-discussed in the Supplemental EIR.

(Sources: USGS Guasti Quadrangle, California Building Code, Final EIR for Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Ontario General Plan)

C. Would the project be subject to seismic-related ground failure, including liquefaction?

No Impact. The project area is not identified to have liquefaction susceptibility, as contained in the USGS report - Evaluating Earthquake Hazards in the Los Angeles Region and in the Safety Element of the San Bernardino County General Plan. The Chino Basin Optimum Basin Management Program also does not include the site in areas subject to historic subsidence. In 2006, the Basin Management Program shows groundwater levels near the site at approximately 350 feet below the ground surface. Thus, no hazards associated with liquefaction are anticipated and no mitigation measures are required.

The EIR for the Guasti Plaza Specific Plan did not identify liquefaction hazards in the Specific Plan area. The EIR for the Guasti Redevelopment Plan indicated that the likelihood of

Section 3.0: Environmental Analysis (continued)

ground failure, including liquefaction, is low due to the lack of known faults near the surface in the City and the depth of groundwater at more than 50 feet below the surface.

This geologic condition remains the same at the site. Future residential development would not be exposed to liquefaction hazards and this issue would not be evaluated in the Supplemental EIR.

(Sources: Chino Basin Optimum Basin Management Program, Evaluating Earthquake Hazards in the Los Angeles Region, Final EIR for Guasti Plaza Specific Plan, San Bernardino County General Plan, EIR for Guasti Redevelopment Project Area, and Ontario General Plan)

D. Would the project be subject to landslides?

No Impact. The project site and the surrounding areas are relatively flat. There are no hillside areas near the site. Future residential development would maintain the relatively flat topography of the site. No impacts associated with landslides would affect future residential development under the proposed Amendment and no mitigation measures are required.

The EIR for the Guasti Plaza Specific Plan indicated that the Specific Plan area is relatively flat and no landslide hazards are present. No hazards from landslides or mudslides are expected to affect future development in the project area.

The EIR for the Guasti Redevelopment Plan indicated that the Project Area is relatively level and landslides (mass movement of rocks and soils) is unlikely.

This geologic condition remains the same at the site. Future residential development under the proposed Amendment would also not be exposed to landslide hazards. This issue would not be evaluated in the Supplemental EIR.

(Sources: USGS Guasti Quadrangle, Site Survey, EIR for Guasti Redevelopment Project Area, and Final EIR for Guasti Plaza Specific Plan)

E. Would the project result in substantial soil erosion or the loss of topsoil?

Potentially Significant Impact. The project area is relatively flat, and is expected to remain relatively flat with future residential development. The Ontario General Plan includes the project site in designated Soil Erosion Control Areas. Future residential development would lead to soil erosion during construction and would be exposed to soil erosion hazards. This issue would to be addressed in the Supplemental EIR.

The EIR for the Guasti Plaza Specific Plan indicated that no major cut and fill would be required for future development. Erosion impacts were not specifically addressed.

The EIR for the Guasti Redevelopment Plan stated that the Project Area has a soil blowing hazard and ground disturbance would lead to erosion and loss of topsoil.

Section 3.0: Environmental Analysis (continued)

Implementation of the City's soil erosion control policies and dust control measures would reduce impacts to less than significant levels.

Future residential development under the proposed Specific Plan Amendment would be exposed to soil erosion hazards. Localized erosion associated with construction activities and with permanently exposed areas on the site would be addressed in the Supplemental EIR. Future residential development would be required to implement erosion control measures per standard engineering practices and City requirements.

(Sources: USGS Guasti Quadrangle, Ontario General Plan, Final EIR for Guasti Plaza Specific Plan, and EIR for Guasti Redevelopment Project Area)

F. Would the project 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?

No Impact. The project area is relatively flat and there are no known historic landslides or other geologic hazards on-site. The Chino Basin Optimum Basin Management Program also does not identify the site in an area subject to historic subsidence. The existing structures on the site have not been subject to landslide, lateral spreading, subsidence, liquefaction or collapse. Thus, future residential development is not expected to be exposed to nor create off-site landslide, lateral spreading, subsidence, liquefaction, or collapse and no mitigation measures are required.

The EIR for the Guasti Plaza Specific Plan indicated that impacts associated with geology and seismicity would be mitigated through compliance with the recommendations of geotechnical investigations and evaluations for individual projects, the Uniform Building Code, the State Historic Building Code, and the Ontario Municipal Code.

The EIR for the Guasti Redevelopment Plan indicated that the potential for ground failure within the Project Area is unlikely, due to the relatively level topography.

Future residential development under the proposed Amendment would be exposed to the same geologic and seismic characteristics in the Specific Plan area and Redevelopment Project Area. Impacts on future residential development would be the same as impacts on planned office uses and would also have to comply with the recommendations of the geotechnical investigation for the site, Uniform Building Code, the State Historic Building Code, and the Ontario Municipal Code. This would ensure the structural stability of the proposed buildings and improvements. This issue would be re-discussed in the Supplemental EIR.

(Sources: Chino Basin Optimum Basin Management Program, USGS Guasti Quadrangle, Site Survey, Ontario General Plan, EIR for Guasti Redevelopment Project Area, and Final EIR for Guasti Plaza Specific Plan)

G. Would the project 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?

No Impact. Native soils on the site and near the site are identified as Tujunga loamy sands, Hanford coarse sandy loam, and Delhi sands, which have low shrink-swell potential. Future residential development would be constructed in consideration of the soil expansion potential of the on-site soils and following the recommendations of the geotechnical investigation for the site. Future residential development would not be adversely impacted by soil expansion hazards and no mitigation measures are required.

The EIR for the Guasti Plaza Specific Plan did not indicate the presence of expansive soils in the Specific Plan area. Compliance with the recommendations of the geotechnical investigation, as mitigation in the EIR, would prevent soil expansion hazards and other geologic hazards.

The EIR for the Guasti Redevelopment Plan indicated that no unstable soil conditions are expected but mitigation is provided to ensure that adverse conditions are avoided.

Future residential development is not expected to be exposed to expansive soil hazards and would be designed and built in accordance with soil expansion index of on-site soils. No soil expansion hazards would be created by the proposed Amendment. This issue would be re-discussed in the Supplemental EIR.

(Sources: Soil Survey of San Bernardino County, Ontario General Plan, Final EIR for Guasti Plaza Specific Plan, and EIR for Guasti Redevelopment Project Area)

H. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The Guasti Plaza Specific Plan indicates that future development would be connected to the public sewer system. The proposed Amendment does not propose the construction of septic tanks and/or alternative wastewater disposal systems. Future residential uses would also be connected to the sewer lines that would be installed as part of the project. No adverse impacts to septic tanks in the area would occur with the proposed Amendment. No impacts relating to soils, which are unsuitable for on-site wastewater disposal systems, would occur as a result of the Amendment and no mitigation measures are required.

The EIR for the Guasti Plaza Specific Plan indicated that the Specific Plan area would be served by the public sewer system. Thus, no hazards associated with soils incapable for supporting septic tank systems would occur.

The Initial Study for the Guasti Redevelopment Plan indicated that impacts related to soils incapable of supporting septic tanks would be less than significant.

Future residential development would be connected to the public sewer system. Thus, this issue would not be evaluated in the Supplemental EIR.

(Sources: Site Survey, Ontario General Plan, Final EIR for Guasti Plaza Specific Plan, and EIR for Guasti Redevelopment Project Area)

3.7 HAZARDS AND HAZARDOUS MATERIALS

A hazardous material is defined as any substance that may be hazardous to humans, animals, or plants, and may include pesticides, herbicides, toxic metals and chemicals, volatile chemicals, explosives, and even nuclear fuels or low-level radioactive wastes. The City of Ontario has a wide variety of industries and land uses, which generate, use, or handle hazardous materials. Most of these hazardous material sites are associated with industrial and commercial uses located throughout the City.

Most of the existing buildings on the site are not in use, except for the US Post Office trailer. The Post Office is not expected to be utilizing hazardous materials or generate hazardous wastes in quantities that may pose public health and safety hazards.

(Sources: Site Survey and Ontario General Plan)

A. Would the project create a significant hazard to the public, or the environment through the routine transport, use, or disposal of hazardous materials?

Less than Significant Impact. Future residential uses under the proposed Amendment would not utilize or generate hazardous materials or wastes in quantities that would pose a significant hazard to the public. However, individual households would utilize paints, thinners, cleaning solvents, fertilizers, pesticides, motor oil, and other gardening, home improvement and automotive substances. The limited quantities of these materials would not create a public health and safety hazard through routine transport, use or disposal. No mitigation measures are required.

The EIR for the Guasti Plaza Specific Plan indicated that future developments in the Specific Plan area may utilize hazardous materials. Compliance with the State and local laws for hazardous materials would keep impacts at insignificant levels.

The EIR for the Guasti Redevelopment Plan stated that construction and operational activities may involve the use of hazardous materials and mitigation is provided to reduce impacts to less than significant levels, similar to those in the Specific Plan EIR.

Future residential development would also comply with applicable public safety programs and regulations. This issue would be re-discussed in the Supplemental EIR.

(Sources: Site Survey, Ontario General Plan, Final EIR for Guasti Plaza Specific Plan, and EIR for Guasti Redevelopment Project Area)

B. Would the project create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less than Significant Impact. Construction of future residential uses may involve hazardous materials use, such as paints, thinners, cleaning solvents, oil, grease, etc. Households occupying the residential units would also utilize household quantities of hazardous materials. The limited quantities would not pose a significant impact from accidental release into the environment. No mitigation measures are required.

The EIR for the Guasti Plaza Specific Plan indicated that future developments in the Specific Plan area that utilize hazardous materials would increase the potential for fire and accidental spills. Compliance with existing public safety programs and hazardous material regulations would keep impacts at insignificant levels. A number of mitigation measures are also outlined to reduce potential risk of upset conditions.

The EIR for the Guasti Redevelopment Plan indicated that former agricultural uses and the adjacent railroad and petroleum pipelines pose hazards to development in the Project Area. Mitigation for soil sampling in areas formerly used for agriculture and the mitigation measures in the Specific Plan EIR are provided.

Future residential development would not create a potential for the release of hazardous materials into the environment. Rehabilitation of existing structures may lead to the release of asbestos fibers and lead-based paint. Compliance with existing regulations that address the proper use, storage, and disposal of the hazardous materials would be required. This issue would be re-discussed in the Supplemental EIR.

(Sources: Final EIR for Guasti Plaza Specific Plan, and EIR for Guasti Redevelopment Project Area)

C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. The nearest school to the project site is the Ontario Center Elementary School located approximately ½ mile northeast of the site and across the I-10 Freeway (835 Center Avenue). Future residential uses would not generate hazardous or toxic emissions that may affect this school. Construction activities at the site may involve hazardous material use, storage, and disposal, which would be made in accordance with existing federal, state, and local regulations. No hazardous or toxic emissions are expected from construction and occupancy of the residential units. No mitigation measures are required.

The EIR for the Guasti Plaza Specific Plan indicated that future developments in the Specific Plan area, which utilize hazardous materials, would pose health hazards. Compliance with existing public safety programs and hazardous material regulations would keep impacts at insignificant levels. Mitigation measures outlined to reduce potential risk of upset conditions include compliance with applicable regulations, County Fire Department and Environmental Health Services Department reviews, and petroleum pipeline disclosure during site plan review by the City.

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The EIR for the Guasti Redevelopment Plan identified hazards in the Project Area but did not identify adverse impacts from on-site hazardous material use to nearby schools.

Future residential uses under the proposed Amendment would not emit hazardous emissions that may affect area schools. This issue would not be discussed in the Supplemental EIR.

(Sources: Cucamonga School District, Chaffey Joint Union High School District, Final EIR for Guasti Plaza Specific Plan, and EIR for Guasti Redevelopment Project Area)

D. Would the project 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 the environment?

Potentially Significant Impact. Review of the EPA Envirofacts Database and California Envirostor Database show that the project site is not identified as a hazardous material user or generator. The US Post Office is not expected to be utilizing large quantities of hazardous materials or generate hazardous wastes. The nearest hazardous material user is the Ontario International Airport to the south.

Future residential uses on the site would not directly affect airport operations. Thus, no hazard associated with a hazardous material site that is listed in government databases is expected with the proposed Amendment. However, future residential uses would be located along the UPRR railroad and two petroleum pipelines. These pipelines may pose hazards to residents of the site. This impact would need to be analyzed in the Supplemental EIR.

The EIR for the Guasti Plaza Specific Plan identified two petroleum pipelines along the UPRR tracks that could pose hazards to future development on the site. The Ontario General Plan recommends a preferred setback of 150 feet or at least 50 feet from the petroleum pipelines. The EIR also discussed the potential for aircraft accidents near the airport. Mitigation measures are outlined to comply with State and local regulations and reviews by the County Fire Department and Environmental Health Services Department, and petroleum pipeline disclosure during site plan review by the City.

The EIR for the Guasti Redevelopment Plan re-discussed the hazards from the petroleum pipelines, the railroad, and the airport. Adherence of City policy and the Specific Plan were expected to reduce impacts to less than significant levels.

Hazards to residential uses by the airport, petroleum pipelines, and UPRR trains would be re-addressed in the Supplemental EIR. Mitigation in the form of walls, setbacks, buffers and other measures would be identified, as necessary.

(Sources: EPA Envirofacts Database, California Envirostor Database, Final EIR for Guasti Plaza Specific Plan, UPRR, EIR for Guasti Redevelopment Project Area, and Site Survey)

- 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 project site is located north of the Ontario International Airport. Future residential development would expose residents to airport hazards. Impacts relating to airport hazards would be analyzed in the Supplemental EIR.

The EIR for the Guasti Plaza Specific Plan identified the presence of the Ontario International Airport but concluded that hazards associated with airport or aircraft operations would be less than significant because the Specific Plan area is not located within the Clear Zones or Approach Zones for the airport.

The EIR for the Guasti Redevelopment Plan discussed airport hazards to the Project Area but considered them less than significant.

Since permanent residents would be introduced on-site by the proposed Amendment, airport hazards would be revisited. Exposure of future residents to airport hazards would be evaluated in the Supplemental EIR.

(Sources: Site Survey, Final EIR for Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Ontario General Plan)

- 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?**

No Impact. There are no private airstrips located immediately adjacent to or near the site. Therefore, future residential development under the proposed Amendment would not expose residents and visitors to hazards from private airstrips. No impacts are anticipated and no mitigation measures are required.

The EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan did not identify the presence of private airstrips in the area. This condition remains the same and this issue would not be evaluated in the Supplemental EIR.

(Sources: Thomas Guide for San Bernardino and Riverside Counties, Final EIR for Guasti Plaza Specific Plan, Ontario General Plan, EIR for Guasti Redevelopment Project Area, and Site Survey)

- G. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

No Impact. The project site is not used for emergency response to adjacent areas. The site is surrounded by a chainlink fence and does not serve as an evacuation area for nearby land uses. Future residential development under the proposed Amendment would not interfere with the City's emergency response and evacuation plans. Archibald and Turner Avenues are not designated evacuation routes in the Ontario General Plan.

Section 3.0: Environmental Analysis (continued)

The Amendment would not adversely impact an adopted emergency response plan or emergency evacuation plan. No mitigation measures are required.

The EIR for the Guasti Plaza Specific Plan indicated that emergency access into and around the Specific Plan area is readily available. No adverse impacts to emergency response or evacuation from future development were identified. Mitigation called for review of access drives by the City Fire Department.

The EIR for the Guasti Redevelopment Plan stated that emergency access is readily available and impacts related to emergency response or evacuation would be less than significant. Still, mitigation is provided for review of access drives, compliance with building codes and standards, and upgrade of the fire main system.

Access to the site has improved with the construction of New Guasti Road. No adverse impacts to emergency evacuation or response are expected from the proposed Amendment and future residential uses. This issue would be re-addressed in the Supplemental EIR to determine applicability of the mitigation measures in the previous EIRs.

(Sources: Ontario General Plan, Final EIR for Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Site Survey)

H. Would the project 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 site and adjacent areas are located in an urbanized area and not near large open areas with wildfire hazards. The proposed Amendment does not involve the construction of structures that may be exposed to a significant risk of loss due to wildland fire hazards. Therefore, no risk of loss, injury, or death involving wildland fires is expected from the proposed Amendment. No mitigation measures are required.

The EIR for the Guasti Plaza Specific Plan did not identify wildfire hazards in the Specific Plan area. The Initial Study for the Guasti Redevelopment Plan indicated impacts related to wildfires would be less than significant and this issue was not analyzed in the EIR.

There are no wildfire hazards on or near the site and wildfire is not expected to occur with the proposed Amendment and would not affect future residential development. Thus, this issue would not be evaluated in the Supplemental EIR.

(Sources: Site Survey, Final EIR for Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Ontario General Plan)

3.8 HYDROLOGY AND WATER QUALITY

The City of Ontario is underlain by the Chino groundwater basin, which is an adjudicated basin by the Chino Watermaster. In 2006, groundwater levels near the site were

Section 3.0: Environmental Analysis (continued)

estimated at 350 feet below the ground surface. Flood hazards are present between Old Guasti Road and the UPRR tracks, as mapped by the Federal Emergency Management Agency.

(Sources: Ontario General Plan, Chino Basin Optimum Basin Management Program, UPRR, and Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map)

A. Would the project violate any water quality standards or waste discharge requirements?

Less than Significant Impact with Mitigation. During construction activities on the site, there is a potential for pollutants to enter the stormwater runoff. These include loose soils and organic matter, construction wastes, construction equipment fluids, and cleaning and maintenance solvents. Future residential development would need to comply with the National Pollutant Discharge Elimination System (NPDES) on the development of a Storm Water Pollution Prevention Plan (SWPPP) and implementation of best management practices for stormwater pollution control during construction, as part of the General Construction Activity Permit.

The occupancy of the residential units would generate wastewater and stormwater. Wastewater would be discharged into the sewer system and is not expected to violate water quality standards. Stormwater would consist of rainfall runoff and irrigation overflows from the site. Pollutants that may enter the runoff include oil, grease and other pollutants coming from parked vehicles on the site and sediment, silt, debris, fertilizers and other pollutants from landscaped areas. Future residential development would need to develop and implement a Water Quality Management Plan (WQMP) that would treat the first flush runoff from the site, to reduce pollutants that would enter the offsite storm drain system. The SWPPP and WQMP would prevent adverse impacts to stormwater quality. Impacts would be less than significant.

The EIR for the Guasti Plaza Specific Plan indicated that flood hazards are present along the southern section of the Specific Plan area. The Specific Plan calls for the improvements of the storm drain system serving the site. Future development would need to obtain a General Construction Activity Permit in accordance with the NPDES.

The EIR for the Guasti Redevelopment Plan stated that urban runoff would contain pollutants and compliance with the NPDES would be necessary.

Future residential uses would also generate urban runoff, but pollutants would be slightly different than those expected from office uses, as discussed in the previous EIRs. The Supplemental EIR for the Specific Plan Amendment would discuss construction and operational stormwater discharges and compliance with the NPDES to prevent violation of water quality standards and waste discharge requirements. Implementation of best management practices (BMPs) would protect runoff quality and render impacts to be insignificant.

Section 3.0: Environmental Analysis (continued)

(Sources: NPDES General Construction Permit, Final EIR for Guasti Plaza Specific Plan, UPRR, EIR for Guasti Redevelopment Project Area, and Model Water Quality Management Plan Guidance)

- B. Would the project 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 the 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)?**

Potentially Significant Impact. While no water wells are proposed on-site as part of the Amendment, future residential uses would require water supplies and services. A Water Supply Assessment would be prepared to determine water sources that would be used to serve future development and any impacts to groundwater supplies.

The EIR for the Guasti Plaza Specific Plan estimated the water consumption from future development within the Specific Plan area and indicated that future development would need to implement water conservation measures recommended by the Department of Water Resources.

There is a well in the Project Area but no new water wells are proposed by the Redevelopment Plan. The EIR for the Guasti Redevelopment Plan estimated water consumption from existing uses and projected buildout. Water system improvements and water conservation measures were included as mitigation.

Residential water demand is expected to replace the water demand that would have been generated by the planned office uses on the site. Impacts to the groundwater well, the underlying aquifer, the groundwater table, or groundwater supplies would be analyzed in the Supplemental EIR, based on the findings of the Water Supply Assessment for the proposed Amendment.

(Sources: Chino Basin Optimum Basin Management Program, Guasti Redevelopment Plan, EIR for Guasti Redevelopment Project Area, and Final EIR for Guasti Plaza Specific Plan)

- C. Would the project substantially alter the existing drainage pattern of the site or area, 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?**

Less than Significant Impact. Future residential development under the proposed Amendment would increase impervious surfaces and runoff volume on the site. Compliance with the National Pollutant Discharge Elimination System (NPDES) requirements for a Water Quality Management Plan (WQMP) would lead to the treatment and retention of on-site stormwater. Runoff flows would enter the storm drain line on Old Guasti Road proposed along this road and constructed as part of future development. Off-site runoff flows are likely to reflect existing conditions. Thus, future residential development would alter existing drainage patterns on the site but would not

Section 3.0: Environmental Analysis (continued)

alter the course of a stream or river or cause erosion or siltation off-site. Impacts associated with the on-site storm drainage modifications would be less than significant.

The EIR for the Guasti Plaza Specific Plan indicated that future development in the Specific Plan area would require improvements to the existing storm drain infrastructure. Compliance with NPDES requirements for a General Construction Activity Permit was included as mitigation for stormwater quality.

The EIR for the Guasti Redevelopment Plan stated that drainage patterns would change as natural sheet flow is conveyed into a controlled drainage collection system. Impacts would be less than significant.

Future residential development under the Amendment would also lead to changes in drainage patterns, introduction of paved surfaces, and the need for storm drain improvements, as analyzed in the previous EIRs. The indirect impacts on stormwater, as they relate to the potential of future residential uses to lead to the erosion or siltation of downstream water courses, would be re-addressed in the Supplemental EIR.

(Sources: USGS Guasti Quadrangle, Site Survey, Ontario General Plan, Final EIR for Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Model Water Quality Management Plan Guidance)

D. Would the project substantially alter the existing drainage pattern of the site, or area, through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Less than Significant Impact. Future residential development under the proposed Amendment would increase the amount of impervious areas on the site. Compliance with the National Pollutant Discharge Elimination System (NPDES) requirements for a Water Quality Management Plan (WQMP) would lead to the treatment and retention of on-site stormwater. Thus, off-site runoff flows are likely to reflect existing conditions. Storm drain improvements would also be implemented as part of future development, as outlined in the Guasti Plaza Specific Plan. Future residential development is not expected to alter existing drainage patterns or the course of a stream or river nor result in flooding on- or off-site.

The EIR for the Guasti Plaza Specific Plan indicated that flood hazards are present at the southern section of the Specific Plan area and discussed the needed storm drain infrastructure to serve future development. Construction of the storm drain lines to serve the Specific Plan area would eliminate flood hazards on or near the project site.

The EIR for the Guasti Redevelopment Plan stated that increases in runoff volume would exceed capacities of the existing drainage infrastructure. Infrastructure improvements are needed, along with the implementation of mitigation measures, including those in the Specific Plan EIR. Impacts would be less than significant after mitigation.

Section 3.0: Environmental Analysis (continued)

Future residential uses would result in impervious surface and be exposed to on-site flood hazards, similar to planned office uses on the site, as analyzed in the previous EIRs. The changes in drainage patterns on the site and in the amount of impervious surfaces from residential development would be discussed in the Supplemental EIR. Existing regulations and mitigation that would reduce flooding impacts on downstream facilities would be identified, as necessary, including applicability of the mitigation in previous EIRs.

(Sources: USGS Guasti Quadrangle, Site Survey, Ontario General Plan, EIR for Guasti Redevelopment Project Area, and Final EIR for Guasti Plaza Specific Plan)

E. Would the project 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?

Less than Significant Impact. Future development under the proposed Amendment would involve the construction of residential structures, increasing the amount of impervious areas on the site. Storm drain infrastructure improvements would be constructed as part of future development, as outlined in the Guasti Plaza Specific Plan and the Final EIR for the Specific Plan.

The EIR for the Guasti Plaza Specific Plan indicated that stormwater sheet flows south and southwest into a pipe culvert at Archibald Avenue. Flood hazards are present at the southern section of the Specific Plan area and the needed storm drain infrastructure to serve future development would have to be constructed as part of future development. Construction of a 66-inch storm drain line on Old Guasti Road is expected to eliminate flood hazards on or near the project site.

The EIR for the Guasti Redevelopment Plan stated that increases in runoff volume would exceed capacities of the existing drainage infrastructure and infrastructure improvements are needed, to adequately serve the Project Area. Mitigation measures in the Specific Plan EIR were included.

Future residential uses would increase runoff volume from the site, similar to the impacts of planned office uses on the site, as analyzed in the previous EIRs. The Supplemental EIR for the Specific Plan Amendment would discuss the change in the amount of impermeable surfaces compared to existing conditions and to planned office uses on the site. Sources of runoff pollutants would also be addressed. Mitigation measures to reduce runoff and stormwater pollutants from the site and to prevent flood hazards would be identified, such as storm drainage improvements and on-site stormwater pollution control measures that may be included in the project's SWPPP and WQMP.

(Sources: Site Survey, NPDES General Construction Permit, Model Water Quality Management Plan Guidance, EIR for Guasti Redevelopment Project Area, and Final EIR for Guasti Plaza Specific Plan)

F. Would the project otherwise substantially degrade water quality?

Less than Significant Impact with Mitigation. The proposed Amendment would not allow the installation of groundwater wells on-site, which may directly affect groundwater quality. Also, excavation for future residential development is not expected to be deep enough (350 feet) to affect the underlying groundwater. Stormwater runoff from the site may include pollutants that could degrade groundwater quality. As discussed above, future development would implement a SWPPP and WQMP to treat runoff pollutants during construction and long-term use of the site. Thus, impacts would be less than significant.

The EIR for the Guasti Plaza Specific Plan indicated that future development in the Specific Plan area would require improvements to the existing storm drain infrastructure. Compliance with NPDES requirements for a General Construction Activity Permit was included as mitigation for stormwater quality.

The EIR for the Guasti Redevelopment Plan indicated that runoff pollutants would be generated by urban development and compliance with NPDES requirements would be necessary.

A more thorough discussion of potential impacts on stormwater quality, as they relate to pollutants entering the storm drain system during the construction and occupancy of the dwelling units, would be provided in the Supplemental EIR. Stormwater pollution control measures that may be included in the project's SWPPP and WQMP would also be addressed.

(Sources: Site Survey, NPDES General Construction Permit, Model Water Quality Management Plan Guidance, EIR for Guasti Redevelopment Project Area, and Final EIR for Guasti Plaza Specific Plan)

G. Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary of a Flood Insurance Rate Map or other flood hazard delineation map?

Potentially Significant Impact. The proposed Amendment would allow housing units at the southern section of the Specific Plan area identified to be within the 100-year floodplain. Flood hazards to future residential uses would need to be addressed in the Supplemental EIR.

The EIR for the Guasti Plaza Specific Plan indicated that flood hazards are present at the southern section of the Specific Plan area and discussed the needed storm drain infrastructure to serve future development. Construction of a 66-inch storm drain line on Old Guasti Road is expected to eliminate flood hazards on or near the project site.

The EIR for the Guasti Redevelopment Plan identified the same flood hazard between Old Guasti Road and the UPRR tracks. Other flooding also occurs periodically. New development and rehabilitation would be exposed to these hazards. Mitigation is

Section 3.0: Environmental Analysis (continued)

provided to eliminate flood hazards and reduce exposure of property and structures to flood hazards.

While flood hazards on-site remain the same, housing units and households would now be exposed to these hazards, under the proposed Amendment. Flood hazards on the project site and exposure of future development to flood hazards would be addressed in the Supplemental EIR. Storm drain improvements needed to eliminate flood hazards would be identified.

(Sources: Site Survey, FEMA Flood Insurance Rate Map, Ontario General, EIR for Guasti Redevelopment Project Area, and Final EIR for Guasti Plaza Specific Plan)

H. Would the project place within a 100-year flood hazard area structures, which would impede or redirect flood flows?

Potentially Significant Impact. The southern section of the project site and the Specific Plan area are located within a flood hazard area. Future development on the project site could impede or redirect flood flows in this area. This issue would be analyzed in the Supplemental EIR.

The EIR for the Guasti Plaza Specific Plan identified flood hazards between Old Guasti Road and the UPRR tracks. Storm drainage improvements are proposed within the Specific Plan area, to include catch basins and storm drain lines that would connect to the regional system. Construction of a 66-inch line along Old Guasti Road is expected to eliminate flood hazards.

The EIR for the Guasti Redevelopment Plan identified the same flood hazard between Old Guasti Road and the UPRR tracks. New development and rehabilitation would be exposed to these hazards. Mitigation is provided to eliminate flood hazards and reduce exposure of property and structures to flood hazards.

Since future residential structures would be located in the identified 100-year floodplain and could redirect flows, impacts related to the changes in flood hazards due to future residential development on the site and the construction of storm drain improvements would be evaluated in the Supplemental EIR. Applicability of mitigation measures in the previous EIRs will be determined, as necessary.

(Sources: Site Survey, FEMA Flood Insurance Rate Map, Ontario General, UPRR, EIR for Guasti Redevelopment Project Area, and Final EIR for Guasti Plaza Specific Plan)

I. Would the project 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?

Less than Significant Impact. The project site is located downstream of the San Antonio Dam. Failure of the San Antonio Dam may lead to the release of waters that would reach the southwest corner of the Specific Plan area approximately 1.5 hours after failure, with waters estimated at 4 feet deep. An emergency action and notification plan has

Section 3.0: Environmental Analysis (continued)

been established by the US Army Corps of Engineers to protect residents and businesses within the dam's potential inundation area.

The EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan did not identify dam inundation hazards to the Specific Plan area or the Redevelopment Project Area.

The project site is located outside the dam inundation area of the San Antonio Dam or other upstream dams. Thus, no hazards from dam inundation are expected to affect future residential development on the site. This issue would not be addressed in the Supplemental EIR.

(Sources: San Antonio Dam Emergency Action and Notification Subplan, EIR for Guasti Redevelopment Project Area, and Final EIR for Guasti Plaza Specific Plan)

J. Would the project expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?

No Impact. The project site and the surrounding areas are located inland and would not be subject to tsunami hazards. The project area has a relatively flat topography; and there are no hillside areas nearby, which may create mudflow hazards. In addition, there are no large open bodies of water near the project site, which may lead to seiche hazards. Therefore, there would be no risk of significant loss, injury, or death involving inundation by seiche, tsunami, or mudflow to future residential development on the site. No mitigation measures are required.

The EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan did not identify tsunami, seiche or mudflow hazards within the Specific Plan area and the Redevelopment Project Area.

This condition has not changed at the site and future residential development under the proposed Amendment would not create nor be exposed to seiche, tsunami, or mudflow hazards. This issue would not be evaluated in the Supplemental EIR.

(Sources: Site Survey, USGS Guasti Quadrangle, Ontario General Plan, EIR for Guasti Redevelopment Project Area, and Final EIR for Guasti Plaza Specific Plan)

3.9 LAND USE AND PLANNING

The project site is developed with six unoccupied structures and a trailer used by the US Post Office. The adjacent lands are developed with industrial and commercial uses and historic structures within the Guasti community, as well as vacant land.

The Ontario General Plan designates the site as Historic Planned Commercial and the Ontario Zoning Map designates as site as Specific Plan. The Guasti Plaza Specific Plan includes a Land Use Concept that designates the site for Office, Commercial and Hotel uses in Planning Area 2 and Office Park uses in Planning Area 3.

(Sources: Ontario General Plan, Guasti Plaza Specific Plan, Ontario Zoning Map and Site Survey)

A. Would the project physically divide an established community?

No Impact. There are no residents or residential uses on or near the site. The proposed Amendment would lead to the replacement of planned office uses with residential development. Future residential development would not divide the residential communities in the City of Ontario. No impacts are expected and no mitigation measures are required.

The EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan did not identify established communities that may be divided by future development.

Future residential uses would replace existing unoccupied buildings and a Post Office, but no division of residential communities is expected with the proposed Amendment. Thus, this issue would not be evaluated in the Supplemental EIR.

(Sources: Ontario General Plan, Final EIR for Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Site Survey)

B. Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. The proposed Amendment would conflict with the existing Historic Planned Commercial land use designation of the site. No change in the Specific Plan zoning is proposed as part of the Amendment. The Amendment would introduce residential uses to an area planned for commercial uses. Compliance with the Ontario General Plan and the goals and objectives of the Guasti Plaza Specific Plan would be analyzed in the Supplemental EIR.

The EIR for the Guasti Plaza Specific Plan indicated that the Specific Plan implements the Historic Planned Commercial designation of the site, under the Ontario General Plan. The EIR for the Guasti Redevelopment Plan indicated that the proposed Redevelopment Plan does not change the land use policies for the Project Area, as provided in the Ontario General Plan and Guasti Plaza Specific Plan.

The proposed Amendment would lead to a new land use on the site that was not analyzed in the previous EIRs. An analysis of the Amendment's compliance with the Ontario General Plan would be provided in the Supplemental EIR, including the goals and objectives of the Specific Plan. Consistency with other City and regional land use policies would also be analyzed in the Supplemental EIR.

(Sources: Ontario General Plan, Guasti Plaza Specific Plan, Ontario Zoning Map, EIR for Guasti Redevelopment Project Area, and Final EIR for Guasti Plaza Specific Plan)

C. Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. There are no adopted habitat conservation plans or natural community conservation plans for the site or the project area. Thus, the proposed Amendment and future residential development would have no impact on a habitat conservation plan or a natural community conservation plan. No mitigation measures are required.

The EIR for the Guasti Plaza Specific Plan did not include a discussion of any adopted habitat conservation plan for the Specific Plan area, since there are no applicable conservation plans. The EIR for the Guasti Redevelopment Plan stated that no conflict with an adopted habitat conservation plan, natural community conservation plan, or other habitat conservation plan is expected.

Similarly, the proposed Amendment would not conflict with a habitat conservation plan or natural community conservation plan in the City. This issue would not be evaluated in the Supplemental EIR.

(Sources: Ontario General Plan, EIR for Guasti Redevelopment Project Area, and Final EIR for Guasti Plaza Specific Plan)

3.10 MINERAL RESOURCES

There are no known aggregate resource, mineral, oil or geothermal resources in the northern section of the City of Ontario, including the project site. No oil fields or oil wells are present in or near the surrounding area, although a plugged and abandoned well is present in the Specific Plan area. The project site is not subject to oil, gas, or mining operations.

(Sources: Site Survey, Ontario General Plan, Mineral Land Classification for the Greater Los Angeles Area, and California Oil, Gas and Geothermal – District 1 Maps)

A. Would the project 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?

Less than Significant Impact. The site is not located in an area with known aggregate resources. Sand, gravel, and other materials needed for construction of future residential uses are not expected to represent a significant amount of local aggregate resources, when compared to available resources and the cumulative demand for these resources by construction activities in the region. Thus, the demand for sand and gravel resources, as needed for construction of future residential uses, would have less than significant impacts on mineral resources in the region.

The EIR for the Guasti Plaza Specific Plan did not include a discussion of mineral resources. The EIR for the Guasti Redevelopment Plan stated that no mineral resources of statewide or regional significance are known to occur in the Project Area and no impacts on mineral resources are expected. This issue was not analyzed in the EIR.

Future residential development would require aggregate resources for construction, similar to planned office uses. However, the demand for mineral resources is not expected to have significant adverse impacts on available resources in the region or the State, due to the availability of these resources and in relation to the demand created by construction activities throughout the region and the State. This issue would not be evaluated in the Supplemental EIR.

(Sources: Site Survey, Ontario General Plan, Mineral Land Classification for the Greater Los Angeles Area, Final EIR Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and USGS Guasti Quadrangle)

B. Would the project 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. Future residential development under the proposed Amendment would be located in an area where no aggregate resources have been identified. Additionally, there are no mining operations on or near the site. The proposed Amendment would not lead to the loss of availability of locally important mineral resources. No impacts are expected and no mitigation measures are required.

The EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan did not identify any adverse impacts to mineral resources.

Future residential development would replace planned office uses and would not affect access to mineral resources, since none are known to be present on the site or the surrounding area. This issue would not be evaluated in the Supplemental EIR.

(Sources: Site Survey, Ontario General Plan, Mineral Land Classification for the Greater Los Angeles Area, Final EIR Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and USGS Guasti Quadrangle)

3.11 NOISE

The noise environment in the general vicinity of the site is defined by vehicular noise on the I-10 Freeway, train noise on the UPRR tracks, and aircraft noise for the Ontario International Airport. The project site is largely unoccupied and noise sources are limited to vehicle trips to and from the US Post Office.

(Sources: Site Survey, UPRR, and Ontario General Plan)

A. Would the project result in 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. Future residential development under the proposed Amendment would be exposed to vehicular noise on the I-10 Freeway, occasional train

Section 3.0: Environmental Analysis (continued)

noise on the UPRR tracks, and aircraft take-off and landing noise. The Ontario Development Code establishes an exterior noise standard of 45 A-weighted decibels (dBA) for single-family residential areas, 50 dBA for multi-family residential areas and 60 dBA for commercial areas from 10 PM to 7AM and a standard of 65 dBA CNEL for residential and commercial uses from 7 AM to 10 PM. Noise impacts on future residential uses would be analyzed in the Supplemental EIR.

The EIR for the Guasti Plaza Specific Plan indicated that future development in the Specific Plan area would be exposed to noise from the I-10 Freeway, UPRR tracks, and Ontario International Airport. New noise sources would also be created by construction activities, vehicle trips, and stationary sources. The previous EIR also stated that future developments within the Specific Plan area would lead to an increase in the ambient noise levels. However, office and commercial uses would be exposed to acceptable noise levels of 70 to 75 dBA CNEL or less. Mitigation measures were outlined to comply with noise standards and restrict construction to the daytime weekday hours. Impacts were expected to be less than significant after mitigation.

The EIR for the Guasti Redevelopment Plan indicated that increases in ambient noise levels would occur but would not be significant. Planned commercial and industrial land uses would be compatible with existing noise levels generated by stationary sources near the Project Area. This issue was not analyzed in the EIR.

Residential uses are sensitive to noise and the City's noise standards for residential uses are more stringent than those for office uses. Exposure of future residents to noise sources near the site was not addressed in the previous EIRs. The Supplemental EIR would analyze noise impacts of the airport, railroad, and freeway to future residential uses. Also, changes to the noise environment would be discussed. Mitigation measures in the Specific Plan EIR and other feasible mitigation to reduce noise impacts to future residents would be identified. These may include walls or other obstructions between the noise source and receiver and other noise control features.

(Sources: Ontario Development Code, Ontario General Plan, Site Survey, UPRR, EIR for Guasti Redevelopment Project Area, and Final EIR for Guasti Plaza Specific Plan)

B. Would the project result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Freeway, railroad and airport activities may lead to vibration and noise that could affect future residential uses on the site. Construction activities would also create noise from construction equipment operation and vibration from excavation and grading activities. Noise and vibration impacts on future residents would be analyzed in the Supplemental EIR.

The EIR for the Guasti Plaza Specific Plan indicated that future developments within the Specific Plan area would lead to increases in the ambient noise levels. Mitigation measures to reduce adverse noise impacts are outlined in the EIR.

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The EIR for the Guasti Redevelopment Plan indicated that increases in ambient noise levels would occur but would not be significant.

Under the proposed Amendment, future residents would be exposed to noise and vibration that was not analyzed in the previous EIRs. The Supplemental EIR for the Specific Plan Amendment would analyze the long-term and short-term noise and vibration impacts from and to future residential uses. Mitigation in the Specific Plan EIR that would be applicable to residential development on the project site and other measures to reduce any significant adverse impacts would be identified. Measures to reduce construction noise impacts may include time limits on construction, equipment use restrictions, use of mufflers, and location of staging areas away from residential uses.

(Sources: Ontario Development Code, Ontario General Plan, Site Survey, EIR for Guasti Redevelopment Project Area, and Final EIR Guasti Plaza Specific Plan)

C. Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. Future residential uses under the proposed Amendment would lead to new vehicle trips on area roadways that would generate noise that could increase ambient noise levels in the surrounding area. Increases in noise levels due to increases in traffic volumes on nearby streets and the I-10 Freeway may occur.

The EIR for the Guasti Plaza Specific Plan indicated that future developments within the Specific Plan area would generate vehicle noise and stationary noise that would lead to an increase in the ambient noise levels. However, office and commercial uses would not be exposed to noise levels exceeding standards. Mitigation measures were outlined to comply with noise standards and restrict construction to the daytime weekday hours.

The EIR for the Guasti Redevelopment Plan indicated that increases in ambient noise levels would occur but would not be significant.

Change in land use and trip generation associated with the proposed Amendment would change projected noise levels in the area. The Supplemental EIR to be prepared for the proposed Amendment would analyze potential noise impacts from new vehicle trips, stationary sources, and on-site activities. Changes in vehicle noises along local roadways would be calculated. These impacts would be compared to those that may occur with planned office uses, as currently allowed under the Guasti Plaza Specific Plan. Measures to reduce impacts would be identified and may include the enclosure of stationary activities and equipment, noise walls or other obstructions between the noise source and receiver, restrictions on outdoor activities during the nighttime and early morning hours, and other noise control features, as necessary.

(Sources: Site Survey, EIR for Guasti Redevelopment Project Area, and Final EIR Guasti Plaza Specific Plan)

D. Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. Future residential uses under the proposed Amendment would involve the construction of buildings and infrastructure, which may lead to temporary, periodic increases in ambient noise levels during the construction period. Land uses near the project site would be exposed to short-term noise during construction activities on the site.

The EIR for the Guasti Plaza Specific Plan indicated that future developments within the Specific Plan area would generate construction noise impacts that would be short-term and mitigation to restrict construction to the daytime weekday hours is provided.

The EIR for the Guasti Redevelopment Plan indicated that increases in ambient noise levels would occur but would not be significant.

The same construction noise impacts are expected from future residential development under the proposed Amendment, as from planned office uses. Since residential uses are considered noise-sensitive, the Supplemental EIR would analyze the construction noise impacts of future residential development, as well as impacts of adjacent construction activities to future residents. Measures to reduce noise impacts to less than significant levels would be identified, which may include time limits on construction, equipment use restrictions, use of mufflers, and location of staging areas away from residential uses.

(Sources: Site Survey, EIR for Guasti Redevelopment Project Area, and Final EIR Guasti Plaza Specific Plan)

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 Ontario International Airport is located south of the site. The noise contours of this airport extend into the project site. Thus, future residential uses would be exposed noise levels associated with aircraft and airport operations. This issue would be analyzed in the Supplemental EIR.

The EIR for the Guasti Plaza Specific Plan indicated that existing and projected aircraft noise contours from the Ontario International Airport extend in the Specific Plan area, but these noise levels are normally acceptable for commercial and industrial uses.

The EIR for the Guasti Redevelopment Plan indicated that industrial and commercial uses are compatible with the airport noise exposure along the southern section of the Project Area.

However, noise levels acceptable for commercial and industrial uses are not normally acceptable for residential uses. Noise impacts on residential uses, as associated with airport or aircraft operations, would be evaluated in the Supplemental EIR.

(Sources: Site Survey, Ontario General Plan, EIR for Guasti Redevelopment Project Area, and Final EIR for Guasti Plaza Specific Plan)

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 airstrips located near the project site, which may expose future residents and visitors to additional aircraft noise levels. The proposed Amendment would not increase on-site exposure to aircraft noise and no mitigation measures are required.

The EIR for the Guasti Plaza Specific Plan discussed noise from the Ontario International Airport, but did not identify private airstrips that may generate aircraft noise in the Specific Plan area. The EIR for the Guasti Redevelopment Plan did not address noise impacts.

No airstrips are located near the site and this issue would not be evaluated in the Supplemental EIR.

(Sources: Site Survey, Ontario General Plan, EIR for Guasti Redevelopment Project Area, and Final EIR for Guasti Plaza Specific Plan)

3.12 POPULATION AND HOUSING

The California Department of Finance (DOF) estimates the City of Ontario's 2008 population at 173,690 persons and its current 2008 housing stock at 47,276 dwelling units. The City has an average household size of 3.79 persons per household and a vacancy rate of approximately 3.67 percent.

The California Economic Development Department (EDD) estimates the City's labor force at 85,400 persons (as of September 2008), of which 77,700 persons are employed. The site is occupied by a US Post Office that employs 4 persons. No residents are present on the site.

(Sources: EDD Labor Force Data, DOF Population and Housing Estimates, US Post Office, and Site Survey)

A. Would the project 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)?

Potentially Significant Impact. The proposed Amendment would allow for the development of 500 residential units on the site, which would increase the resident population of the City. The residents will, in turn, require goods and services and may induce growth in the area.

The EIR for the Guasti Plaza Specific Plan indicated that there were 12 single-family units within the Specific Plan area, 10 of which were occupied. Also, 381 employees in

Section 3.0: Environmental Analysis (continued)

commercial and industrial uses were present. Future development and redevelopment under the adopted Specific Plan would lead to 7,258 office, commercial and hotel employees and no housing units or residents. Impacts were not considered significant.

The EIR for the Guasti Redevelopment Plan indicated that existing housing units would be lost and 8,468 jobs would be created within the Project Area. This would benefit jobs-housing balance in the subregion.

The proposed Amendment would lead to 500 new housing units and a resident population (that was not considered in the previous EIRs), along with a reduction in projected employment on the site. The Supplemental EIR for the Specific Plan Amendment would analyze anticipated population growth on the site and estimate the reduction of potential employment on the site.

(Sources: Guasti Plaza Specific Plan, Final EIR for Guasti Plaza Specific Plan, and EIR for Guasti Redevelopment Project Area)

B. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Less than Significant Impact. The project site has 6 unoccupied structures and a US Post Office. Five of the structures were formerly residences that would be relocated or rehabilitated and reused for other purposes. The US Post Office would be relocated into another structure prior to site development. No involuntary displacement of housing units or businesses would occur. Impacts are expected to be less than significant.

The EIR for the Guasti Plaza Specific Plan indicated that future development within the Specific Plan area would lead to the displacement of existing residential and business tenants. Mitigation was provided in the previous EIR to provide assistance and relocation of tenants that would be displaced. Impacts were considered less than significant after mitigation. Since the existing residents and business on the site have been relocated prior to demolition of several structures on-site, no displacement is expected with future residential development on the site.

The EIR for the Guasti Redevelopment Plan indicated that existing housing units would be lost but impacts would be less than significant.

Residents of the cottages in the Guasti winery have been relocated and no residents remain at the site. The proposed Amendment would not displace existing housing units and would lead to 500 new dwelling units on-site. Displacement impacts would be re-addressed in the Supplemental EIR.

(Sources: Guasti Plaza Specific Plan, Final EIR for Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Site Survey)

C. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Less than Significant Impact. As indicated above, 6 unoccupied structures would be relocated or rehabilitated and reused for other purposes. The US Post Office would be relocated into another structure prior to site development. The proposed Amendment would not displace residents or households and would not necessitate the construction of replacement housing. Impacts would be less than significant and no mitigation is required.

The EIR for the Guasti Plaza Specific Plan indicated that as many as 12 households and 33 to 40 residents and 381 employees would be displaced by future development under the adopted Specific Plan.

The EIR for the Guasti Redevelopment Plan indicated that existing housing units would be lost but impacts would be less than significant.

To date, the employees and residents occupying the old Guasti winery structures have been displaced and relocated. Only the US Post Office is in use, with 4 employees. Relocation of the US Post office prior to site development would be discussed in the Supplemental EIR.

(Sources: Guasti Plaza Specific Plan, Final EIR for Guasti Plaza Specific Plan, US Post Office, EIR for Guasti Redevelopment Project Area, and Site Survey)

3.13 PUBLIC SERVICES

The Ontario Fire Department provides fire protection services in the City and the Ontario Police Department provides police protection and law enforcement services. The Ontario Main Library provides library services to the City. The project site is within the service boundaries of the Cucamonga School District and the Chaffey Joint Union High School District.

(Sources: Site Survey, Thomas Guide for San Bernardino and Riverside Counties, Cucamonga School District, Chaffey Joint Union High School District, and Ontario General Plan)

A. 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 in terms of fire protection?

Potentially Significant Impact. The proposed Amendment would lead to the development of 500 residential units on the project site. Future residents and residential structures would require fire protection services from the Ontario Fire Department. This issue would be addressed in the Supplemental EIR.

Section 3.0: Environmental Analysis (continued)

The EIR for the Guasti Plaza Specific Plan indicated that future development within the Specific Plan area would increase demand for fire protection services while hazards associated with older buildings that are rehabilitated would decrease. Compliance with fire safety standards and regulations would prevent the creation of fire hazards from new development. Mitigation also called for review of access drives by the City Fire Department and upgrade of the fire main system to meet required fireflows. Impacts would be less than significant after mitigation.

The EIR for the Guasti Redevelopment Plan indicated that development would increase demand for fire protection and rehabilitation would reduce demand. Compliance with the City's fire protection standards and requirements, Building and Fire Code requirements, and recent construction of Fire Station 8 would reduce impacts to less than significant levels. Mitigation is provided for review of access drives, compliance with building codes and standards, and upgrade of the fire main system.

Future residential uses under the proposed Amendment would still create a demand for fire protection services, as analyzed in the previous EIRs. The Supplemental EIR would analyze the potential impacts of residential uses (versus office uses) on fire protection services in the City, in consultation with the Ontario Fire Department. Fire stations and fire protection services to the site would also be updated. Measures to ensure fire safety and emergency response would be outlined, as necessary.

(Sources: Guasti Plaza Specific Plan, Final EIR for Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Site Survey)

- B. 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 in terms of police protection?**

Potentially Significant Impact. The project site is fenced in and existing buildings are no longer in use, except for the US Post Office trailer. In addition, there is a security guard at the Specific Plan area. The proposed Amendment would lead to the introduction of residential structures, vehicles, and residents to the site, which would be accompanied by a demand for police protection services. This issue would be addressed in the Supplemental EIR.

The EIR for the Guasti Plaza Specific Plan indicated future development would increase demand for police services within the Specific Plan area. Security design measures and review by the Police Department are expected to reduce demand for police services to less than significant levels.

The EIR for the Guasti Redevelopment Plan indicated that an increase in crimes and the demand for police services is expected. Implementation of security design measures would reduce impacts to less than significant levels. Mitigation similar to those in the Specific Plan EIR included Police Department review and security design measures.

Section 3.0: Environmental Analysis (continued)

Future residential uses under the proposed Amendment would also create a demand for police protection services, as planned office uses were expected. However, the nature of crimes and service demand would be different due to land use. The Supplemental EIR would analyze potential impacts on police protection and law enforcement services for future residential uses (versus office uses), in consultation with the Ontario Police Department. Measures to ensure public safety and to reduce demand for police protection services would be identified, as necessary.

(Sources: Guasti Plaza Specific Plan, Final EIR for Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Site Survey)

- C. 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 in terms of school services?**

Potentially Significant Impact. There are no households on the site; thus, there is no direct demand for school services. The proposed Amendment would allow residential uses on the site. Future housing units and the introduction of households would generate a direct demand for school services. This issue would be analyzed in the Supplemental EIR.

The EIR for the Guasti Plaza Specific Plan indicated that future development within the Specific Plan area would indirectly generate approximately 2,178 students, who would require school services. Payment of school impact fees would reduce impacts but not to insignificant levels. Mitigation called for coordination with the school districts for payment of school impact fees or in-lieu mitigation acceptable to the school district. Short-term impacts are expected, even with mitigation.

The EIR for the Guasti Redevelopment Plan indicated that the school on Turner Avenue was used for special education classes. An indirect demand from planned office and commercial uses in the Project Area would generate approximately 2,679 students. Compliance with the mitigation in the Specific Plan EIR would reduce impacts to less than significant levels.

The school on Turner Avenue has been demolished. The 500 dwelling units allowed under the proposed Amendment would directly lead to student generation and a demand for school services. The Supplemental EIR would analyze impacts on school services from the dwelling units that would replace planned office uses. Consultation with the Cucamonga School District and the Chaffey Joint Union High School District would be made, to identify school capacity and enrollment at schools serving the site and mitigation measures needed to reduce school service impacts.

(Sources: Chaffey Joint Union High School District, Cucamonga School District, Final EIR for Guasti Plaza Specific Plan, and EIR for Guasti Redevelopment Project Area)

- D. 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 in terms of parks?**

Potentially Significant Impact. The proposed Amendment would allow housing development on the site, which would introduce households that generate a demand for parks and recreational services. Demand for park services would be addressed in the Supplemental EIR.

The EIR for the Guasti Plaza Specific Plan indicated that future development within the Specific Plan area would not generate a demand for parks and recreation services since no residential uses are proposed.

The EIR for the Guasti Redevelopment Plan indicated that less than significant impacts on recreation are expected.

Future residential uses would generate a direct demand for parks. Since the demand for park services was not addressed in the previous EIRs, a discussion of the impacts of future residential development on local parks and demand for park services would be provided in the Supplemental EIR.

(Sources: Guasti Plaza Specific Plan, Final EIR for Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Site Survey)

- E. 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 in terms of other public facilities?**

Potentially Significant Impact. The proposed Amendment would allow residential development on the site, which would lead to the introduction of households that require library services and facilities. The proposed Amendment would also require City services during the processing of permits and inspections, but these services would be paid by fees imposed on the project, in accordance with the City's set fee schedule. Impacts on library services would be addressed in the Supplemental EIR.

The EIR for the Guasti Plaza Specific Plan did not identify adverse impacts on library services or other City services. The Initial Study for the Guasti Redevelopment Plan indicated that less than significant impacts on other public facilities are expected. This issue was not analyzed in the EIR.

Future residential uses would generate a direct demand for library services and other City facilities and services, which were not addressed in the previous EIRs. Potential impacts on library services and other City facilities and services would be discussed in the Supplemental EIR.

(Sources: Guasti Plaza Specific Plan, Final EIR for Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Site Survey)

3.14 RECREATION

The City of Ontario provides recreational services through public parks, recreational programs, and organized activities. Ontario has 13 parks on approximately 126.7 acres throughout the City. The nearest park to the site is Cucamonga-Guasti Regional Park, a County park located north of the site and the I-10 Freeway.

(Sources: Site Survey and Ontario General Plan)

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. The proposed Amendment would allow residential uses and the introduction of residents to the site, which would be accompanied by a demand for recreational facilities and services. Planned recreational facilities on the site and impacts on nearby parks would be addressed in the Supplemental EIR.

The EIR for the Guasti Plaza Specific Plan indicated that no adverse impacts on parks and recreation are expected from future development under the Specific Plan. The EIR for the Guasti Redevelopment Plan indicated that less than significant impacts on recreation are expected.

Future residential uses would generate a direct demand for parks. The impacts of future residential development on parks and demand for park facilities were not addressed in the previous EIRs and would be analyzed in the Supplemental EIR.

(Sources: Guasti Plaza Specific Plan, Final EIR for Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Site Survey)

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?

Potentially Significant Impact. The Specific Plan Amendment would allow residential uses on the site, including the provision of on-site recreational facilities and amenities. Demand for parks and recreation that would be generated by residents are expected to be met by on-site facilities, as well as nearby parks in the City and the region. This issue would be analyzed in the Supplemental EIR.

The EIR for the Guasti Plaza Specific Plan did not identify adverse impacts on parks and recreation. The Initial Study for the Guasti Redevelopment Plan indicated that indirect demand for parks has been addressed in the balance of land uses under the Ontario

Section 3.0: Environmental Analysis (continued)

General Plan and less than significant impacts on parks are expected. This issue was not analyzed in the EIR.

Future residential uses would generate a direct demand for parks and on-site recreational amenities would be provided. Anticipated demand for parks from future residential uses under the proposed Amendment and planned on-site recreational facilities would be addressed in the Supplemental EIR.

(Sources: Guasti Plaza Specific Plan, Final EIR for Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Site Survey)

3.15 TRANSPORTATION/TRAFFIC

The project site is located just south of the I-10 Freeway and access to the site is provided by Turner Avenue, New Guasti Road, and Old Guasti Road. Omnitrans Bus Route 61 runs along Archibald Avenue (west of the site), and Omnitrans Bus Route 81 runs along Haven Avenue (east of the site).

(Sources: Site Survey, Ontario General Plan, and Omnitrans)

- A. Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?**

Potentially Significant Impact. There are existing buildings on the site, but these structures are not in use, except for the US Post Office trailer. The proposed Amendment would allow residential uses on the site, which would generate vehicle trips that would add to current traffic volumes on Turner Avenue, New Guasti Road, Old Guasti Road, the I-10 Freeway, and other nearby streets. These trips would increase traffic volumes over existing levels. A traffic analysis would be prepared to determine if future residential uses would cause adverse impacts on local intersections. Traffic impacts would be analyzed in the Supplemental EIR.

The EIR for the Guasti Plaza Specific Plan indicated that future development within the Specific Plan area would generate vehicle trips and increase existing traffic volumes on local roadways and freeways. The analysis estimates 28,528 new vehicle trips from new development to achieve buildout. Implementation of mitigation measures outlined in the previous EIR included fair share contributions to needed arterial and freeway improvements; a transportation demand management program; and traffic impact analyses for future development. Impacts were considered acceptable after mitigation.

The EIR for the Guasti Redevelopment Plan indicated that approximately 69,747 new vehicle trips are expected from buildout of the Project Area. This would increase freeway and arterial roadway traffic volumes in the area. Roadway improvements needed to maintain acceptable levels of service are identified, but intersection operation at the Archibald Avenue/Airport Drive intersection is expected to remain deficient.

While existing traffic conditions at nearby roadways and the freeway have changed since the Specific Plan and Redevelopment Plan were adopted, traffic from future residential uses would likely replace the vehicle trips from planned office uses accounted in the previous EIRs. The Supplemental EIR would analyze the traffic impacts of future residential development on the site and the change in traffic impacts from future development under the adopted Specific Plan. The Supplemental EIR would also identify measures in the previous EIRs and other feasible mitigation to reduce traffic impacts to insignificant levels.

(Sources: Guasti Plaza Specific Plan, Final EIR for Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Site Survey)

B. Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

Potentially Significant Impact. The proposed Amendment would allow future residential uses, which would generate vehicle trips to and from the site. New vehicles trips on the I-10 Freeway and Congestion Management Program (CMP)-designated highways, such as Archibald and Haven Avenues, could change existing levels of service. Impacts on nearby streets and freeways would be analyzed in the Supplemental EIR.

The EIR for the Guasti Plaza Specific Plan indicated that future development within the Specific Plan area would generate vehicle trips and increase existing traffic volumes. Fair share contribution for needed arterial and freeway improvements; a transportation demand management program; and traffic impact analyses for future development would reduce traffic impacts from future commercial, office and hotel uses.

The EIR for the Guasti Redevelopment Plan also indicated that development within the Project Area would generate vehicle trips and increase existing traffic volumes. Improvements to 2 intersections would maintain acceptable levels of service, but 1 intersection would continue to operate at LOS F.

Vehicle trips from future residential uses would replace those from planned office uses and could lead to different traffic impacts. The Supplemental EIR for the proposed Amendment would analyze potential residential use impacts on nearby CMP roadway intersections and the I-10 Freeway, as well as identify measures in the previous EIRs and other feasible mitigation to reduce traffic impacts to insignificant levels.

(Sources: San Bernardino County CMP, Final EIR for Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Site Survey)

C. Would the project 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 Ontario International Airport is located south of the site. The proposed Amendment would not affect air traffic and future residential development on-site would not be directly served by air transportation. Thus, no impact on air traffic patterns at the Ontario International Airport would occur with the Amendment and no mitigation measures are required.

The EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan did not identify any adverse impacts to air traffic patterns at the Ontario International Airport.

Future residential uses under the Amendment are also not expected to affect air traffic patterns at the nearby airport. Since no air traffic impacts are expected with the proposed Amendment, this issue would not be evaluated in the Supplemental EIR.

(Sources: Ontario General Plan, Thomas Guide to San Bernardino and Riverside Counties, Final EIR for Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Site Survey)

D. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Potentially Significant Impact. Traffic hazards associated with the increase in vehicles coming to and from the site may occur with future residential uses, which may include conflicts between pedestrian and vehicle traffic. Future development within the Specific Plan area would need to implement roadway improvements, as outlined in the Guasti Plaza Specific Plan. The traffic impact study for the project would analyze the impacts associated with the vehicle trips that would be generated by the future residential uses and potential impacts to levels of service and traffic hazards.

The EIR for the Guasti Plaza Specific Plan indicated that increases in traffic volumes would occur on nearby streets and freeways. The EIR stated that increases in traffic volumes would lead to a greater potential for traffic collisions and violations. However, these impacts were not considered significant.

The EIR for the Guasti Redevelopment Plan did not identify potential traffic hazards from development in the Project Area.

Future residential development would increase traffic volumes and have the potential for traffic accidents, similar to planned office uses. The Supplemental EIR would evaluate the potential for conflicts between vehicular traffic and other forms of travel. Measures to ensure that no traffic hazards are created would be identified, as necessary, and may include traffic signs, driveway controls, access locations, and internal circulation controls.

(Sources: Site Survey, EIR for Guasti Redevelopment Project Area, and Final EIR for Guasti Plaza Specific Plan)

E. Would the project result in inadequate emergency access?

Less than Significant Impact. The proposed Amendment would not change the planned street system that would serve the site. Future residential development would have access on Turner Avenue, New Guasti Road, and Old Guasti Road. Biane Lane is also proposed along the western boundary of the East Residential District. Street improvements that would accompany future development are expected to facilitate emergency access to the site and the project area and to improve traffic flow for emergency vehicles. Impacts would be less than significant.

The EIR for the Guasti Plaza Specific Plan indicates that Archibald and Haven Avenues would be utilized to access the regional freeway system and the rest of the arterial system in the City would not be adversely impacted. The previous EIR stated that emergency access is readily available and called for the review of access drives by the City Fire Department.

The EIR for the Guasti Redevelopment Plan stated that emergency access is readily available and impacts related to emergency response or evacuation would be less than significant. Still, mitigation is provided for review of access drives, compliance with building codes and standards, and upgrade of the fire main system.

Access to the site has improved with the construction of New Guasti Road. The Supplemental EIR for the project would re-address emergency access and response to the site and adjacent areas and the potential impacts of future residential development on emergency access. Applicability of mitigation measures in the previous EIRs would be identified.

(Sources: Site Survey, EIR for Guasti Redevelopment Project Area, and Final EIR for Guasti Plaza Specific Plan)

F. Would the project result in inadequate parking capacity?

Less Than Significant Impact. Future residential development under the proposed Amendment would be required to provide parking spaces in accordance with the standards in the Specific Plan and the City's Development Code. Planned parking structures on adjacent lots and on-street parking would also be available to future residential development. Thus, parking impacts would not be significant.

The EIR for the Guasti Plaza Specific Plan did not identify adverse impacts related to parking capacity. The Initial Study for the Guasti Redevelopment Plan indicated that impacts related to parking capacity would be less than significant.

The proposed Amendment does not proposed new parking standards and parking provision would be made in accordance with the City's Development Code, as outlined in

Section 3.0: Environmental Analysis (continued)

the Guasti Plaza Specific Plan. Parking provision and availability for future residential development would be addressed in the Supplemental EIR.

(Sources: Guasti Plaza Specific Plan, Ontario Development Code, EIR for Guasti Redevelopment Project Area, and Final EIR for Guasti Plaza Specific Plan)

G. Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Potentially Significant Impact. Omnitrans Bus Routes 61 and 81 run on Archibald and Haven Avenues, respectively. Future residential development under the proposed Amendment could lead to an increase in the use of Omnitrans buses by future residents of the site. This would support the use of alternative transportation systems. Consultation with Omnitrans shall be made to determine local routes, bus stops, and ridership and if future residential development would conflict with their plans and programs or have adverse impacts on their services.

The Ontario General Plan shows a Class 3 bike route is proposed on Archibald Avenue, Guasti Road, the UPRR Railroad, and east of Haven Avenue. Impacts on proposed bike routes would be analyzed in the Supplemental EIR.

The EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan did not identify adverse impacts related to alternative transportation, transit services, or bikeways.

Future residential uses under the Amendment may utilize transit services near the site. Since this issue was not addressed in the previous EIRs, the Supplemental EIR would analyze potential impacts on transit services and alternative transportation systems, as well as proposed bike routes.

(Sources: Site Survey, Ontario General Plan, Omnitrans, UPRR, EIR for Guasti Redevelopment Project Area, and Final EIR for Guasti Plaza Specific Plan)

3.16 UTILITIES AND SERVICE SYSTEMS

Water services in the City of Ontario are provided by the City's Utilities Department. Water supplies include local groundwater and imported water from the State Water Project. Water lines are present on Turner Avenue and Old Guasti Road.

Sewage in the City is conveyed on City sewer lines to the regional sewer trunks of the Inland Empire Utilities Agency (IEUA) for treatment, reclamation, and disposal. There are existing sewer lines on Turner Avenue, Old Guasti Road, and Archibald Avenue.

Storm drainage on the site consists of sheet flow south and southwest toward a pipe culvert on Archibald Avenue, with stormwater entering the Cucamonga Creek farther southwest. A concrete-lined channel and pipe on Turner Avenue conveys runoff from areas north of the freeway and east of Turner Avenue south toward the UPRR tracks.

Section 3.0: Environmental Analysis (continued)

Solid waste disposal services are provided by City's Solid Waste Department, with solid wastes brought to the West Valley Materials Recovery Facility for recycling, and final disposal at the Mid-Valley Landfill.

The Southern California Gas Company provides natural gas services and the Southern California Edison Company (SCE) provides electrical power services to the project area.

(Sources: Ontario General Plan, Guasti Plaza Specific Plan, Final EIR for Guasti Plaza Specific Plan, IEUA, UPRR, and Site Survey)

A. Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Less than Significant Impact. The proposed Amendment would allow residential development, which would generate wastewater from toilets, bathrooms and kitchens. This wastewater would be discharged into the sewer system. Treatment requirements of the Regional Water Quality Control Board would not be exceeded by domestic wastewater from future residential uses.

During construction activities, there is a potential for pollutants to enter the stormwater runoff. Future residential development would need to implement best management practices, as outlined in its Storm Water Pollution Prevention Plan (SWPPP). This would comply with NPDES requirements and avoid the need for wastewater treatment. During occupancy of future residential units, pollutants that may enter the stormwater runoff include oil, grease and other pollutants coming from parked vehicles on the site and sediment, silt, debris, fertilizers, pesticides, and other pollutants from landscaped areas. Stormwater pollution control measures that may be included in the WQMP for future residential development would be discussed in the Supplemental EIR. These include the provision of underground infiltration units, filters and landscaped swales, which are expected to reduce impacts on stormwater quality.

The EIR for the Guasti Plaza Specific Plan indicated that future development within the Specific Plan area could lead to changes in water quality due to activities that may generate urban contaminants. Compliance with NPDES requirements related to filing a Notice of Intent and implementation of a SWPPP are expected to prevent degradation of stormwater quality during construction. Mitigation for on-site measures to reduce the load strength of sewage was also recommended. Impacts were expected to be acceptable after mitigation.

The Initial Study for the Guasti Redevelopment Plan indicated that less than significant impacts related to wastewater treatment requirements are expected.

Future residential development would lead to stormwater pollutants from construction and compliance with NPDES requirements necessary, similar to office uses. No wastewater treatment is needed for residential uses. However, recent NPDES mandates require long-term operational stormwater pollution controls. Thus, potential impacts on

Section 3.0: Environmental Analysis (continued)

stormwater quality and potential BMPs for construction and operation would be discussed in the Supplemental EIR.

(Sources: Site Survey, Final EIR for Guasti Plaza Specific Plan, Model Water Quality Management Plan Guidance, IEUA, EIR for Guasti Redevelopment Project Area, and NPDES General Construction Permit)

B. Would the project 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. Future residential development under the proposed Amendment would generate a demand for water and sewage treatment. Estimates of water demand and sewage generation from future residential uses would be provided in the Supplemental EIR. Findings of the Water Supplement Assessment for the project would also be summarized into the Supplemental EIR.

The EIR for the Guasti Plaza Specific Plan indicated that future development within the Specific Plan area would generate a demand for water services and sewage treatment. Estimates of water consumption and sewage generation from planned land uses were provided. Mitigation called for water conservation measures, water and sewer system upgrades, and future reclaimed water use to reduce potential adverse impacts to acceptable levels.

The EIR for the Guasti Redevelopment Plan indicated development would increase water use but impacts would be less than significant. Mitigation measures in the Specific Plan EIR were outlined. The EIR also indicated development would increase sewage generation but impacts would be less than significant with public improvement projects. Some of the mitigation measures in the Specific Plan EIR were reiterated.

Water consumption and sewage generation from residential uses would be different than those from office uses. Thus, the Supplemental EIR would estimate water consumption and sewage generation from future residential development on the site and compare them to the water consumption and sewage generation of planned office uses. Consultation with the City's Engineering Department would verify the adequacy of existing and planned water lines and sewer lines to serve future development. Measures to reduce water consumption and sewage generation, as well as any necessary system upgrades would be identified in the Supplemental EIR.

(Sources: Guasti Plaza Specific Plan, Final EIR for Guasti Plaza Specific Plan, IEUA, EIR for Guasti Redevelopment Project Area, and Site Survey)

C. Would the project 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. Future residential development under the proposed Amendment would lead to the introduction of impervious surfaces on the site, which

Section 3.0: Environmental Analysis (continued)

would change stormwater volume and runoff rate from the site. Storm drainage facilities that would be needed to serve future residential development would be addressed in the Supplemental EIR.

The Guasti Plaza Specific Plan identified the needed storm drainage system improvements that would accompany future development within the Specific Plan area. The EIR summarized these improvements and called for development to be accompanied by storm drainage improvements and construction BMPs.

The EIR for the Guasti Redevelopment Plan stated that increases in runoff volume would exceed capacities of the existing drainage infrastructure. Infrastructure improvements are needed, along with the implementation of mitigation measures, including those in the Specific Plan EIR. Impacts would be less than significant after mitigation.

Future residential development that would replace planned office uses would still introduce paved surfaces and increase runoff. The Supplemental EIR would discuss the potential increase in stormwater runoff from the site and determine if deficiencies still exist in the current system, based on consultations with the City's Public Works Department. The need for storm drain system improvements to accommodate future development and impacts on the downstream stormwater drainage facilities would be addressed in the Supplemental EIR.

(Sources: Guasti Plaza Specific Plan, Final EIR for Guasti Plaza Specific Plan, EIR for Guasti Redevelopment Project Area, and Site Survey)

D. Would the project have sufficient water supplies available from existing entitlements and resources, or are new or expanded entitlements needed?

Potentially Significant Impact. The site is served by the water system of the Ontario Utilities Department. While water use at the site is limited to that utilized by the US Post Office, there are water lines on Turner Avenue and Old Guasti Road. Future residential development under the proposed Amendment would require water services and would connect to the existing water lines. Verification of available supplies and capacity would be made with the City, through the Water Supply Assessment to be prepared for the project.

The EIR for the Guasti Plaza Specific Plan indicated that future development within the Specific Plan area would increase the demand for water. Estimates for water consumption from existing and future development are provided. Implementation of water conservation measures and water system improvements that would accompany future development were expected to reduce potential adverse impacts.

The EIR for the Guasti Redevelopment Plan indicated development would increase water use but impacts would be less than significant. Mitigation measures in the Specific Plan EIR were outlined.

While water demand would still occur with future residential uses, water consumption would change from those anticipated from office uses, as analyzed in the previous EIRs. The

Section 3.0: Environmental Analysis (continued)

Supplemental EIR for the proposed Amendment would estimate water consumption from future residential development, based on the City's Engineering Department verification of available water supplies and the Water Supply Assessment for the project. Water consumption from planned office uses would be compared to water use by 500 residential dwelling units. Measures to reduce water consumption and the need for new water supplies would be identified, as necessary, including those in the previous EIRs.

(Sources: Ontario General Plan, Site Survey, EIR for Guasti Redevelopment Project Area, and Final EIR for Guasti Plaza Specific Plan)

E. Would the project 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 existing US Post Office is connected to the City's public sewer system. While limited sewage generation currently occurs at the site, future residential development would require sewer services and would connect to the existing sewer lines near the project site. Verification of current available capacity would be made with the City and summarized into the Supplemental EIR.

The EIR for the Guasti Plaza Specific Plan indicated that future development within the Specific Plan area would generate sewage and increase demand for sewage treatment. Estimates for sewage generation from future development are provided. The previous EIR also indicated sewer system upgrades are needed to serve the Specific Plan area, including the project site. Mitigation measures that require sewer system upgrades as part of development, available treatment capacity, water conservation, and on-site treatment, where necessary, would reduce impacts to acceptable levels.

The EIR for the Guasti Redevelopment Plan indicated development would increase sewage generation but impacts would be less than significant with public improvement projects. Some of the mitigation measures in the Specific Plan EIR for sewer system improvements, on-site measures to reduce load strength and water conservation measures, were reiterated.

While sewage generation would still occur with future residential uses, sewage volume would change over those anticipated from office uses, as estimated in the previous EIRs. The Supplemental EIR for the proposed Amendment would estimate sewage generation from future residential development, based on consultation with the City's Engineering Department on sewer line capacities and with IEUA on treatment capacity. Since the sewage generation of future residential development would replace the sewage generation of planned office uses, a comparison of sewage generation for office and residential uses would be made in the Supplemental EIR. Existing sewer lines and sewage treatment services would be addressed and potential impacts on the sewer lines of the Ontario Utilities Department and on the available capacities of IEUA's treatment plants would be discussed in consultation with these agencies.

(Sources: Ontario General Plan, Site Survey, IEUA, EIR for Guasti Redevelopment Project Area, and Final EIR for Guasti Plaza Specific Plan)

F. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Potentially Significant Impact. The proposed Amendment would allow residential development, which would generate construction wastes and residential wastes requiring landfill disposal. The Supplemental EIR would discuss potential impacts related to solid waste disposal from future residential uses.

The EIR for the Guasti Plaza Specific Plan indicated that future development within the Specific Plan area would generate solid wastes requiring landfill disposal at Milliken Landfill. Estimates of waste generation from existing and future development were provided. Mitigation to utilize compactors and proper disposal of hazardous wastes were recommended. Impacts would be reduced but demand for landfill space would not be eliminated.

The EIR for the Guasti Redevelopment Plan indicated development would increase solid waste generation but service and disposal impacts would be less than significant. Mitigation measures in the Specific Plan EIR were reiterated.

While solid waste generation would still occur with future residential uses, solid waste volume would change over those anticipated from office uses, as estimated in the previous EIRs. The Supplemental EIR for the proposed Amendment would evaluate the solid waste generation of future residential uses and determine if adequate disposal services and landfill capacities are available to serve the site, based on consultations with the City's Solid Waste Department, West Valley Materials Recovery Facility, and Mid-Valley Landfill. Applicable mitigation from the previous EIRs and other measures to reduce waste generation would be identified, which may include on-site recycling programs and use of available recycling services.

(Sources: Final EIR for Guasti Plaza Specific Plan, San Bernardino County Waste Disposal Sites, EIR for Guasti Redevelopment Project Area, and Site Survey)

G. Would the project comply with federal, state, and local statutes and regulations related to solid waste?

Less than Significant Impact. Refuse collection within the City of Ontario is provided by the City's Solid Waste Department, with recycling services at West Valley Recycling Facility and landfill disposal at Mid-Valley Landfill. Solid wastes generated by future residential development would be disposed of at the Mid-Valley Landfill.

The EIR for the Guasti Plaza Specific Plan indicated that future development within the Specific Plan area would generate solid wastes and the mitigation measures to reduce impacts are outlined in the EIR.

The EIR for the Guasti Redevelopment Plan indicated development would increase solid waste generation but service and disposal impacts would be less than significant. Mitigation measures in the Specific Plan EIR were reiterated.

Section 3.0: Environmental Analysis (continued)

Solid waste generation from future residential uses would change over those estimated for office uses in the previous EIRs. This issue would be discussed in the Supplemental EIR, along with recycling programs that would be available and implemented in compliance with federal, state, and local solid waste regulations.

(Sources: Final EIR for Guasti Plaza Specific Plan, San Bernardino County Waste Disposal Sites, EIR for Guasti Redevelopment Project Area, and Ontario General Plan)

SECTION 4.0: MANDATORY FINDINGS OF SIGNIFICANCE

4.1 MANDATORY FINDINGS

The environmental analysis in Section 3.0 of this Initial Study indicates that future residential development under the proposed Amendment to the Guasti Plaza Specific Plan may have the potential for significant adverse environmental impacts on the following issues:

- ◆ Aesthetics
- ◆ Air Quality
- ◆ Global Climate Change
- ◆ Biological Resources
- ◆ Geology and Soils
- ◆ Hazards and Hazardous Materials
- ◆ Hydrology and Water Quality
- ◆ Land Use and Planning
- ◆ Noise
- ◆ Population and Housing
- ◆ Public Services
- ◆ Recreation
- ◆ Transportation and Traffic
- ◆ Utilities and Service Systems

In addition, the following findings can be made regarding the mandatory findings of significance set forth in Section 15065 of the CEQA Guidelines, based on the results of the environmental assessment:

- The proposed Guasti Plaza Specific Plan Amendment would affect largely undeveloped areas and would have the potential to degrade the quality of the natural environment. The site consists of a pad for the US Post Office trailer, six scattered structures, and undeveloped land that may support plant species and that may serve as habitat for a variety of wildlife in the area. Sensitive plant or animal species could be present on or near the site. Impacts of future residential development under the Amendment, as it relates to the potential for substantially reducing the habitat of a fish species; causing a fish population to drop below self-sustaining levels; threatening to eliminate a plant or animal community; or substantially reducing the number or restrict the range of a rare or endangered plant or animal, would be analyzed in the Supplemental EIR.
- The site was part of the historic Guasti community and archaeological and cultural resources may be present on the site. These resources may be affected by future residential development under the proposed Specific Plan Amendment. The Amendment's impact on important examples of the major periods of California history or prehistory would be analyzed in the Supplemental EIR.
- The proposed Specific Plan Amendment's impacts as they relate to the potential to achieve short-term goals to the disadvantage of long-term environmental goals would be analyzed in the Supplemental EIR.
- Future residential development under the proposed Specific Plan Amendment may have environmental impacts, which are individually limited but cumulatively considerable, when viewed in connection with the effects of

past, other current, and probable future projects near the site and in the City of Ontario. The Supplemental EIR would analyze the Amendment's cumulative impacts.

- Future residential development under the proposed Specific Plan Amendment may have environmental impacts, which may have adverse effects on humans, either directly or indirectly. The Amendment's impacts on future residents and adjacent land uses would be analyzed in the Supplemental EIR.

Review of previous EIRs prepared for the site indicate that the EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan did not specifically analyze potential environmental impacts associated with residential development. Also, existing conditions at the site and surrounding area have changed over time, including the displacement and relocation of former residents and businesses, construction of nearby commercial buildings, demolition of several on-site structures, and relocation of the US Post Office on the site. Thus, a Supplemental EIR would be prepared for the proposed Amendment, which would analyze the Amendment's potential adverse impacts on the environmental issue areas listed above, as well as the mandatory findings as required under CEQA. Mitigation measures in the previous EIRs that would be applicable to future residential development under the proposed Amendment and any new mitigation would also be identified, to reduce or avoid any significant adverse impacts.

SECTION 5.0: REFERENCES

5.1 REFERENCES

The following references were used in the preparation of the Initial Study and are available for review by the public at the offices of the City of Ontario, located at 303 East B Street, Ontario, California 91764 or at the offices of David Evans and Associates at 4200 Concourse Drive, Suite 200, Ontario, California 91764 during normal business hours.

California Air Resources Board, Ambient Air Quality Standards, November 10, 2006.

California Building Standards Commission, California Code of Regulations, Title 24, Part 6, (California's Energy Efficiency Standards for Residential and Nonresidential Buildings), October 1, 2005.

California Building Standards Commission, 2007 California Building Code (California Code of Regulations, Title 24), January 2008.

California Department of Conservation, Division of Mines and Geology, Mineral Land Classification for the Greater Los Angeles Area, Special Report 143, 1987.

California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, Geothermal Map of California, 2002.

California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, Oil, Gas, and Geothermal Fields in California, 2001.

California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, Regional Wildcat Map W1-4, February 22, 2004.

California Department of Conservation, Office of Mine Reclamation, Surface Mining and Reclamation Act and Associated Regulations, January 2007.

California Department of Finance, E-5 Report, Population and Housing Estimates for California Cities, January 2008.

California Department of Health, Office of Noise Control, Guidelines for the Preparation and Content of Noise Elements of General Plans, February 1976.

California Employment Development Department, Labor Market Information Division, Labor Force Data For Sub-County Areas, September 2008.

California Farmland Mapping and Monitoring Program, San Bernardino County Important Farmland, 2006.

California Stormwater Quality Association, Stormwater BMP Handbook - Construction, January 2003.

Section 5.0: References (continued)

California Stormwater Quality Association, Stormwater BMP Handbook – New Development and Redevelopment, January 2003.

California Trade and Commerce Agency, Inland Empire, California's Scenic Routes, 1994.

City of Ontario, Development Code, July 2002.

City of Ontario, General Plan, September 15, 1992.

City of Ontario, General Plan Land Use Map, June 2008.

City of Ontario, Local Guidelines for Implementing the California Environmental Quality Act, 2005.

City of Ontario, Ontario Zoning Map, May 2008.

City of Ontario, Planning Commission Staff Report, March 27, 2007.

City of Ontario, Redevelopment Plan for the Guasti Redevelopment Project Area, July 17, 2001.

Envicom Corporation, City of Ontario Sphere of Influence General Plan Amendment, January 7, 1998.

Federal Emergency Management Agency, Flood Insurance Rate Map (Map No. 06071C8629H), August, 28, 2008.

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GRC Associates, Final EIR for Guasti Redevelopment Project Area, June 2001.

GRC Associates, Recirculated Draft EIR for Guasti Redevelopment Project Area, April 2001.

GRC Redevelopment Consultants, Final EIR for the Guasti Plaza Specific Plan, November 1995.

Hathaway and Associates, Architectural and Archaeological Survey Report - Guasti Plaza Specific Plan EIR, Executive Summary, April 1995.

Omnitrans, 2008 System Map, 2008.

SANBAG, San Bernardino County CMP, July 2004.

San Bernardino County Stormwater Program, Model Water Quality Management Plan Guidance, June 9, 2005.

Section 5.0: References (continued)

South Coast Air Quality Management District (SCAQMD), 2004-2007 Air Quality Readings, 2005-2008.

SCAQMD, Air Quality Significance Thresholds, CEQA Air Quality Handbook, October 2006 (revised).

SCAQMD, CEQA Air Quality Handbook, May 1993, (as amended).

SCAQMD, Draft Final 2007 Air Quality Management Plan, May 2007.

SCAQMD, Rule Book.

State Water Resources Control Board, NPDES General Permit for Storm Water Discharges Associated With Construction Activity (Water Quality Order 99-08-DWQ), August 2004.

Thirtieth Street Architects, Guasti Plaza Specific Plan, August 1996.

Thomas Brothers Maps, The Thomas Guide for San Bernardino and Riverside Counties, 2008.

United States (U. S.) Army Corps of Engineers, Flood Emergency Plan, San Antonio Dam, Emergency Action and Notification Subplan, April 1986.

U. S. Department of Agriculture, Soil Conservation Service, Soil Survey of San Bernardino County, Southwestern Part, California, January 1980.

U.S Fish and Wildlife Service, Migratory Bird Treaty Act of 1918.

U. S. Geological Survey, 7 ½ Minute Quadrangle for Guasti, 1981.

U. S. Geological Survey, Evaluating Earthquake Hazards in the Los Angeles Region, USGS Professional Paper 1360, 1985.

URS Corporation, County of San Bernardino 2007 General Plan, March 13, 2007.

Wildermuth Environmental, Inc., Chino Basin Optimum Basin Management Program, State of the Basin Report 2006, June 2006.

Websites:

California Department of Toxic Substances Control - Envirostor Database
<http://www.envirostor.dtsc.ca.gov/public/>

California Health and Safety Code
<http://www.leginfo.ca.gov/calaw.html>

California Public Resources Code
<http://www.leginfo.ca.gov/calaw.html>

Section 5.0: References (continued)

California Scenic Highway Program
<http://www.dot.ca.gov/hq/LandArch/scenic/cahisys.htm>

Chaffey Joint Union High School District
<http://www.cjuhsd.k12.ca.us/cgi-bin/showPage.plx>

City of Ontario Municipal Code
http://www.amlegal.com/ontario_ca/

Cucamonga School District
<http://www.cuca.k12.ca.us/>

Inland Empire Utilities Agency
<http://www.ieua.org/>

San Bernardino County Solid Waste Management Division – Waste Disposal Sites
<http://www.sbcounty.gov/dpw/solidwaste/sites.asp>

Union Pacific Railroad Company
<http://www.uprr.com/aboutup/history/uprr-chr.shtml>

U.S. EPA Envirofacts Data Warehouse
<http://www.epa.gov/enviro/>

5.2 PERSONS AND ORGANIZATIONS CONSULTED

Richard Ayala, City of Ontario
Chuck Mercier, City of Ontario
Business Office, Cucamonga School District

5.3 PREPARERS OF THE INITIAL STUDY

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Ryan Birdseye, Quality Control and Assurance
Josephine Alido, Senior Planner
Mark Saunders, Environmental Planner
Tim Stapleton, Planning Analyst

APPENDIX A

ENVIRONMENTAL CHECKLIST FORM

1. Project Title: **Guasti Plaza Specific Plan Amendment**
2. Lead Agency Name and Address: City of Ontario
Planning Department
303 East B Street
Ontario, California 91764
3. Contact Person and Phone Number: Richard Ayala, Project Manager
(909) 395-2036
4. Project Location: Turner Avenue, between New Guasti Road and UPRR tracks
City of Ontario, CA 91761
5. Project Sponsor's Name & Address: Oliver-McMillan (OM Guasti, LLC)
733 8th Avenue
San Diego, CA 92101
Dan Nishikawa
(619) 321-1111
6. General Plan Designation: Historic Planned Commercial
7. Zoning: Specific Plan (Guasti Plaza Specific Plan)
8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary.)

The Guasti Plaza Specific Plan regulates development within the historic Guasti community, a 73.1-acre area at the northern section of the City of Ontario, south of the San Bernardino (Interstate-10) Freeway, west of Turner Avenue, north of the Union Pacific Railroad (UPRR) right-of-way, and east of Archibald Avenue. The proposed Specific Plan Amendment would allow the development of residential uses within the Specific Plan area, in place of 450,000 square feet of planned office uses. A maximum of 500 residential dwelling units within Planning Areas 2 and 3 at the eastern and southeastern sections of the Specific Plan area may be developed. Alternatively, 100 dwelling units may be located at the western section of the Specific Plan area, with 400 units remaining in eastern and southeastern sections. Future residential development would have densities ranging from 45-60 units per acre. The majority of the housing units will comprise studio, one-bedroom, and two-bedroom units, ranging in size from 700 to 1,000 square feet. The residential structures will vary in height from 3 to 5 stories.

9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings.)

The site is occupied by a US Post Office trailer, vacant land, and six unoccupied structures. Adjacent land uses to the site include vacant land, an office building, and a retail building along the I-10 Freeway to the north across New Guasti Road; office and industrial uses and a church to the east across Turner Avenue; the Union Pacific Railroad tracks, Airport Drive, and the Ontario International Airport to the south; and the Guasti Mansion, winery, vacant structures, and vacant land within the Specific Plan area to the west.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): State Water Resources Control Board

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

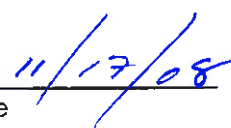
DETERMINATION (To be completed by the Lead Agency):
On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to 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 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 it 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

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site, as well as on-site, cumulative, as well as project-level, indirect, as well as direct, and construction, as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from # 5, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a) Earlier Analyses Used. Identify and state where they are available for review.
 - 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, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures 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.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL ANALYSIS QUESTIONS:

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
II. AGRICULTURAL 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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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, which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Rupture of a known earthquake fault, as delineated on the most				

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				
b) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VII. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VIII. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 the 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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IX. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
an agency with jurisdiction over the project (including, but not limited to the 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
X. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XI. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XII. 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 a road or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES. Would the project:				
a) 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:				
Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XIV. RECREATION. Would the project:				
a) 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 have an adverse physical effect on the environment?				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XV. TRANSPORTATION / TRAFFIC. Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard 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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?				
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?				
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
alternative transportation (e.g., bus turnouts, bicycle racks)?				
XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XVII. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat or 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, substantially 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"/>

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



Notice of Preparation

Lead Agency:
THE CITY OF ONTARIO
Planning Department
303 East "B" Street
Ontario, CA 91764
Contact: Richard Ayala

Consulting Firm Preparing the Draft SEIR:
DAVID EVANS AND ASSOCIATES
4200 Concours
Suite 200
Ontario, CA 91764
Contact: David Agnew

The City of Ontario (Latitude 34°03'N / Longitude 117°37'W) will be the Lead Agency and will prepare a Supplemental Environmental Impact Report (SEIR) 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 SEIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are summarized herein. A copy of the Initial Study is attached and/or is available at the Ontario City Hall, Planning Department.

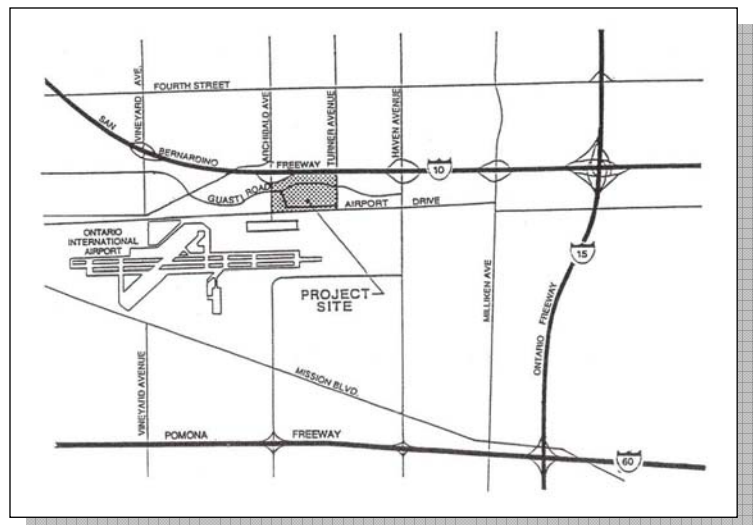
Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Richard Ayala, at the City of Ontario address shown above.

Project Title: GUAISTI PLAZA SPECIFIC PLAN AMENDMENT (PSPA 08-006)

Project Location: The Specific Plan area encompasses approximately 73.1 acres bounded by the Interstate 10 Freeway to the north, Turner Avenue on the east, the Union Pacific Railroad right-of-way on the south and Archibald Avenue to the west. The proposed Amendment would affect approximately 13 acres along Turner Avenue, New Guasti Road, Biane Lane, and the Union Pacific Railroad tracks, as well as an approximate 9-acre area at the western section of the site, along Archibald Avenue. The Specific Plan area does not include land uses listed in government databases as hazardous material users and/or hazardous waste generators.

Project Description: The City of Ontario adopted the Guasti Plaza Specific Plan (GPSP) in 1996, to regulate development within the historic Guasti community, located at the northern section of the City south of the San Bernardino (I-10) Freeway and north of the Ontario International Airport. The Guasti Plaza Specific Plan proposes a maximum of over 3 million square feet of hotel, office, retail, restaurant and related land uses, along with the retention of the historic structures for adaptive reuse.



The proposed project would involve an amendment of the Guasti Plaza Specific Plan, to allow residential development within the Specific Plan area. A maximum of 500 dwelling units would be allowed in Planning Areas 2 and 3, which consists of approximately 13 acres at the eastern and southeastern section of the Specific Plan area (Parcels 6, 7, 8, 9, and 10 of Parcel Map No. 18799). The density will range from 45-60 units per acre. The majority of the housing units will include studio, one-bedroom and two-bedroom units ranging in size from 700 to 1,000 square feet. The residential structures will vary in height, from three (3) to five (5) stories.

Alternatively, 100 units of the 500 total units may be developed at the western section of the Specific Plan area (Parcels 1, 14, 15, 16 and 17 of Parcel Map No. 18799). At this location, the residential units would replace future office or commercial development. In any case, the total number of residential units within the Specific Plan area shall not exceed 500 units and the total floor area of development shall not exceed a floor area ratio of 1.0.

Since residential uses were not contemplated under the GPSP, an amendment to the Specific Plan is needed that would change the Land Use Concept in the document to allow for multiple family residential uses within the proposed "Eastern Residential District" and mixed-use (multiple family residential in conjunction with currently-allowed commercial and office uses) within the western section of the Specific Plan area, along with development standards and design guidelines for future residential uses within the Specific Plan area.

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

- ◆ Aesthetics
- ◆ Air Quality
- ◆ Global Climate Change
- ◆ Cultural Resources
- ◆ Biological Resources
- ◆ Geology and Soils
- ◆ Hazards and Hazardous Materials
- ◆ Hydrology and Water Quality
- ◆ Land Use and Planning
- ◆ Noise
- ◆ Population and Housing
- ◆ Public Services
- ◆ Recreation
- ◆ Transportation and Traffic
- ◆ Utilities and Service Systems

The SEIR will not address impacts on Agricultural and Mineral Resources, as these resources are not present on or near the site.

The SEIR will address the short- and long-term effects of the project on the environment. It 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 SEIR. Mitigation will be proposed for those impacts that are determined to be significant. A mitigation monitoring program will also be developed as required by Section 15150 of the CEQA Guidelines.

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

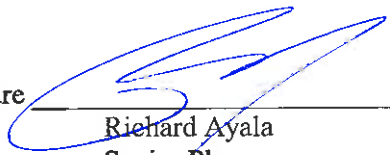
Scoping Meeting: A scoping meeting will be held by the City of Ontario on December 3, 2008 at 6:00 PM at the:

Ontario Senior Center
225 East B Street
Ontario, CA 91764

Project Applicant: Oliver-McMillan (OM Guasti, LLC)
733 8th Avenue
San Diego, CA 92101
Attn: Dan Nishikawa

Date: November 18, 2008

Signature



Richard Ayala
Senior Planner
City of Ontario
(909) 395-2036

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 # _____

Project Title: Guasti Plaza Specific Plan Amendment

Lead Agency: City of Ontario Contact Person: Richard Ayala
 Mailing Address: 303 East B Street Phone: (909) 395-2036
 City: Ontario Zip: 91764 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Ontario
 Cross Streets: Turner Avenue and New Guasti Road Zip Code: 91761
 Lat. / Long.: 34° 3' 53" N/ 117° 35' 7.18" W Total Acres: 13.18
 Assessor's Parcel No.: multiple Section: 23 Twp.: T1S Range: R7W Base: SBM
 Within 2 Miles: State Hwy #: I-10 Waterways: _____
 Airports: ONT Railways: UPRR Schools: Center ES

Document Type:

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

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other _____

Development Type:

Residential: Units 500 Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Land Use: US Post Office, vacant land, abandoned structures General Plan Designation: Historic Planned Commercial Zoning: Specific Plan

Project Description: *(please use a separate page if necessary)*

Amendment of the Guasti Plaza Specific Plan to allow residential uses, in place of planned office uses. A maximum of 500 multiple-family dwelling units would be constructed on approximately 13.18 acres at the eastern and southeastern sections of the Specific Plan area, with 100 of the units developed on the western section as an alternative.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

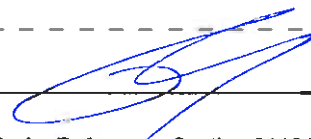
- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> California Highway Patrol | <input checked="" type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Caltrans District #8 | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input checked="" type="checkbox"/> Caltrans Planning (Headquarters) | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input checked="" type="checkbox"/> Regional WQCB # 8 |
| <input type="checkbox"/> Coastal Commission | <input checked="" type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish & Game Region # | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Integrated Waste Management Board | <input checked="" type="checkbox"/> Other SCAQMD |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Other |
| <input type="checkbox"/> Office of Emergency Services | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 11/20/08 Ending Date 12/19/08

Lead Agency (Complete If applicable):

Consulting Firm: <u>David Evans and Associates</u>	Applicant: <u>Oliver-McMillan (OM Guasti, LLC)</u>
Address: <u>4200 Concours, Suite 200</u>	Address: <u>733 8th Avenue</u>
City/State/Zip: <u>Ontario, CA 91764</u>	City/State/Zip: <u>San Diego, CA 92101</u>
Contact: <u>Josephine Alido</u>	Phone: <u>(619) 321-1111</u>
Phone: <u>(909) 481-5750</u>	

Signature of Lead Agency Representative:  Date: 11-17-08

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**INLAND VALLEY
DAILY BULLETIN**
(formerly The Daily Report)

2041 E. 4th Street
Ontario, CA 91764



**NOTICE OF PREPARATION OF A
DRAFT SUPPLEMENTAL
ENVIRONMENTAL IMPACT
REPORT AND SCOPING HEARING
TO BE PREPARED BY THE CITY
OF ONTARIO FOR THE GUASTI
PLAZA SPECIFIC PLAN
AMENDMENT**

Notice is hereby given that the City of Ontario (Latitude 34°03'N / Longitude 117°37'W) will be the Lead Agency and will prepare a Supplemental Environmental Impact Report (SEIR) for the project identified below. Interested public agencies are invited to comment on the scope of the SEIR. A copy of the Initial Study is 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

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of San Bernardino

I am a citizen of the United States, I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of INLAND VALLEY DAILY BULLETIN, a newspaper of general circulation printed and published daily in the City of Ontario, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Bernardino, State of California, on the date of August 24, 1951, Case Number 70663. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

11/21/08

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Ontario, San Bernardino Co. California
this 21 day of NOVEMBER, 20 08

Lauren Johnson
signature

Proof of Publi

Past
SEC

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Project Location: The Specific Plan area encompasses approximately 73.1 acres bounded by the Interstate 10 Freeway to the north, Turner Avenue on the east, the Union Pacific Railroad right-of-way on the south and Archibald Avenue to the west. The proposed Amendment would affect approximately 13 acres along Turner Avenue, New Guasti Road, Biene Lane, and the Union Pacific Railroad tracks, as well as an approximate 9-acre area at the western section of the site, along Archibald Avenue. The Specific Plan area does not include land uses listed in government databases as hazardous material users and/or hazardous waste generators.

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Since residential uses were not contemplated under the GPSP, an amendment to the Specific Plan is needed that would change the Land Use Concept in the document to allow for multiple family residential uses within the proposed "Eastern Residential District" and mixed-use (multiple family residential in conjunction with...)

Lauren J. Blum
signature

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- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems
- Global Climate Change

The SEIR will not address impacts on Agricultural and Mineral Resources, as these resources are not present on or near the site.

The SEIR will address the short- and long-term effects of the project on the environment. It 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 SEIR. Mitigation will be proposed for those impacts that are determined to be significant. A mitigation monitoring program will also be developed as required by Section 15150 of the CEQA Guidelines.

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

A scoping meeting will be held by the City of Ontario on **Wednesday, December 3, 2008 at 6:00 PM** at:
Ontario Senior Center
225 East B Street
Ontario, CA 91764

Please send your comments, including contact information, to Richard C. Ayala, Senior Planner, Ontario Planning Department, 303 East "B" Street, Ontario, CA 91764, (909) 395-2036 or rayala@ci.ontario.ca.us no later than **Monday, December 22, 2008.**

Jerry L. Blum
Planning Director

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