

The Meredith International Centre Specific Plan Amendment represents an update to the 1981 adopted Specific Plan and proposes 3 million square feet of industrial uses, 1.1 million square feet of commercial uses, and up to 800 residential units, located in the City of Ontario.

Meredith International Centre Specific Plan Amendment

Initial Study

Applied Planning, Inc.

INITIAL STUDY

for the

Meredith International Centre Specific Plan Amendment

Prepared for:

The City of Ontario
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Ontario, CA 91764

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1.0 INTRODUCTION

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1.1 DOCUMENT PURPOSE AND SCOPE

This Initial Study (IS) addresses potential environmental impacts associated with construction and operation of the proposed Meredith International Centre Specific Plan Amendment (Project, SPA). In summary, the Project represents an amendment to the Meredith International Centre Specific Plan, originally adopted in 1981, and would realize approximately 3 million square feet of industrial uses, 1.1 million square feet of commercial uses, and up to 800 residential units on approximately 257 acres in the City of Ontario.

This IS was prepared pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines. Although this IS was prepared with consultant support, all analysis, conclusions, findings and determinations presented in the IS fully represent the independent judgment and position of the City of Ontario, acting as Lead Agency under CEQA. In accordance with the provisions of CEQA and the State and local CEQA Guidelines, as the Lead Agency, the City of Ontario is solely responsible for approval of the Project. As part of the decision-making process, the City is required to review and consider the Project's potential environmental effects.

This Initial Study is an informational document, providing the City of Ontario decision-makers, other public agencies, and the public with an assessment of the potential environmental impacts that could result from the Project.

1.2 DISPOSITION OF THIS DOCUMENT

This Initial Study has been prepared to determine the appropriate scope and focus of environmental analysis for the Project. Based on the findings and conclusions of this IS, potential environmental impacts of the Project will be evaluated within an Environmental Impact Report (EIR).

The Initial Study (IS) and accompanying Notice of Preparation (NOP) for the EIR will be available for review for 30 days from May 6, 2014 to June 9, 2014 and can be reviewed at:

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

The public is encouraged to contact the City of Ontario for information regarding the Project and related CEQA processes.

1.3 DOCUMENT ORGANIZATION

This IS includes the following sections:

Introduction: This Section (1.0) describes the CEQA context and IS format for the Project, and provides a summary of the findings of the IS.

Project Description: This Section (2.0) describes the Project and its objectives.

Environmental Evaluation: This Section (3.0) provides background information regarding the Project and Lead Agency, and presents responses to each question on the CEQA Initial Study Checklist regarding the possible environmental impacts of the Project. Answers provided in the checklist are substantiated qualitatively in all instances, and quantitatively where feasible and appropriate.

Determination: This Section (4.0) summarizes the results of the Initial Study, and presents the determination regarding the appropriate environmental document for the Project.

Source information cited within this Initial Study is available through, or by contacting, the City of Ontario Planning Department.

1.4 POTENTIAL ENVIRONMENTAL EFFECTS

The analysis presented in this IS indicates that the Project may result in or cause potentially significant effects related to:

- Aesthetics;
- Air Quality, including potential Greenhouse Gas (GHG) Emissions and Global Climate Change (GCC) impacts;
- Biological Resources;
- Cultural Resources;
- Geology and Soils;
- Hazards/Hazardous Materials;
- Hydrology/Water Quality;
- Land Use;
- Noise;
- Population and Housing;
- Public Services and Utilities; and
- Transportation and Circulation.

Consistent with the conclusion and findings of this IS, an Environmental Impact Report (EIR) will be prepared for the Project. At a minimum, the EIR will evaluate the Project's potential environmental impacts under the topical areas identified above. Additional issues or concerns that may be raised pursuant to the EIR NOP process and/or scoping meeting(s) conducted for the Project will also be evaluated and addressed in the EIR.

2.0 PROJECT DESCRIPTION

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2.1 OVERVIEW AND LOCATION

The Meredith International Centre Specific Plan Amendment Project (Project, SPA) proposes a mix of industrial, commercial, and residential land uses on approximately 257 acres located in the southeast portion of the City of Ontario, within San Bernardino County.

The site is generally located north of Interstate 10 (I-10), between Vineyard Avenue on the west, and Archibald Avenue on the east. The northern boundary of the site, between Vineyard Avenue and Cucamonga Creek Channel, is formed by 4th Street. Existing San Bernardino County Flood Control facilities form the northern boundary for the portion of the site located east of Deer Creek Channel. Please refer to Figure 2.1-1, "Project Location."

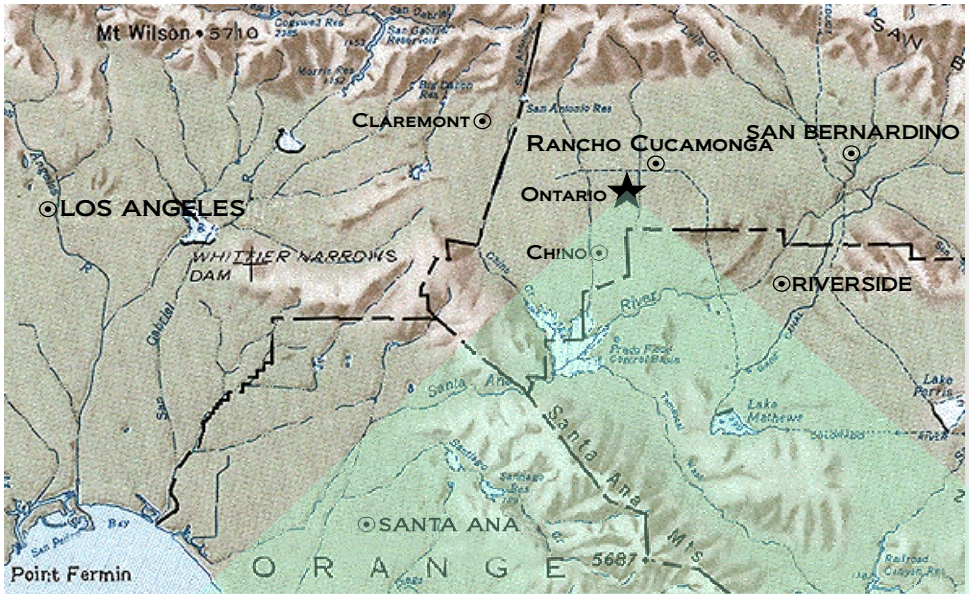
2.2 BACKGROUND

The Meredith International Centre Specific Plan was adopted in 1981 and envisioned a major, high-intensity, mixed use center. The Specific Plan provided for the development of 4.15 million square feet of commercial uses (retail, office, and hotel uses) and up to 800 residential units, as presented in Table 2.2-1.

Table 2.2-1
1981 Meredith International Centre Specific Plan
Approved Uses

Land Use	Size
Retail	400,000 sq. ft.
Office	2,850,000 sq. ft.
Hotel	900,000 sq. ft. (1,200 rooms)
Residential	800 units
<i>Total</i>	<i>4,150,000 sq. ft./800 units</i>

Source: Meredith International Centre Specific Plan, 1981



NOT TO SCALE

Source: Google Earth; Topo.com (Wildflower Productions); Applied Planning, Inc.

Figure 2.1-1
Project Location

Various economic and market conditions have impeded development of the majority of the Meredith International Centre Specific Plan area. The property owner has recently submitted applications to amend the Specific Plan. In this regard, the proposed SPA includes 3 million square feet of industrial uses, 1.1 million square feet of commercial uses, and up to 800 residential units.

The Policy Plan (General Plan) component of The Ontario Plan (TOP) currently designates the Project site as Mixed Use – Meredith (Exhibit LU-01). TOP envisions a high density mixture of commercial, office, and residential uses based around a transit station. Specifically, TOP allows up to 7.5 million square feet of commercial/office/retail uses and up to 2,958 residential units (at a density of 40 dwelling units per acre) to be developed on the site. The area fronting Interstate 10 is envisioned as an intensive mixture of mid-rise buildings, regional-serving retail and office centers. The northern area is designated for a residential village comprised of single and multi-family residential districts surrounding a vertically mixed-use village core.

2.3 EXISTING LAND USES

2.3.1 On-Site Uses

Existing land uses are presented in Figure 2.3-1. As shown, the site remains largely vacant, with the exception of a small school use and existing commercial uses. The Italo M. Bernt Elementary School is located on 2.0 acres, along the site's 4th Street frontage. The school parcel was not part of the original 1981 approved Specific Plan, and is identified within the SPA as "Planning Area 1A." The northwest corner of Archibald Avenue and Inland Empire Boulevard, identified herein as "Planning Area 5," contains existing commercial uses.

Cucamonga Creek Channel and Deer Creek Channel, both concrete-lined flood control channels, traverse the central portion of the site in a north/south alignment. Inland Empire Boulevard crosses through the southern portion of the site in an east/west direction. The remainder of the Specific Plan area consists of relatively flat, vacant land.



NOT TO SCALE

Source: Google Earth, Applied Planning, Inc.

Figure 2.3-1
Existing Land Uses

2.3.2 Surrounding Uses

Single-family and multi-family residential uses are located to the west of the Project site, across Vineyard Avenue, as well as neighborhood commercial uses and an equipment rental center. Uses north of the Project site, across 4th Street, include a wide range of commercial, industrial, and residential types. San Bernardino County Flood Control basins are located to the north/northeast of the site. Commercial uses and Cucamonga-Guasti Regional Park are located to the east of the Project site, across Archibald Avenue. The I-10 freeway is directly south of the Project site.

2.4 EXISTING LAND USE DESIGNATIONS

TOP Policy Plan Land Use Plan (Exhibit LU-01) designates the vast majority of the Project site as “Mixed Use – Meredith,” with a zoning designation of “Specific Plan” (SP). Planning Area 1A (the school site) is designated as “Public School” in the Policy Plan Land Use Plan, and is zoned “Public Facility.” Amendments to these designations would be necessary to provide for implementation of the Project, which are described in paragraph 2.5.2.7 of this Section.

2.5 PROJECT ELEMENTS

2.5.1 Site Preparation

The site will need to be cleared prior to the commencement of grading and utility installation. Any debris generated by site preparation activities will be disposed of and recycled consistent with provisions of the California Integrated Waste Management Plan Act (AB 939) and the City’s Solid Waste Department *Refuse and Recycling Planning Manual*.¹

In order to avoid or minimize temporary construction-related traffic impacts, the Project Applicant is required to prepare and implement a construction traffic management plan.

¹ City of Ontario, California: Solid Waste Department Refuse and Recycling Manual, Updated July 30, 2010. <http://www.ci.ontario.ca.us/index.cfm/73722/44898>.

The construction traffic management plan must be reviewed and approved by the City prior to the issuance of the building permit.

Utility service lines within, or connecting to, the Project site will also likely require relocation and/or modification to accommodate proposed development. Existing Southern California Edison distribution lines (12 kw) located on the east side of Vineyard Avenue will need to be relocated out of the ultimate right-of-way. All utilities will be realigned/reconfigured pursuant to City and purveyor requirements.

2.5.2 Development Concept

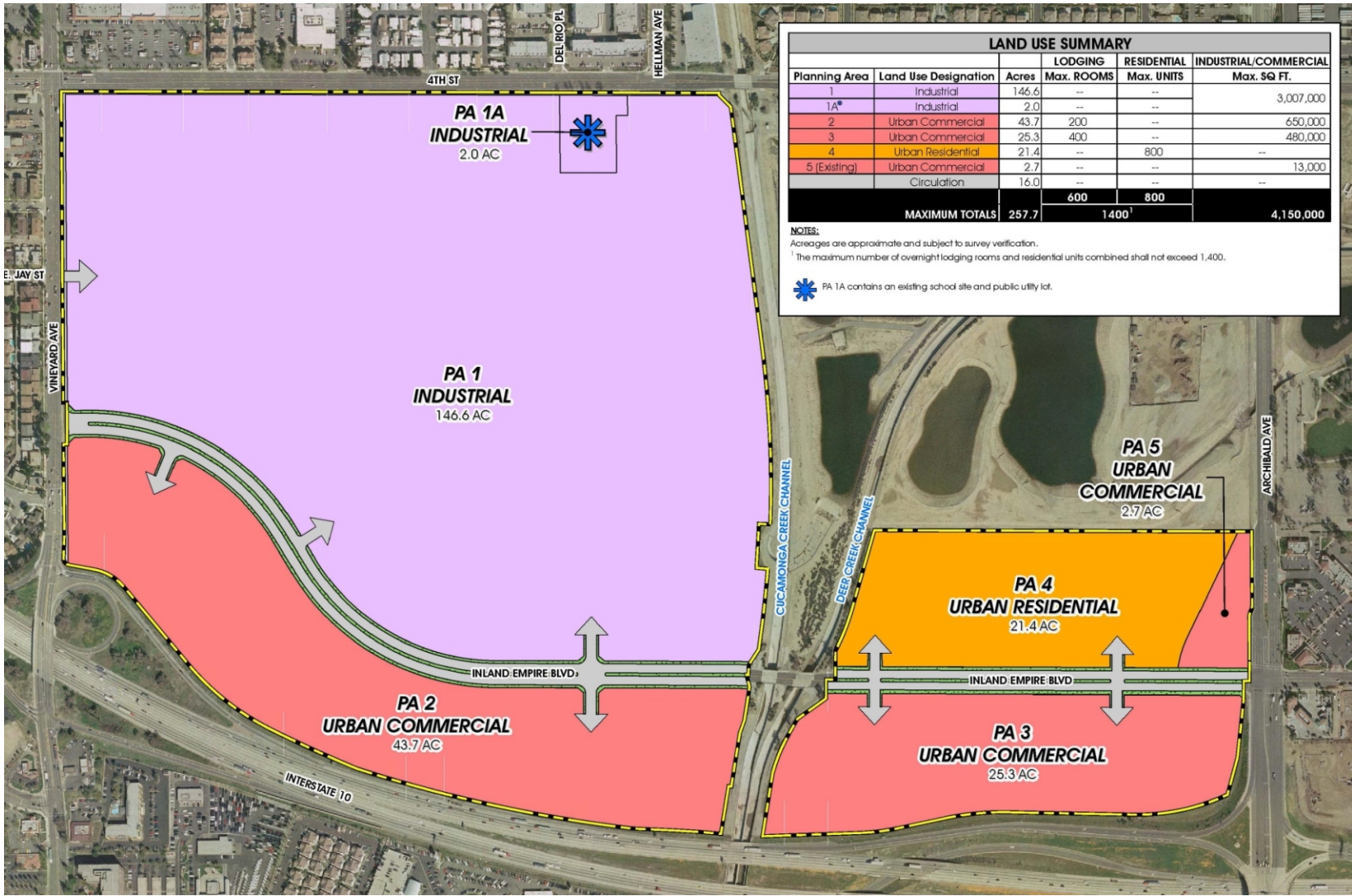
The Meredith International Centre SPA proposes a mix of industrial, commercial, and residential land uses within five (5) planning areas, as detailed in Table 2.5-1.

Table 2.5-1
Meredith International Centre SPA
Proposed Land Uses

Planning Area	Land Use	Acreage	Square Footage	Residential Units	Overnight Lodging Units
1	Industrial	146.6	3,007,000	-	-
1A	Industrial	2.0	-	-	-
2	Urban Commercial	43.7	650,000	-	200
3	Urban Commercial	25.3	480,000	-	400
4	Urban Residential	21.4	-	800	-
5	Urban Commercial (Existing)	2.7	13,000	-	-
Roadway Modifications		16.0	-	-	-
<i>Total</i>		<i>257.7</i>	<i>4,150,000</i>	<i>800</i>	<i>600</i>

Source: Conceptual Land Use Plan for the Meredith International Centre (T&B Planning) April 2014.

The Planning Areas and associated land uses listed above are discussed below, and presented graphically in Figure 2.5-1.



LAND USE SUMMARY						
Planning Area	Land Use Designation	Acres	LODGING		RESIDENTIAL	INDUSTRIAL/COMMERCIAL
			Max. ROOMS	Max. UNITS	Max. SQ. FT.	
1	Industrial	146.6	--	--		3,007,000
1A*	Industrial	2.0	--	--		
2	Urban Commercial	43.7	200	--		650,000
3	Urban Commercial	25.3	400	--		480,000
4	Urban Residential	21.4	--	800		--
5 (Existing)	Urban Commercial	2.7	--	--		13,000
	Circulation	16.0	--	--		--
MAXIMUM TOTALS			257.7	600	800	4,150,000
				1,400 ¹		

NOTES:
 Acreages are approximate and subject to survey verification.
¹ The maximum number of overnight lodging rooms and residential units combined shall not exceed 1,400.

* PA 1A contains an existing school site and public utility lot.



NOT TO SCALE

Source: T&B Planning

Figure 2.5-1
Land Use Plan

2.5.2.1 Planning Area 1

Encompassing 146.6 acres in the northwesterly corner of the Project site, Planning Area 1 is the largest of the Planning Areas. This portion of the site contains approximately 3 million square feet of industrial uses. Uses allowed within this Planning Area would include general industrial, manufacturing, and warehouse/distribution uses.

**Table 2.5-2
Uses Permitted in Planning Area 1**

Use	Maximum Size
Industrial	3,007,000 sq. ft.
<i>Total</i>	<i>3,007,000 sq. ft.</i>

Source: T&B Planning

A site plan has been prepared for Planning Area 1, with an option to encompass Planning Area 1A, as discussed further below. As illustrated in Figure 2.5-2, smaller buildings have been situated in the westerly portion of the Planning Area, adjacent to Vineyard Avenue, and larger buildings are located in the central and easterly portion of the Planning Area. The proposed buildings range in size from approximately 50,000 to 930,000 square feet. As shown above, a total of 3,007,000 square feet of industrial uses are permitted within Planning Area 1.

Within Planning Area 1, significant setbacks are proposed along 4th Street and Vineyard Avenue. Specifically, Buildings 1, 2, and 6 include a 94-foot building setback from Vineyard Avenue, which includes 20 feet of landscaping between parking areas and the right of way. Buildings 3, 4, and 5 have a building setback of 142 feet from 4th Street, including 70 feet of landscaping between parking areas and the right-of-way.

Additionally, three (3) water quality basins encompassing 35,000 square feet, 81,250 square feet, and 75,600 square feet are proposed along the north frontage of Inland Empire Boulevard (refer to Figure 2.5-2). In addition to their primary purpose, these landscaped basins will act to separate the proposed industrial uses from passing motorists, as well as the commercial uses proposed on the south side of Inland Empire Boulevard.

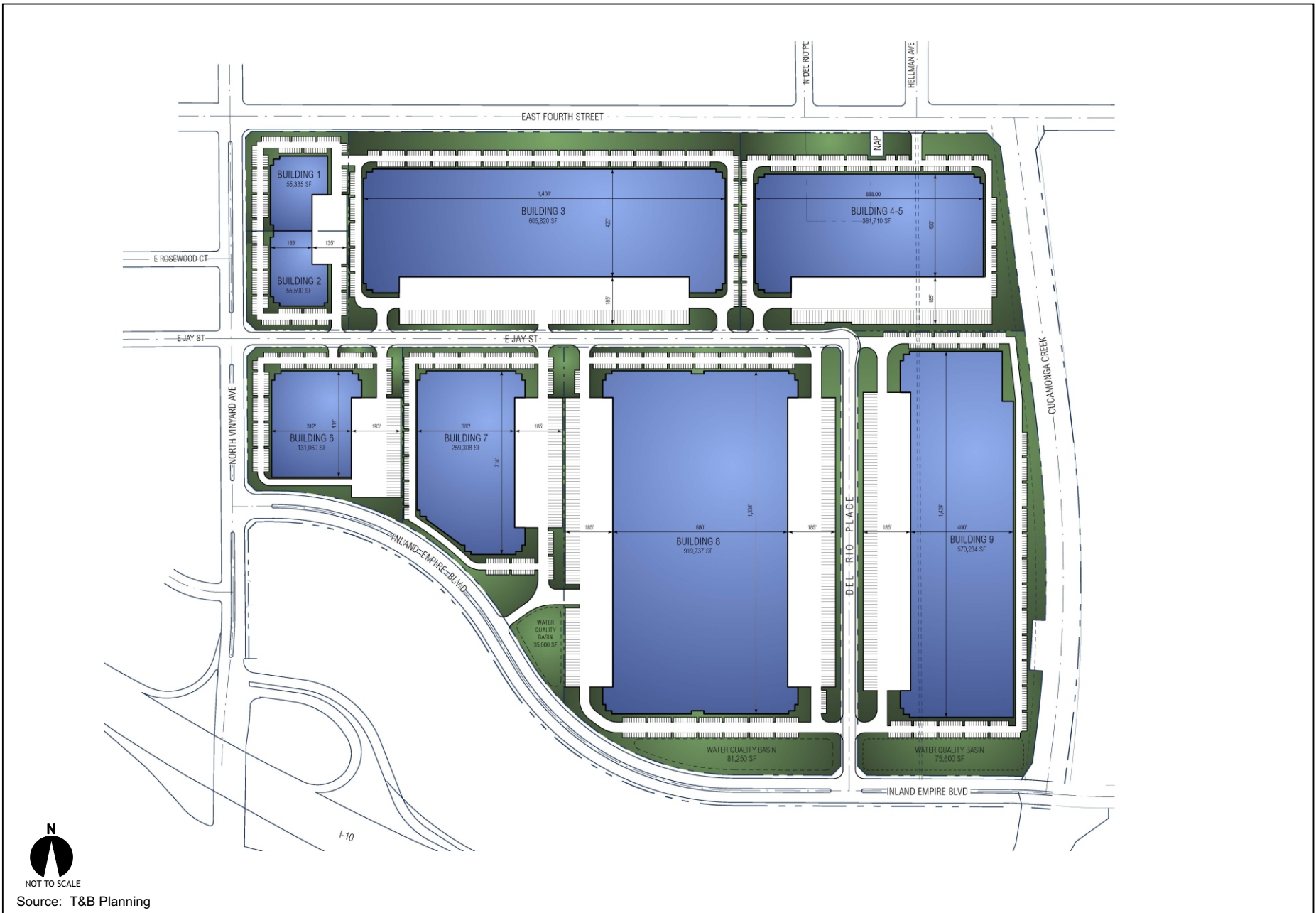


Figure 2.5-2
Planning Area 1 Site Plan

2.5.2.2 Planning Area 1A

Planning Area 1A is a 2-acre parcel located along the site's northerly 4th Street frontage. This area was not a part of the previously-approved 1981 Meredith Specific Plan and currently contains Italo M. Bernt Elementary School. Planning Area 1A also includes a 0.1-acre vacant lot that is planned for a water treatment facility by Ontario Municipal Utilities Company. The SPA assumes the continuation of these uses. However, in the event that these uses relocate, the SPA allows for the redevelopment of the property with industrial land uses, as a continuation of Planning Area 1. As presented in Table 2.5-1, no additional building space is allocated for this area beyond the maximum building area allocated for the entire Planning Area 1.

2.5.2.3 Planning Area 2

Planning Area 2 encompasses 43.7 acres, and is bound on the north by Inland Empire Boulevard, on the south by Interstate 10, on the west by Vineyard Avenue, and on the east by the Cucamonga Creek Channel. The Urban Commercial designation of Planning Area 2 would allow for a range of commercial uses, including shopping center, furniture store, automobile sales, sit-down and fast food restaurants, office uses, entertainment, and overnight lodging.

Table 2.5-3
Uses Permitted in Planning Area 2

Use	Maximum Size
Urban Commercial	650,000 sq. ft./200 units
<i>Total</i>	<i>650,000 sq. ft./200 units</i>

Source: T&B Planning

2.5.2.4 Planning Area 3

Planning Area 3 is bound on the north by Inland Empire Boulevard, on the south by Interstate 10, on the west by the Deer Creek Channel, and on the east by Archibald Avenue. Uses allowed within this 25.3-acre Urban Commercial area include shopping centers, furniture stores, automobile sales, sit-down and fast food restaurants, office uses, entertainment, and overnight lodging.

**Table 2.5-4
Uses Permitted in Planning Area 3**

Use	Maximum Size
Urban Commercial	480,000 sq. ft./400 units
<i>Total</i>	<i>480,000 sq. ft./400 units</i>

Source: T&B Planning

2.5.2.5 Planning Area 4

Planning Area 4 allows Urban Residential uses within a 21.4-acre area located in the easterly portion of the Project site. Inland Empire Boulevard forms the southern boundary of the Planning Area and the San Bernardino County Flood Control facilities form the northern boundary. Planning Area 4 allows for multi-family residential uses, and certain ancillary uses, including carports, garages, and private recreation centers.

**Table 2.5-5
Uses Permitted in Planning Area 4**

Use	Maximum Size
Urban Residential	800 units (30-40 du/acre)
<i>Total</i>	<i>800 units</i>

Source: T&B Planning

2.5.2.6 Planning Area 5

Planning Area 5 encompasses 2.7 acres and is located at the northwest corner of Archibald Avenue and Inland Empire Boulevard. The site is currently developed with retail and service commercial uses, including fast food restaurants, a convenience store, and a self-serve fueling station.

**Table 2.5-6
Uses Permitted in Planning Area 5**

Use	Maximum Size
Urban Commercial	13,000 sq. ft.
<i>Total</i>	<i>13,000 sq. ft.</i>

Source: T&B Planning

The SPA assumes continuation of these uses, and does not provide for any additional development within this Planning Area.

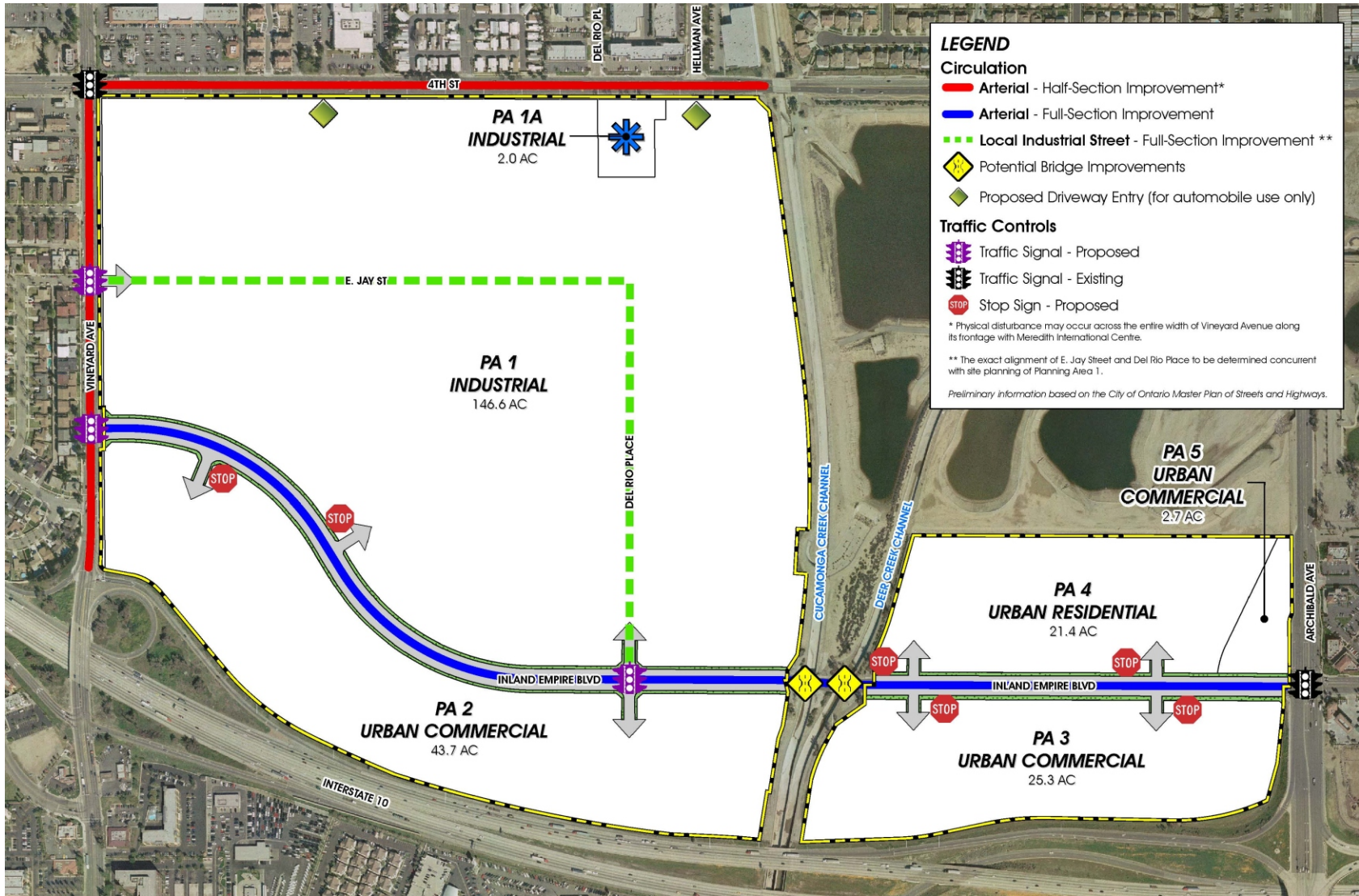
2.5.2.7 Land Use Considerations

As currently proposed, the SPA is inconsistent with the land use distribution and intensities set forth in the Policy Plan component of TOP. The Policy Plan provides for an assumed buildout of the site consisting of 2,930 dwelling units and 7.4 million square feet of office/retail uses. This is far more intense than the Project, which proposes 3 million square feet of industrial uses, 1.1 million square feet of commercial uses, and up to 800 residential units. The location and distribution of these uses are inconsistent with those presented within the Policy Plan Land Use Plan (Exhibit LU-01). The changes proposed by the SPA will affect various TOP goals and policies, and Policy Plan Land Use Plan Exhibit LU-03, "Future Buildout," which will need to be amended concurrently with the proposed SPA.

In addition to policy considerations, the Project will require an amendment to the Policy Plan definition of "Mixed Use – Meredith." The current definition does not provide for industrial uses. In order to develop the property as proposed, "Mixed Use – Meredith" will need to provide for at least 3,007,000 square feet of industrial uses. Additionally, the existing school designation of "Public School" will need to be amended to accommodate the redefined designation of "Mixed Use – Meredith." A companion land use action will be a zone change for the school site from "Public Facility" to "Specific Plan."

2.5.2.8 Access and Circulation

Primary access to the Project is provided by the public roadways that border the Project site, including Vineyard Avenue to the west and Archibald Avenue to the east. Figure 2.5-3 illustrates the Circulation Plan for the SPA area.



NOT TO SCALE

Source: T&B Planning

Figure 2.5-3
Circulation Plan

Inland Empire Boulevard traverses the southerly portion of the site in an east/west alignment, and would provide access to each of the planning areas. Within the Project site, Inland Empire Boulevard would be widened, its alignment (west of the Cucamonga Creek Channel) would be shifted northerly, and a new traffic signal would be installed at the new intersection. This would allow for proper spacing between the Inland Empire Boulevard/Vineyard Avenue intersection and the Interstate 10 on/off ramps. An amendment to the Functional Roadway Classification Plan (Exhibit M-2) contained in the Mobility Element of the Policy Plan will be necessary to reflect the revised alignment, and to change the existing street designation of Major Arterial to Principal Arterial.

Two (2) new streets are planned to provide ingress/egress to Planning Area 1. Jay Street would be extended easterly, from Vineyard Avenue into the Project site. Additionally, a new street (Del Rio Place) would extend from Inland Empire Boulevard, northerly through Planning Area 1, to intersect with the new Jay Street extension.

Individual planning areas will be accessed by driveways to be located along Inland Empire Boulevard, Jay Street, and Del Rio Place. Two (2) additional limited access driveways (cars only/no trucks) are proposed along 4th Street, to provide access to Planning Area 1.

Off-site roadway improvements proposed as part of the SPA include the previously-mentioned traffic signal at the relocated Inland Empire Boulevard/Vineyard Avenue intersection, improvements to the Inland Empire Boulevard bridge that spans across the Cucamonga Creek Channel, improvements to the Inland Empire Boulevard/Archibald Avenue intersection, and various widening and right-of-way improvements to Vineyard Avenue, 4th Street, and Archibald Avenue.

It is also noted that a light rail transit line is tentatively planned (by others) along the east side of the Cucamonga Creek Channel, westerly of, and adjacent to, Planning Areas 3 and 4. This project is currently being studied by the Gold Line Foothill Construction Authority to provide transportation to and from Ontario International Airport, which is located approximately one-half mile southerly of the Project site.

2.5.2.9 Landscaping

The SPA contains a unified landscape theme and provides an overall plant list for the entire Project area. Based on this listing, specific landscape plans and plant palettes will be developed for each development project within the Specific Plan area.

2.5.2.10 Lighting

Thematic lighting for the entire Project area is established within the SPA. All lighting within the SPA area would be designed and implemented in a manner that precludes potential adverse effects of light overspill. All decorative and security lighting plans would be submitted for required City review and approval prior to, or concurrent with, application for building permits.

2.5.2.11 Signs

All signs within the Meredith International Centre SPA area will comply with City of Ontario signage requirements and a Master Sign Program will be prepared and submitted to the City for review and approval. Subsequent development projects within the Project site will be required to adhere to the approved Master Sign Program.

2.5.2.12 Parking

The Meredith International Centre SPA will adhere to the parking requirements set forth by the City of Ontario Development Code. Parking assignments and design of parking areas within the SPA area are subject to City review and approval.

2.5.2.13 Infrastructure

Development of the Project will require the installation of water, sewer, drainage and other utility facilities. Conveyance lines will be installed beneath the property and connect to existing lines throughout adjacent roadways. Water quality basins would be required in appropriate locations on the property to treat storm water runoff before it is discharged from the site. A drainage outlet to the Cucamonga Creek Channel may be required.

The City of Ontario Municipal Utilities Company will provide water, sewer, and solid waste services to the Project site. Electricity and natural gas service to the site will be provided by Southern California Edison and Southern California Gas Company, respectively. The SPA area is in the service areas of Time Warner Cable (cable) and Verizon (telephone).

2.5.2.14 Architectural Design Concepts

The SPA provides general guidelines for the architectural design of the Project site. The general design theme is “California Contemporary,” which entails attractive architectural detailing, a light-toned color palette, and timeless features. Subsequent development within the Planning Areas shall conform to applicable provisions of the approved SPA Architectural Guidelines, subject to review and approval by the City.

Architectural concepts have been developed as part of the site plan for Planning Area 1 on a speculative basis, meaning the ultimate tenants are not yet known. It is anticipated the buildings within this Planning Area will be of tilt-up concrete construction, with architectural enhancements, typical of other industrial and corporate park developments within the City.

2.6 PROJECT PHASING

The Meredith International Centre SPA area will be developed in a manner responsive to market conditions and in concert with availability of necessary infrastructure and services. The Project is anticipated to be developed in increments over the next five (5) to ten (10) years.

2.7 DISCRETIONARY APPROVALS AND PERMITS

Discretionary actions, permits and related consultation(s) necessary to approve and implement the Project include, but are not limited to the following.

2.7.1 Discretionary Actions

CEQA Section 15124 states in pertinent part that if “a public agency must make more than one decision on a project, all its decisions subject to CEQA should be listed...”

Requested decisions, or discretionary actions, necessary to realize the Meredith International Centre Specific Plan Amendment include the following:

- Approval of Policy Plan (General Plan) Amendments;
- Approval of Zone Change;
- Certification of the Meredith International Centre Specific Plan Amendment EIR;
- Adoption of the Meredith International Centre Specific Plan Amendment;
- Approval of Parcel Maps;
- Development Plan Approval for Planning Areas 1 and 1A;
- Adoption of a Development Agreement;
- Approval of Development Plan Entitlements; and
- Approval of Conditional Use Permit(s) for certain uses identified by the SPA.

2.7.2 Consultation and Permits

CEQA Section 15124 also states that environmental documentation should, to the extent known, list other permits or approvals required to implement the Project. Based on the current Project design concept, anticipated permits necessary to realize the proposal will likely include, but are not limited to the following:

- Permitting may be required by/through the Regional Water Quality Control Board (RWQCB) pursuant to requirements of the City's National Pollutant Discharge Elimination System (NPDES) Permit;
- Permitting may be required by/through the South Coast Air Quality Management District (SCAQMD) for certain equipment or land uses that may be implemented within the Project area;
- Permitting may be required by/through Caltrans to allow for any necessary modifications to Caltrans facilities, including but not limited to work within or encroachment upon Caltrans rights-of-way;
- Various construction, grading, and encroachment permits allowing implementation of the Project facilities.

3.0 ENVIRONMENTAL EVALUATION

3.0 ENVIRONMENTAL EVALUATION

3.1 PROJECT TITLE

Meredith International Centre Specific Plan Amendment

3.2 LEAD AGENCY NAME AND ADDRESS

City of Ontario, Planning Department
Attention: Richard Ayala, Senior Planner
303 East "B" Street
Ontario, CA 91764
(909) 395-2036

3.3 PROJECT APPLICANT

Sares-Regis Group
Attention: Patrick Russell
18802 Bardeen Avenue
Irvine, CA 92612

3.4 PROJECT LOCATION

The site is generally located north of Interstate 10 (I-10), between Vineyard Avenue on the west, and Archibald Avenue on the east. The northern boundary of the site, between Vineyard Avenue and Cucamonga Creek Channel, is formed by 4th Street. Existing San Bernardino County Flood Control facilities form the northern boundary for the portion of the site located east of Deer Creek Channel.

3.5 POLICY PLAN AND ZONING DESIGNATIONS

The Policy Plan Land Use Map (Exhibit LU-1) designates the Project site as “Mixed Use – Meredith,” excepting the existing school site, which has a Land Use Map designation of “Public School.” The existing zoning designations for these areas are “Specific Plan” and “Public Facility,” respectively.

3.6 PREVIOUS ENVIRONMENTAL DOCUMENTATION, DOCUMENTS INCORPORATED BY REFERENCE

Section 15150 of the State CEQA Guidelines permits and encourages that an environmental document incorporate by reference other documents that provide relevant data. The documents outlined in this Section are hereby incorporated by reference, and the pertinent material is summarized throughout this Initial Study. All documents incorporated by reference are available through the Planning Department of the City of Ontario.

- **The Meredith International Centre Specific Plan.** Adopted in 1981, the Specific Plan established a range of land uses intended to implement the City of Ontario’s vision for area. The Specific Plan is comprised of a land use concept, infrastructure plans, development regulations and criteria, and requirements for administration.
- **The Meredith International Centre Specific Plan Amendment.** This document represents an update to the 1981 adopted Specific Plan and is the subject of this Initial Study.
- **The Policy Plan (General Plan) Component of The Ontario Plan EIR.** The Policy Plan component of The Ontario Plan provides a framework for the physical development of the City, and forms the basis of decisions concerning the development of property. To this end, the Policy Plan establishes City land use and development policies, and identifies planned land uses and supporting infrastructure systems. State-mandated Elements included in the Policy Plan include Land Use, Housing, Mobility, Safety (including Noise), Environmental Resources (including Conservation), Parks and Recreation (including Open Space), Community Economics, Community Design, and Social Resources. Development

within the City will be shaped by the Policy Plan's Goals and Policies, which are integral to each of the Policy Plan Elements. The Policy Plan and The Ontario Plan EIR documents contain background information employed in this Initial Study.

3.7 EXPLANATION OF CHECKLIST CATEGORIES

"No Impact" applies where the impact simply does not apply to projects like the one involved. For example, if the project site is not located in a fault rupture zone, then the item asking whether the project would result in or expose people to potential impacts involving fault rupture should be marked as "No Impact."

"Less-Than-Significant Impact" applies where the impact would occur, but the magnitude of the impact is considered insignificant or negligible. For example, a development which would only slightly increase the amount of surface water runoff generated at a project site would be considered to have a less-than-significant impact on surface water runoff.

"Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less-Than-Significant Impact." Incorporated mitigation measures should be outlined within the checklist and a discussion should be provided which explains how the measures reduce the impact to a less-than-significant level. This designation is appropriate for a Mitigated Negative Declaration, where potentially significant issues have been analyzed and mitigation measures have been recommended.

"Potentially Significant Impact" applies where the project has the potential to cause a significant and unmitigable environmental impact. If there are one or more items marked as "Potentially Significant Impact," an EIR is required.

3.8 INITIAL STUDY CHECKLIST AND SUBSTANTIATION

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
I. AESTHETICS. Would the proposal:				
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, rocks, outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 the day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Substantiation:

- a) *Potentially Significant Impact.* As stated within the *The Ontario Plan Initial Study*, the City’s physical setting affords scenic views of the San Bernardino and San Gabriel Mountains. As such, development of the vacant Project site may have the potential to impact scenic vistas within the City. The EIR will describe the existing visual setting and evaluate any Project-related impacts to scenic vistas.
- b) *No Impact.* Interstate 10 forms the southern boundary of the site. This portion of the freeway is not designated as a scenic highway by the California Department of Transportation. Therefore, no impacts to scenic resources within a state scenic highway will occur.
- c) *Potentially Significant Impact.* The proposed Project would result in the construction of industrial, commercial, and residential uses on property that is mostly undeveloped.

This transition will be a notable aesthetic change in views from the surrounding area. Impacts to the existing visual character of the site and its surroundings will be addressed further in the EIR.

- d) *Potentially Significant Impact.* The Project will create new sources of lighting, which may include building-mounted, wall-mounted, and pole-mounted fixtures to properly illuminate Project entrances, walkways, and parking areas. The Project will also provide illuminated exterior signs. Site illumination proposed by the Project may result in or cause substantial light or glare, with potentially adverse impacts.

Impacts in this regard will be evaluated by the Project EIR. Mitigation will be proposed for any light/glare impacts determined to be potentially significant.

Sources: *The Ontario Plan; Initial Study for: The Ontario Plan* (The Planning Center) October 2008; *The Ontario Plan Draft Environmental Impact Report, SCH NO. 2008101140* (The Planning Center) April 2009; Preliminary Plans for the Meredith International Centre Specific Plan Amendment, April 2014.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
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II. AGRICULTURE AND FOREST 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the Project:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

- a) *No Impact.* The site is presently vacant and does not contain any agricultural uses. Further, the site is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on any map prepared by the California Resources Agency, pursuant to the Farmland Mapping and Monitoring Program. As a result, no adverse environmental impacts are anticipated.
- b) *No Impact.* The Policy Plan Land Use Plan (Exhibit LU-1) designates the majority of the Project site as “Mixed Use - Meredith,” envisioning the development of a mix of urban uses, and the majority of the site is within the “Specific Plan” zoning district. No Williamson Act contracts are in place for the subject site or vicinity properties. The

Project will therefore not conflict with any existing agricultural zoning designations, nor affect any existing Williamson Act contract(s).

- c) *No Impact.* The site contains no forest or timberland. As such, the Project will not conflict with existing zoning for, or cause rezoning of, forest land or timberland.
- d) *No Impact.* There is currently no land in the City of Ontario that qualifies as forest land as defined in Public Resources Code section 12220(g). Neither the Policy Plan nor the City’s Development Code provide designations for forest land. Consequently, the Project would not result in the loss or conversion of forest land.
- e) *No Impact.* As discussed in the preceding paragraphs, the Project would have no effect on Farmland or forest land. The Project does not involve other changes to the environment which could result in the conversion of farm land or forest land to other uses.

Sources: *The Ontario Plan; Initial Study for: The Ontario Plan* (The Planning Center) October 2008; *The Ontario Plan Draft Environmental Impact Report, SCH NO. 2008101140* (The Planning Center) April 2009; *Preliminary Plans for the Meredith International Centre Specific Plan Amendment, April 2014.*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a) *Potentially Significant Impact.* The Project site is located within the South Coast Air Basin (Basin), which includes all of Orange County, and the non-desert portions of Los Angeles, Riverside, and San Bernardino counties. The SCAQMD is locally responsible for administration and implementation of the Air Quality Management Plan (AQMP). Development of the Project could result in the production of additional criteria air pollutants which may interfere with, or obstruct, the SCAQMD's implementation of the AQMP. These potential impacts will be addressed in the EIR, and mitigation measures will be developed to address any potentially significant impacts.

b-d) *Potentially Significant Impact.* Construction activities associated with Project implementation are temporary sources of fugitive dust and construction vehicle emissions. Additionally, implementation of the Project would result in land uses that will generate vehicular trips and associated vehicular-source air pollutant emissions. Ongoing occupation and use of Project facilities would also result in energy consumption, primarily associated with heating and air conditioning, which will also generate air pollutant emissions. Construction-source and operational-source emissions resulting from the Project may contribute to existing and projected exceedances of criteria pollutants within the basin. Air quality impacts of the Project,

and mitigation measures addressing those impacts will be discussed in the EIR. The EIR will also evaluate potential impacts of increased air pollution levels on sensitive receptors, and propose mitigation measures, or alternatives to the Project, to reduce or avoid any potentially significant impacts.

- e) *Less-Than-Significant Impact.* Temporary, short-term odor releases are potentially associated with Project construction activities. Potential sources of odors include but are not limited to: asphalt/paving materials, glues, paint, and other architectural coatings. Construction-related odor impacts are mitigated by established requirements for a material handling and procedure plan, which identifies odor sources, odor-generating materials and quantities permitted on site, and isolation/containment devices or mechanisms to prevent significant release of odors.

Long-term operations of the Project would include mixed uses that are not anticipated to create significant objectionable odors. However, the Project will generate solid waste, which must be disposed of in a timely manner. Therefore, in accordance with current best management practices, Policy Plan Goals and Policies, and applicable Ontario Municipal Code requirements, all wastes are to be disposed of in covered receptacles and routinely removed, thereby limiting the escape of odors to the open air. It is expected that odors associated with the proposed land uses would quickly dissipate and would not adversely affect adjacent properties. Based on the preceding discussion, the potential for the project to create objectionable odors is considered less-than-significant.

Sources: *The Ontario Plan; The Ontario Plan Draft Environmental Impact Report, SCH NO. 2008101140* (The Planning Center) April 2009; Preliminary Plans for the Meredith International Centre Specific Plan Amendment, April 2014.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 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, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Substantiation:

- a) *Potentially Significant Impact.* The Project site is largely vacant, disturbed by human activities, routinely maintained, and has been substantially altered from its natural state. Notwithstanding, certain biological resources may be adversely affected by the Project. Special status species that have the potential to occur in Ontario include the Delhi Sands Flower Loving Fly, the San Bernardino Kangaroo Rat, and the Burrowing Owl. Accordingly, a biological resources investigation will be conducted for the site. The results of the study, along with any necessary mitigation measures, will be presented within the Project EIR.
- b) *No Impact.* The Project site is not located within a sensitive biological area, or a designated conservation or habitat area. No sensitive plant species have been observed in the City of Ontario since 1992. No riparian habitat or other sensitive natural community exists within the Project site. Implementation of the Project would not substantively affect any riparian habitat or other sensitive natural community.
- c) *No Impact.* No federally-protected wetlands areas exist within the Project site or in surrounding areas. This environmental concern is thus not applicable to implementation of this proposal. The Project will have no impact on wetlands habitat.
- d) *Less-Than-Significant Impact.* The Project site is surrounded on all sides by commercial and residential uses, as well as roadways and I-10. Due to the disturbed nature of the Project site and surrounding roadways and development, the potential for native wildlife species to use the Project site as a migratory corridor or nursery site is unlikely. The potential for direct or indirect impacts on wildlife dispersal or migration to result from Project implementation is considered less-than-significant.
- e,f) *No Impact.* The City of Ontario does not have any ordinances protecting biological resources. The site is not part of an adopted HCP, NCCP or other approved habitat conservation plan. As a result, no adverse environmental impacts in this regard are anticipated.

Sources: *The Ontario Plan; The Ontario Plan Draft Environmental Impact Report, SCH NO. 2008101140* (The Planning Center) April 209; Preliminary Plans for the Meredith International Centre Specific Plan Amendment, April 2014.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §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 §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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a-c) *Potentially Significant Impact.* The Ontario Plan FEIR (Section 5.5) indicates no archeological sites or resources have been recorded in the City with the Archeological Information Center at San Bernardino County Museum. There are no known historic structures, archaeological resources, or paleontological resources located within the Project site nor would the Project affect any known offsite resources of historical, archaeological, or paleontological significance.

However, only about 10 percent of the City of Ontario has been adequately surveyed for prehistoric or historic archaeology. Historic, archaeological, or paleontological resources may persist onsite in a buried context, and could be disturbed during new development activities proposed by the Project. To ensure avoidance of adverse

impacts to any cultural resources that may be encountered in the course of development activities, a cultural resources investigation will be conducted for the site. The results of the investigation, along with any necessary mitigation measures, will be presented within the Project EIR.

- d) *Less-Than-Significant Impact.* The likelihood of encountering human remains in the course of Project development is minimal. However, as required by California Health and Safety Code Section 7050.5, should human remains be found, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains were found to be prehistoric, the coroner would coordinate with the California Native American Heritage Commission as required by State law. Based on compliance with these existing regulations, the Project’s potential to disturb human remains is considered less-than-significant.

Sources: *The Ontario Plan; The Ontario Plan Draft Environmental Impact Report, SCH NO. 2008101140 (The Planning Center) April 2009; The Ontario Plan Final Environmental Impact Report, SCH NO. 2008101140 (The Planning Center) July 2009; Preliminary Plans for the Meredith International Centre Specific Plan Amendment, April 2014.*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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VI. GEOLOGY AND SOILS. Would the Project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:
- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) 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 waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

- a.i) *Less-Than-Significant Impact*. There are no active faults known on the site and the Project site is located outside the Fault Rapture Hazard Zone (formerly Alquist-Priolo Zone). The Ontario Plan (TOP) Draft EIR (Figure 5.7-2) identifies active and/or potentially active fault zones in the region, none of which are located within the City. As such, fault rupture within the Project area is not likely.

- a.ii) *Less-Than-Significant Impact.* Based on location in the seismically active southern California region, the site is generally susceptible to groundshaking events. The probability of an earthquake affecting the area depends on the magnitude of the earthquake and the distance from the site to the epicenter.

The City of Ontario has adopted the 2013 California Building Code (CBC). The CBC provides procedures for earthquake resistant structural design, which includes considerations for on-site soil conditions, occupancy and configuration of the structure, including structural systems and height.

As part of the City's standard review and approval of development projects, the Project will provide the geotechnical study for review and approval by the City Engineer, and will comply with the recommendations of the approved geotechnical report, as well as all applicable provisions of the UBC and CBC. Compliance with these mandated requirements reduces potential strong seismic ground-shaking impacts to levels that are less-than-significant.

- a.iii) *Potentially Significant Impact.* Ground failure and liquefaction are generally associated with strong seismic shaking in areas where groundwater tables are at relatively shallow depths (within 50 feet of the ground surface) and/or when the area is underlain by loose, cohesionless deposits. During a strong groundshaking event, saturated, cohesionless soils may acquire a degree of mobility to the extent that the overlying ground surface distorts. In extreme cases, saturated soils become suspended in groundwater and become fluid-like.

Should such conditions exist at the Project site, they would be considered potentially significant impacts. On this basis, and pending review and analysis of the Project preliminary geotechnical assessment, potential hazards in this regard are preliminarily identified as potentially significant, and will be further addressed in the Project EIR. Mitigation measures will be proposed for those impacts determined to be potentially significant.

- a.iv) *No Impact*. The Project site is located on gently sloping terrain, with a relatively uniform slope of about two (2) percent from north to south. Elevation of the site is approximately 1,000 feet above mean sea level (msl). As such, the site is not internally susceptible to landsliding. Adjacent properties also present little topographic relief. As such, the potential for landslides or mudflows does not exist.
- b) *Less-Than-Significant Impact*. Construction activities associated with the Project will temporarily expose underlying soils, thereby increasing their susceptibility to erosion until the Project is fully implemented. Potential erosion impacts incurred during construction activities are mitigated below the level of significance through the Project's mandated compliance with a City-approved Storm Water Pollution Prevention Plan (SWPPP) and compliance with SCAQMD Rules that prohibit grading activities and site disturbance during high wind events. At Project completion, potential soil erosion impacts in the area will be resolved, as pavement, roads, buildings, and landscaping are established, overcovering previously exposed soils.

The Project involves construction of conventional industrial, commercial, and residential land uses and supporting site improvements within an essentially level area of the City. The Project does not propose to significantly alter existing topography. Any required cut/fill within the Project area will establish suitable building pads and facilitate efficient site drainage.

Based on the preceding, potential impacts associated with erosion or changes in topography are considered less-than-significant.

- c,d) *Potentially Significant Impact*. As stated at Item a.iii above, should adverse/unstable soils or subsurface conditions exist at the Project site, they would be considered potentially significant impacts. On this basis, and pending review and analysis of the Project preliminary geotechnical assessment, potential liquefaction hazards, or other potentially unstable or adverse soils or subsurface conditions are preliminarily identified as potentially significant, and will be further addressed in the Project EIR.

Mitigation measures will be proposed for those impacts determined to be potentially significant.

- e) *No Impact.* The Project site will be served by municipal sewer services. No septic tanks or other alternative wastewater disposal systems are proposed by the Project. Thus, there is no potential for adverse impacts to result from inadequate soils in this regard.

Sources: *The Ontario Plan; The Ontario Plan Draft Environmental Impact Report, SCH NO. 2008101140 (The Planning Center) April 2009; Preliminary Plans for the Meredith International Centre Specific Plan Amendment, April 2014.*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a,b) *Potentially Significant Impact.* The Project’s contribution to greenhouse gas emissions may be potentially significant, and will be evaluated as part of the EIR Air Quality Analysis. Potential impacts, together with any necessary mitigation measures, will be presented in the Project EIR.

Source: Preliminary Plans for the Meredith International Centre Specific Plan Amendment, April 2014.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS.				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<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 likely 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 the 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 the people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

- a) *Less-Than-Significant Impact.* During construction activities, the Project will require limited transport of potentially hazardous materials (e.g., paints, solvents, fertilizer, etc.) to and from the Project site. Additionally, operation of the Project could involve the temporary storage and handling of potentially hazardous materials such as pesticides, fertilizers, or paint products that are pre-packaged for distribution and use. This type of storage, transfer, use and disposal of potentially hazardous materials is extensively regulated at the local, State and federal levels. It is not anticipated that the development of the Project would result in conditions that are not currently addressed by existing regulations. On this basis, potential impacts due to routine transport, use, or disposal of hazardous materials is considered less-than-significant.

- b) *Less-Than-Significant Impact.* As stated above in Item a, the Project could involve the use, temporary storage and handling of potentially hazardous materials such as pesticides, fertilizers, or paint products that are pre-packaged for distribution and use. Handling of these materials is extensively regulated at the local, State and federal levels. It is not expected that the Project would involve the likely release or upset of these hazardous materials into the environment. On this basis, the likelihood of accidental release of hazardous materials is considered less-than-significant.

- c) *Potentially Significant Impact.* The site is located immediately adjacent to the Italo M. Bernt Elementary School (identified as Planning Area 1A within the SPA) and approximately 0.25 mile easterly of Corona Elementary School. Operations of the Project could involve hazardous emissions or the handling of hazardous or acutely

hazardous materials, substances, or waste. Based on the limited information available at the preparation of this Initial Study, the impact is considered to be potentially significant and further analysis will be provided within the subsequent EIR.

- d) *No Impact.* The Project site is not listed on the hazardous materials site compiled pursuant to Government Code § 65962.5. Therefore, the Project would not create a hazard to the public or the environment and no impact is anticipated.
- e) *Potentially Significant Impact.* The Project site is located approximately one-half mile north of Ontario International Airport. Although the site is not located within a designated safety zone of this Airport, it is within the Airport's Influence Area and will be subject to height restrictions consistent with the LA/Ontario International Airport Land Use Compatibility Plan. The potential for the Project to result in a safety hazard due to nearby airport operations will be evaluated in the forthcoming EIR.
- f) *No Impact.* No private airstrips are located within two miles of the Project site. The Project will not result in impacts in this regard.
- g) *Less-Than-Significant Impact.* The Project would not cause permanent alteration to vehicle circulation routes, and would not interfere with any identified emergency response or emergency evacuation plan. In accordance with existing City policies, coordination with the local fire and police departments during pre-construction review of the Project's plans will ensure that potential interference with emergency response and evacuation efforts are avoided. This potential impact is therefore considered less-than-significant.
- h) *Less-Than-Significant Impact.* The Project site is located in an urbanizing area, and no wildlands are located in the vicinity of the Project site. Fire protection services are provided to the City and the Project site by the Ontario Fire Department. Pre-construction coordination with Fire Department staff and adherence to local fire regulations during construction and operation of the Project will be required. As such,

the Project is considered to have no potential to expose people to, or result in, increased wildland fire hazards.

Sources: *The Ontario Plan; The Ontario Plan Draft Environmental Impact Report, SCH NO. 2008101140* (The Planning Center) April 2009; *LA/Ontario International Airport Land Use Compatibility Plan* (2011); Preliminary Plans for the Meredith International Centre Specific Plan Amendment, April 2014.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input 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 the 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
e) Create or contribute runoff water which would exceed the capacity of the existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

a, c-f) *Potentially Significant Impact.* The Project will be developed and operated in compliance with all applicable City, County, and Regional Water Quality Control Board (RWQCB) regulations and water quality standards; however, it is acknowledged that an increase in impervious surfaces created by the construction proposed by the Project could result in decreased natural absorption rates and result in an increased volume of surface runoff. The EIR will address the improvements that will be required to adequately accommodate the Project’s generation of surface runoff that could otherwise affect downstream properties.

In regard to water quality, runoff from the Project area may include oils from paved areas and other chemicals which may contribute to degradation of offsite surface waters. Compliance with applicable existing National Pollution Discharge Elimination System (NPDES) permitting requirements and the mandated Water Quality Management Plan (WQMP) requirements would ensure that the Project does not result in substantial additional polluted runoff. The design, construction, and operation of stormwater management systems, and development and implementation of the WQMPs within the Project site will be realized consistent with applicable City and RWQCB requirements. Nonetheless, analysis of potential impacts in regard to stormwater management and stormwater discharge quality will be included in the Project EIR. Mitigation measures will be incorporated to address any potentially significant impacts.

- b) *Less-Than-Significant Impact.* The Project would not contribute to groundwater depletion, nor discernibly interfere with groundwater recharge. Water is provided throughout the City by the City of Ontario Utilities Department. Groundwater which may be consumed by the Project and the City of Ontario, as a whole, is recharged pursuant to the Department's policies and programs. The Project will not affect designated recharge areas.

Direct additions or withdrawals of groundwater are not proposed by the Project. Further, construction proposed by the Project will not involve substructures or other intrusions at depths that would significantly impair or alter the direction or rate of flow of groundwater. Based on the preceding discussions, the Project's potential impacts to groundwater availability, quality, or recharge capabilities, are considered less-than-significant.

- g, h) *No Impact.* As shown at TOP Figure S-2, "Flood Hazards," the Project site does not lie within a 100-year flood hazard zone. As such, no placement of structures in a 100-year flood hazard zone would occur as a result of Project implementation and no impact would occur relative to potential placement housing or other structures within a mapped 100-year flood hazard area.

- i) *Potentially Significant Impact.* The Project site is located within the San Antonio Creek Dam Failure Inundation Area. The potential for people or structures within the Project site to be subjected to substantial risk of loss, injury or death involving flooding as a result of the failure of a levee or dam will be discussed further in the forthcoming EIR.

- j) *No Impact.* The Project site is not located near any bodies of water or water storage facility that would be considered susceptible to seiche. Nor is the Project site located proximate to coastal waters, and as such, is not subject to tsunami hazards. No volcanoes are identified on the Project site, and the Project site has not historically been affected by volcanism. Impacts related to tsunami, seiche, or volcanic hazards will not affect the Project.

Sources: *The Ontario Plan; The Ontario Plan Draft Environmental Impact Report, SCH NO. 2008101140* (The Planning Center) April 2009; Preliminary Plans for the Meredith International Centre Specific Plan Amendment, April 2014.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

- a) *Less-Than-Significant Impact.* At buildout, the Specific Plan would establish a pattern of cohesive and complementary land uses. The configuration and orientation of land uses, combined with integral development standards and design guidelines, act to preclude division or disruption of an established community, whether that community be internal or external to the Project site.

Physical arrangement of surrounding areas would not be modified or otherwise substantively affected by the Project. Based on the preceding discussion, the Project's potential to disrupt or divide the physical arrangement of an established community is considered less-than-significant.

Potential land use impacts that could indirectly affect established communities or neighborhoods will be evaluated under their respective environmental topics within the Project EIR. Please refer also to Checklist items I. "Aesthetics," III. "Air Quality," XII. "Noise," and XVI. "Transportation/Circulation."

- b) *Potentially Significant Impact.* As currently proposed, the SPA is inconsistent with the land use distribution and intensities set forth in the Policy Plan. The Policy Plan provides for an assumed buildout of the Project site with 2,930 dwelling units and 7.4 million square feet of office/retail uses. This is far more intense than the Project, which proposes 3 million square feet of industrial uses, 1.1 million square feet of commercial uses, and up to 800 residential units. The location and distribution of these uses are also different than those presented within the Policy Plan. These changes will affect various Policy Plan goals and policies, which will need to be amended to facilitate Project approval.

In addition to policy considerations, the Project will require an amendment to the Policy Plan definition of "Mixed Use – Meredith." The current definition does not provide for industrial uses. In order to develop the property as proposed, "Mixed Use – Meredith" will need to provide for at least 3,007,000 square feet of industrial

uses. Additionally, the existing school site on 4th Street, currently within the “Public School” Policy Plan land use designation, will need to be amended to be included within the “Mixed Use – Meredith” Policy Plan land use designation. A companion land use action will be a zone change for the school site from “Public Facility” to “Specific Plan.”

The Project EIR will address these potential land use inconsistencies. If potentially significant issues are identified, appropriate mitigation measures and/or alternatives to the Project will be proposed.

- c) *No Impact.* The site is not located within any applicable habitat conservation plan or natural communities conservation plan. As a result, no adverse environmental impacts in this regard are anticipated.

Sources: *The Ontario Plan; The Ontario Plan Draft Environmental Impact Report, SCH NO. 2008101140 (The Planning Center) April 2009; Preliminary Plans for the Meredith International Centre Specific Plan Amendment, April 2014.*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XI. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and to 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

- a,b) *Less-Than-Significant Impact.* TOP Draft EIR (Figure 5.11-1) indicates that the Project site is classified pursuant to the California Geological Survey as Mineral Resource Zone 2 (MRZ-2). The MRZ-2 classification indicates that significant mineral deposits are present or there is a likelihood of their presence, and development should be controlled.

There are two (2) areas in the City that are designated by the California Geological Survey as Resource Sectors containing construction aggregate of “regional significance.” These are the Deer and Day Fans Resource Sector and the Day Creek Fan, Mira Loma Area Resource Sector. The Project site is located within the Deer and Day Fans Resource Sector, D-14.

As stated on Page 5.11-6 of TOP Draft EIR, “Resource Sector D-14, approximately 268 acres, remains vacant; however, it is entirely surrounded by residential, commercial, and industrial uses. The use of Resource Sector D-14 for mineral extraction is likely to be infeasible because of adjacent residential uses. The proposed Ontario Plan would include a Mixed Use land use designation for Resource Sector D-14, which is currently vacant. The City of Ontario, under Ontario Plan Policy ER5-4, would prohibit future mining operations where such operations are incompatible with existing or proposed adjacent land uses. Policy ER5-4 is not expected to substantially limit the availability of mineral resources for extraction, as existing Mineral Resource Sectors in the City have either been developed or are bounded by land uses incompatible with mining. Consequently, impacts are less than significant.”

Based on the preceding discussion, buildout of the Project site has been anticipated by the Policy Plan, and resulting impacts to mineral resources were determined to be less-than-significant. Additionally, due to proximate land uses, mining of the site has been deemed infeasible by the City. As such, the loss of these aggregate resources is considered less-than-significant.

Sources: *The Ontario Plan; The Ontario Plan Draft Environmental Impact Report, SCH NO. 2008101140* (The Planning Center) April 2009; Preliminary Plans for the Meredith International Centre Specific Plan Amendment, April 2014.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<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?	<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"/>

Substantiation:

- a-d) *Potentially Significant Impact.* Construction of the Project will temporarily increase localized noise levels, and occupation of Project facilities will establish long-term stationary operational noise sources. These noise sources could adversely affect any nearby sensitive receptors.

Further, Project-related traffic may increase noise levels along affected area roadways, with potentially adverse effects at receiving land uses. A Project-specific Noise Impact Study will be prepared to examine noise associated with implementation and operations of the Project, and Project-related noise impacts will be discussed in the EIR. Mitigation measures will be proposed for impacts determined to be potentially significant.

- e) *Potentially Significant Impact.* Ontario International Airport, the nearest public or private airport/airfield to the site, is located approximately one-half mile south of the Project site. Although the site is not located within the Airport's designated approach and departure glide paths, the southern portion of the site is located within the Airport's designated 65 decibel noise zone. The EIR will evaluate the potential for the Project to expose people to excessive airport-related noise levels.
- f) *No Impact.* No private airstrips are located within the Project vicinity. The Project will not result in impacts in this regard.

Sources: *The Ontario Plan; The Ontario Plan Draft Environmental Impact Report, SCH NO. 2008101140 (The Planning Center) April 2009; LA/Ontario International Airport Land Use Compatibility Plan (2011); Preliminary Plans for the Meredith International Centre Specific Plan Amendment, April 2014.*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XIII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in the area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through the extension of roads 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

a) *Potentially Significant Impact.* If approved, the SPA would result in a departure from the land uses and intensities anticipated in Policy Plan. As such, employment and residential supply and demand could be altered. The impacts on the Policy Plan housing/employment projections, fiscal considerations, and direct impacts to the City’s Housing Element will be analyzed within the forthcoming EIR.

b,c) *No Impact.* The Project site is largely undeveloped, with the exception of a small school and limited commercial uses. No residential uses are located on the site. As such, the Project does not have the potential to displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or displace substantial numbers of people necessitating the construction of replacement housing elsewhere.

Sources: *The Ontario Plan; The Ontario Plan Draft Environmental Impact Report, SCH NO. 2008101140 (The Planning Center) April 2009; Preliminary Plans for the Meredith International Centre Specific Plan Amendment, April 2014.*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of the new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire Protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a, b) *Potentially Significant Impact.* New development proposed by the Project would result in increased demands for fire and police protection services. The City of Ontario Police Department currently provides police protection services to the Project site and the remainder of the City. Fire suppression and emergency response services are provided by the Ontario Fire Department. The EIR will address the Project’s potential incremental demands on police and fire protection services, and evaluate whether those demands would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts. Mitigation measures will be proposed for impacts determined to be potentially significant.

- c) *Potentially Significant Impact.* Implementation of the Project's residential uses (up to 800 dwelling units) is expected to result in increased student demands on existing school facilities. The Cucamonga Elementary School District and the Chaffey Joint Union High School District currently provide public school services to the Project area. The EIR will address the Project's potential to result in substantial physical impacts to school facilities.

- d) *Less-Than-Significant Impact.* As discussed in the following Section XV., "Recreation," the Project will be required to pay all applicable park development impact fees required of new development for the provision of Citywide parkland and park development. Further, it is anticipated that residential uses developed pursuant to the Project will incorporate onsite recreational facilities to serve future residents. On this basis, the potential for the Project to adversely affect parks or recreational facilities based on increased demands for services is considered less-than-significant.

- e) *Less-Than-Significant Impact.* Development of the Project would require established public agency oversight, including but not limited to: actions by the City Planning and Building and Safety Divisions, and the City Public Works Department. These actions typically fall within routine tasks of these agencies and are funded by existing review and processing fees. The Project will not create a level of demand that would require the provision of new facilities to serve these demands.

Sources: *The Ontario Plan; The Ontario Plan Draft Environmental Impact Report, SCH NO. 2008101140 (The Planning Center) April 2009; Preliminary Plans for the Meredith International Centre Specific Plan Amendment, April 2014.*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XV. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a,b) *Less-Than-Significant Impact.* As with all new residential development within the City, the Project will be required to participate in the City’s established Park Development Impact Fee program, which was established pursuant to the Quimby Act (Government Code Section 66477). The City currently requires five (5) acres of developed parkland per 1,000 residents. As part of the City’s standard development review process, the total area of the Project’s parkland dedication will be determined upon submittal of development plans and an in-lieu fee will be assessed and paid by the Applicant prior to the issuance of occupancy permits.

Additionally, private open space/recreation amenities are required as part of multi-family development proposals. As such, a portion of the Project’s recreational demands will be met by these on-site amenities.

On this basis, the Project will meet the City’s minimum requirement for the development of park land. The potential for the Project to adversely affect parks or recreational facilities based on increased demands for these services is therefore considered less-than-significant.

Sources: *The Ontario Plan; The Ontario Plan Draft Environmental Impact Report, SCH NO. 2008101140* (The Planning Center) April 2009; Preliminary Plans for the Meredith International Centre Specific Plan Amendment, April 2014.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

- a, b, d) *Potentially Significant Impact.* The Project has the potential to increase vehicular traffic along area roads. A comprehensive Traffic Impact Analysis (TIA) will be prepared to examine trip generation and distribution associated with the Project's implementation and operations. Mitigation measures addressing any potentially significant Project-related traffic impacts will be identified in the EIR.
- c) *Potentially Significant Impact.* The Project site is located within the Influence Area of the Ontario International Airport, and will be subject to height restrictions consistent with the LA/Ontario International Airport Land Use Compatibility Plan. Due to the site's proximity to airport operations, the potential for the Project to 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, will be evaluated in the forthcoming EIR.
- e) *Potentially Significant Impact.* The Project Traffic Impact Analysis will also evaluate emergency access. Any potentially significant impacts will be discussed further in the Project EIR. It is noted here however, that the Project does not propose elements or aspects that would obstruct or restrict emergency access to or through the area. In conjunction with the review and approval of building permits, the City will review all plans to assure compliance with all applicable emergency access and safety requirements.
- f) *Less-Than-Significant Impact.* The Project does not present elements or aspects that would conflict with adopted alternative transportation policies. On a long-term basis, the Project may result in increased demand for public transportation due to increases in population and as increased employment/retail opportunities become available onsite; however, transit agencies routinely review and adjust their ridership schedules to accommodate public demand. The need for transit-related facilities including, but not limited to, bus shelters and bicycle parking will be coordinated between the City and the Project Applicant, with input from transit providers as applicable, as part of the City's standard development review process.

It is also noted that a light rail transit line is tentatively planned (by others) along the east side of the Cucamonga Creek Channel, westerly adjacent to Planning Areas 3 and 4. This project is currently being studied by the Gold Line Foothill Construction Authority to provide transportation to and from Ontario International Airport, which is located approximately one-half mile southerly of the Project site. Future development proposals within the SPA area would consider this potential use and be designed to facilitate its use by residents, employees, and visitors.

Based on the preceding discussions, the potential for the Project to conflict with adopted policies supporting alternative transportation is considered less-than-significant.

Sources: *The Ontario Plan; The Ontario Plan Draft Environmental Impact Report, SCH NO. 2008101140 (The Planning Center) April 2009; LA/Ontario International Airport Land Use Compatibility Plan (2011); Preliminary Plans for the Meredith International Centre Specific Plan Amendment, April 2014.*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVII. 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"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Substantiation:

- a) *Less-Than-Significant Impact.* The Project proposes typical industrial, commercial and residential uses, and would not cause or result in discharge of pollutants not accommodated within the Inland Empire Utility Agency (IEUA) treatment regimen. In this latter regard, acceptable wastewater [total dissolved solids (TDS) less than 550 mg/l] discharged from the Project will be treated and reclaimed for subsequent non-potable uses.

IEUA recycled water is treated, filtered, and disinfected consistent with California Department of Health Services (DHS) criteria and is acceptable for all non-potable uses. IEUA conducts daily, weekly, quarterly and annual sampling of recycled water pursuant to regulatory permit sampling requirements and reports the results to DHS and the Regional Water Quality Control Board (RWQCB). Wastewater that is high in salts, chemicals, or that is otherwise not economical to recycle, is discharged under fee permit to the IEUA Non-Reclaimable Waste System (NRWS).

NRWS discharge limits are established by IEUA consistent with RWQCB standards and requirements. Wastewater demands of the Project can be accommodated within the scope of existing and programmed IEUA facilities and would not cause or result in exceedance of wastewater treatment requirements of the Regional Water Quality Control Board.

Based on the preceding discussion, the potential for the Project to exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board is less-than-significant.

- b, e) *Potentially Significant Impact.* The City maintains a wastewater collection system and contracts with the IEUA for wastewater treatment. The EIR will address the Project's potential impacts in relation to existing and planned conveyance systems and regional wastewater treatment facilities.

In this regard, it is noted that the IEUA charges a fee to new development to fund wastewater treatment system improvements and develop new capital facilities to ensure adequate ongoing wastewater treatment capacity for its contracting agencies. IEUA planned/programmed treatment requirements generally reflect demands of existing users, as well as demands of anticipated development within its service area as presented in adopted area planning documents. Because the Project is significantly less intensive than the development intensity anticipated by TOP, the Project's wastewater treatment demands are not anticipated to exceed wastewater treatment capacity of the IEUA. Nonetheless, the EIR will examine the potential for the Project to 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.

- c) *Potentially Significant Impact.* Project construction activities have the potential to result in short-term impacts to the area drainage system. In order to minimize potential impacts of construction stormwater discharges and to existing facilities, and reduce the potential for these discharges to require substantive new drainage

facilities, the Project is required to comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activity. Pursuant to these regulations, the developer is required to file a Notice of Intent (NOI) with the Regional Water Quality Control Board (RWQCB), and to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) for Project construction activities. The SWPPP incorporates design and operational Best Management Practices (BMPs) addressing erosion control, sediment control, tracking control, and other stormwater pollution control measures.

Operations of the Project also have the potential to result in long-term impacts to the area drainage system. Project-related stormwater pollutant sources would include vehicles/parking lots, landscape areas and landscape maintenance, temporary waste and debris, facility maintenance activities, and other miscellaneous activities that could potentially result in stormwater pollutant discharges. Typical stormwater pollutant constituents include oil, grease, vehicle fluids and other pollutants coming from parked vehicles on the site; soil, mulch, plant materials, fertilizers, and pesticides from landscaped areas; and other debris and trash. The Project would be mandated to develop and implement a Water Quality Management Plan (WQMP) addressing potential operational pollutant sources, their control, and measures to prevent their entrance to the municipal stormwater management system.

The EIR will evaluate the potential for Project to require or result in the construction of new storm water drainage facilities or expansion of existing facilities. Mitigation will be developed to address any potentially significant impacts.

- d) *Potentially Significant Impact.* The City of Ontario water supply is derived from a combination of local and imported water, obtained primarily from Ontario wells and treatment in the Chino Groundwater Basin, the Chino Desalter Authority (CDA) wells and treatment in the Chino Groundwater Basin, treated State Water Project water from the Water Facilities Authority (WFA), and recycled water from the Inland Empire Utilities Agency (IEUA), a member agency of the Metropolitan Water District of Southern California (MWD).

Water supply and availability are recognized as general issues of concern. The City will prepare a Water Supply Assessment (WSA) pursuant to the requirements of SB 610. The results of this Assessment will be summarized within the Project EIR.

On this basis, the Project's potential impacts to water supplies and potential effects on the availability of water are initially identified as potentially significant, and will be further addressed in the Project EIR. Mitigation measures will be proposed for those impacts determined to be potentially significant.

- f, g) *Potentially Significant Impact.* Implementation of the Project will result increased solid waste generation. Solid waste collection services are currently provided to City residents by the City of Ontario Solid Waste Department. Solid Waste generated by the Project would be disposed of at the Mid-Valley Sanitary Landfill, located in the City of Rialto. This 498-acre landfill is operated by the County of San Bernardino Solid Waste Management Division, and has an estimated closure date of 2033¹. The EIR will evaluate the potential for Project uses to generate waste exceeding the capacity of existing landfills or to conflict with federal, state, and local statutes and regulations related to solid waste.

Sources: *The Ontario Plan; The Ontario Plan Draft Environmental Impact Report, SCH NO. 2008101140* (The Planning Center) April 2009; Preliminary Plans for the Meredith International Centre Specific Plan Amendment, April 2014.

¹ <http://www.calrecycle.ca.gov/SWFacilities/Directory/36-AA-0055/Detail/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when reviewed 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"/>

Substantiation:

- a) *Potentially Significant Impact.* Although located in a largely urbanized area, the Project involves the development of industrial, commercial, and residential uses on vacant land. Certain biological and cultural resources may be adversely affected by the Project. Potential impacts in this regard will be addressed within the forthcoming Project EIR.
- b) *Potentially Significant Impact.* The Project has the potential to result in cumulatively considerable impacts. As discussed in the previous environmental evaluation, implementation of the Project may result in potentially significant impacts under the environmental topics of:

- Aesthetics;
- Air Quality and Greenhouse Gas Emissions;
- Biological Resources;
- Cultural Resources;
- Geology and Soils;
- Hazards/Hazardous Materials;
- Hydrology/Water Quality;
- Land Use;
- Noise;
- Population and Housing;
- Public Services and Utilities; and
- Transportation/Traffic.

To a certain extent, impacts of the Project, together with other known or anticipated projects in the area, will likely have a cumulative effect under all of the aforementioned environmental considerations. The Project EIR will identify the Project's contribution to, and context within, potentially significant cumulative environmental effects influencing the vicinity and region.

- c) *Potentially Significant Impact.* As indicated by this IS evaluation, the Project may cause or result in certain potentially significant environmental effects, resulting in potentially adverse effects to human beings. While adverse environmental effects that could affect human beings could, to some degree, be substantiated under all CEQA issue areas, Project impacts that could directly affect human beings include:

- Aesthetics;
- Air Quality and Greenhouse Gas Emissions;
- Biological Resources;
- Cultural Resources;
- Geology and Soils;
- Hazards/Hazardous Materials;
- Hydrology/Water Quality;
- Land Use;

- Noise;
- Population and Housing;
- Public Services and Utilities; and
- Transportation/Traffic.

The Project EIR will address these environmental topics and present mitigation measures for any potentially significant impacts.

4.0 DETERMINATION

4.0 DETERMINATION

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.	<input type="checkbox"/>
I find that although the project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described previously have been added to the project. A NEGATIVE DECLARATION will be prepared.	<input type="checkbox"/>
I find that the project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.	<input checked="" type="checkbox"/>
I find that the project MAY have a significant effect(s) 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 an earlier analysis as described on attached sheets. If the effect is a potentially significant impact or potentially significant unless mitigated an ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that need to be addressed.	<input type="checkbox"/>
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 all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.	<input type="checkbox"/>

City of Ontario:

Signature  Date May 5, 2014

Printed Signature: Ross S. Geller for Richard Ayala, Senior Planner