2.0 Executive Summary

This Supplemental Environmental Impact Report (SEIR) has been prepared to inform decision-makers and the public of the potentially significant environmental effects associated with the proposed project as revised.

This SEIR has been prepared pursuant to CEQA (California Public Resources Code, Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Sections 15000 et seq.), and City of Ontario's local guidelines for implementing CEQA.

2.1 PROPOSED PROJECT

2.1.1 Project Location

The Project is located within the City of Ontario in San Bernardino County, California. The Project is approximately 2 miles south of Interstate 60 (I-60), in the general area north of Edison Avenue, south of Schaefer Avenue, east of Carpenter Avenue, and west of Haven Avenue. This area, which is shown in *Figures 2-1* and *2-2*, is referred to as the "Project Site" in this SEIR.

2.1.2 Project Background/Existing Conditions

The Project site is located within the New Model Colony (NMC) for which the City adopted the NMC General Plan and certified a program-level EIR for the NMC annexation for approximately 8,200 acres in the area formerly known as the San Bernardino Agricultural Preserve. At build-out, the NMC is anticipated to include up to 31,200 dwelling units, approximately 5.5 million square feet of commercial uses, approximately 5.2 million square feet of industrial and business park uses, approximately 500 acres for educational facilities (elementary, middle and high schools), approximately 900 acres of parks and trails and nearly 800 acres of public and infrastructure uses.

Existing land uses on the Project site consist of dairies, cultivated fields, poultry farms, the Cucamonga Creek Channel, a Southern California Edison (SCE) electrical substation, SCE owned above ground electrical transmission lines and distribution lines, and approximately 15 single family homes.

2.1.3 Project Characteristics

The proposed Project consists of an Amendment to the Avenue Specific Plan in addition to the components listed in the previously certified FEIR. The Amendment to the Specific Plan proposes a realignment of Schaefer Avenue, the addition of 280 residential units and 76,000 square feet of commercial space.

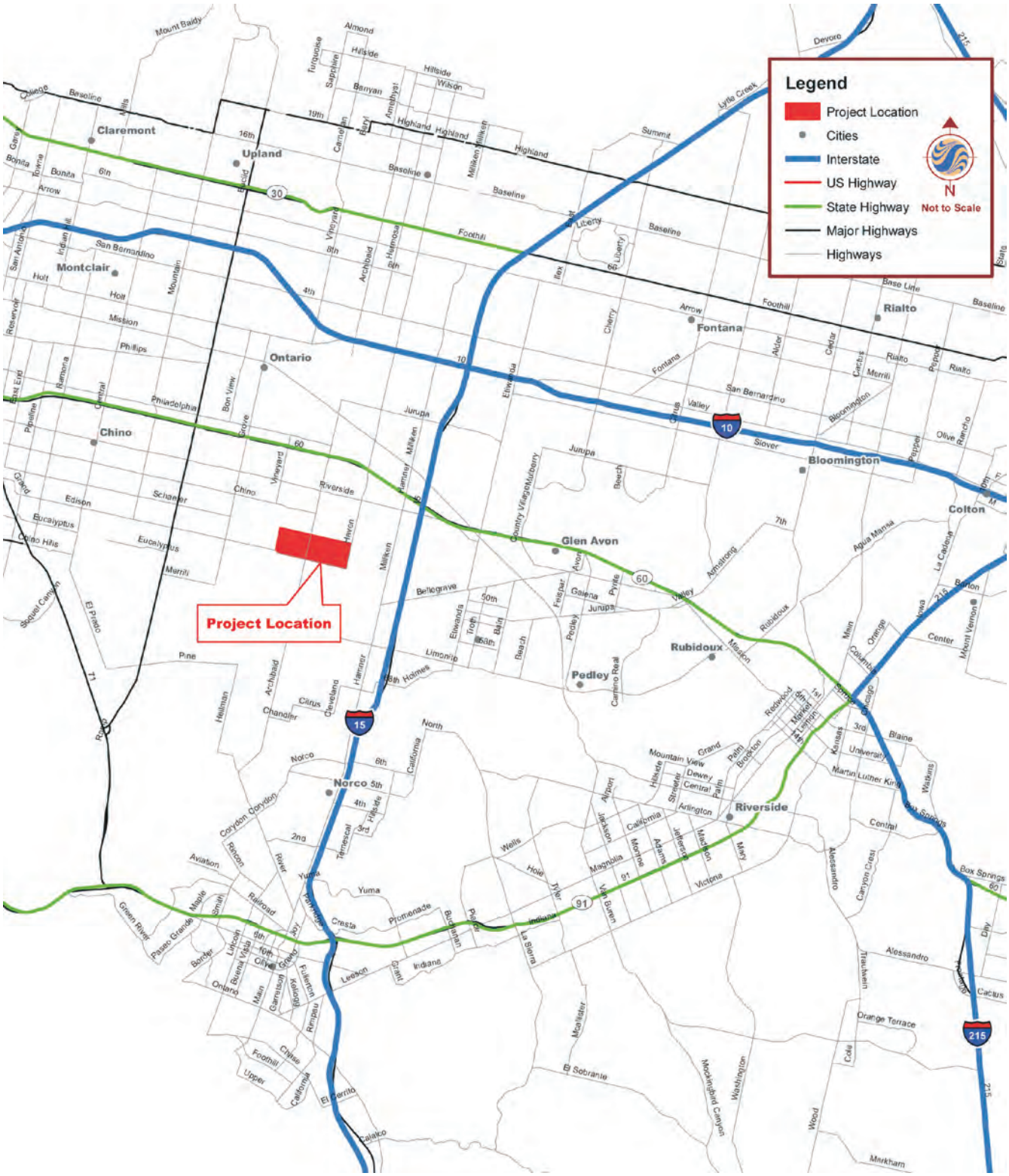
Source: The Avenue Specific Plan FEIR

REGIONAL VICINITY

THE AVENUE SPECIFIC PLAN AMENDMENT
SUPPLEMENTAL EIR
2017110400

NOT TO SCALE

Figure 2-1



Source: The Avenue Specific Plan FEIR

Stantec

PROJECT LOCATION

THE AVENUE SPECIFIC PLAN AMENDMENT
SUPPLEMENTAL EIR
2017110400

NOT TO SCALE

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Figure 2-2

Additionally, less single family and more multi family residences are planned, thus creating a better mix of single and multi family housing types. This addition of residential units and commercial space would bring the total number of residential units to 2,606 and amount of commercial space to 250,000 square feet for the entire Specific Plan.

2.1.4 Project Objectives

The Amendment to the Avenue Specific Plan does not propose any additional Project objectives above those stated in the previously certified FEIR. Those objectives are listed below.

- Accommodate development in accordance with the organizational principles and standards contained in the New Model Colony (NMC) General Plan as implemented through subsequent detailed specific plans as set forth in the NMC General Plan.

- Foster a cohesive and distinctively identifiable mixed use community that integrates a diversity of residential neighborhoods, regional centers, industrial and business parks, and open spaces.

- Accommodate a diversity of high quality housing to support residential needs and the development of neighborhood centers that shall serve as the focal point of neighborhood identity activity, and celebration.

- Promote a diversity of retail, office, entertainment, housing, cultural, public and similar uses that serve the geographical areas covered by the NMC and which are integrated in a highly active pedestrian oriented environment.

- Provide for a transportation system that meets the future mobility needs of the NMC ensuring that the NMC transportation infrastructure will adequately serve local and regional trips.

- Provide for the portion of the phased backbone transportation infrastructure envisioned in the NMC General Plan for this subarea and to augment the City's existing comprehensive City-wide traffic model to include the Project Site.

- Provide a supply of developable residential housing opportunities to accommodate the amount and type of projected household and job growth forecast to occur within the City.

- Provide housing opportunities for groups of special needs and for all people and to develop a project that responds well to market demand and meets a range of housing types and affordability.

- Maximize single-family detached housing opportunities to assist the City in providing housing units in sufficient quantities to meet anticipated demand and the City's regional housing allocation requirements.

In addition to the foregoing, the Project objectives also include the following,

Residential Areas

- Provide for the connectivity between residential neighborhoods and adjacent commercial retail land uses, as well as to the elementary and middle schools, by means of pedestrian and bicycle trail linkage along spine street and a trail incorporated into the Southern California Edison easement and Cucamonga Creek
- Plan residential neighborhoods around a series of neighborhood parks and open space areas, promoting outdoor activity and casual social interaction among neighbors
- Create strong architectural and functional relationships between residential and school site areas
- Create an effective system and hierarchy of parks, providing for active and passive recreational opportunities
- Provide for connectivity between residential neighborhood and recreational areas through a network of pedestrian sidewalks and on- and off-street bicycle trails
- Create residential neighborhoods with diverse architectural styles and design elements reflecting the characteristics of older established Ontario neighborhoods
- Plan for seamless transitions between housing product types in order to create cohesive neighborhoods that include a range of densities
- Development of a variety of housing types incorporated into the land use plan addressing a wide variety of lifestyles and economic segments
- Provide for both single family attached and detached housing in low density residential districts

Commercial Areas

- Development of commercial/retail uses to meet the needs of residential community and larger surrounding market area as well as implement General Plan Policies
- Provide trails and sidewalks to connect the residential community with the commercial/retail areas
- Consider development of plazas and other amenities within the commercial/retail areas providing space for social interaction

- Orientation of commercial retail buildings to the street wherever possible to create an urban edge and sense of arrival

2.2 AREAS OF CONROVERSY/ISSUES TO BE RESOLVED

The previously certified FEIR noted environmental issues to be resolved and areas of controversy for the proposed Project. There were no areas of controversy at the time of the FEIR. The Avenue Specific Plan Amendment does not propose any new issues or controversy.

2.3 SUMMARY OF ALTERNATIVES

Section 15126.6 of the CEQA Guidelines requires an EIR to describe a range of alternatives to the proposed project or to the location of the proposed project which would feasibly achieve most of the basic objectives of the proposed project, but would avoid or substantially lessen any of the significant impacts identified in the analysis. The previously certified FEIR studied three alternatives to the proposed Project, the No Project Alternative—No Development, the Reduced Residential Density Alternative, and the Increased Residential Density and No Retail Alternative. Section 8 of this SEIR provides an analysis of these three alternatives.

2.4 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Table 2-1 below provides a summary of environmental impacts and mitigation measures of the proposed project.

Table 2-1 Summary of Environmental Impacts and Mitigation Measures

Environmental Impacts Before Mitigation	Mitigation Measure	Environmental Impacts After Mitigation
Aesthetics		
There are no substantial changes to the analysis in the previously approved FEIR.	**NMC Mitigation Measures** No mitigation measures are necessary. **Previously Approved FEIR Mitigation Measures** No mitigation measures are necessary. **Newly Proposed Mitigation Measures** No mitigation measures are necessary.	Impacts remain less than significant.
Agricultural Resources		
There are no substantial changes to the analysis in the previously approved FEIR.	**NMC Mitigation Measures** No feasible mitigation measures were found. **Previously Approved FEIR Mitigation Measures** **AG-1—**All residential units in the Project shall be provided with a deed disclosure or similar notice approved by the City Attorney regarding the	Impacts remain significant and unavoidable.

Environmental Impacts Before Mitigation	Mitigation Measure	Environmental Impacts After Mitigation
	proximity and nature of neighboring agricultural uses. This disclosure shall be applied at the tentative map stage to the affected properties, or otherwise prior to finalizing the sale or rental agreement of any property. The written disclosure shall be supplied to the property purchaser or renter by the vendor or vendor's agent. The content and text of the disclosure shall include language to inform new residents that existing agricultural uses may create nuisances such as flies, odors, dust, night light, and chemical spraying. **Newly Proposed Mitigation Measures** No new mitigation measures were proposed.	
Air Quality		
The Project would generate construction and long-term emissions in excess of SCAQMD thresholds for VOC, NO_X, CO, PM_{10} and $PM_{2.5}$. This will result in significant and unavoidable impacts on air quality and will contribute to cumulatively considerable impacts.	**NMC Mitigation Measures** **NMC AQ-1—**Per SCAQMD Rule 403, the City shall enforce the following (regardless of whether the project is General Plan level or project specific): • During all construction activities, construction contractors shall use low emission mobile construction equipment where feasible to reduce the release of undesirable emissions. • During all construction activities, construction contractors shall encourage rideshare and transit programs for project construction personnel to reduce automobile emissions. • During all grading and site disturbance activities, construction contractors shall water active grading sites at least twice a day, and clean construction equipment in the morning and/or evening to reduce particulate emissions and fugitive dust. • During all construction activities, construction contractors shall, as necessary, wash truck tires leaving the site to reduce the amount of particulate matter transferred to paved streets as required by SCAQMD Rule 403. • During all construction activities, construction contractors shall sweep on and offsite streets if silt is carried over to adjacent public thoroughfares, as determined by the City Engineer to reduce the amount of particulate matter on public streets. • During all construction activities, construction contractors shall limit traffic speed on all unpaved road surfaces to 15 miles per hour or less to reduce fugitive dust. • During grading and all site disturbance	Impacts remain significant and unavoidable.

Environmental Impacts Before Mitigation	Mitigation Measure	Environmental Impacts After Mitigation
	activities, at the discretion of the City's Planning Director, construction contractors shall suspend grading operations during first and second stage smog alerts to reduce fugitive dust. • During grading and all site disturbance activities, at the discretion of the City's Planning Director, construction contractors shall suspend all grading operations when wind speeds (including instantaneous gusts) exceed 25 miles per hour to reduce fugitive dust. • During all construction activities, the construction contractors shall maintain construction equipment engines by keeping them tuned. • During all construction activities, the construction contractors shall use low sulfur fuel for stationary construction equipment as required by AQMD Rules 431.1 and 431.2 to reduce the release of undesirable emissions. • During all construction activities, the construction contractors shall use existing onsite electrical power sources to the maximum extent practicable. Where such power is not available, the Contractor shall use clean fuel generators during the early stages of construction to minimize or eliminate the use of portable generators and reduce the release of undesirable emissions. • During all construction activities, the construction contractors shall use low emission, onsite stationary equipment (e.g., clean fuels) to the maximum extent practicable to reduce emissions, as determined by the City Engineer. • During all construction activities, the construction contractors, in conjunction with the City Engineer, shall locate construction parking to minimize traffic interference on local roads. • During all construction activities, the construction contractors shall ensure that all trucks hauling dirt, sand, soil or other loose materials are covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirements of the California Vehicle Code	

Environmental Impacts Before Mitigation	Mitigation Measure	Environmental Impacts After Mitigation
	Section 23114 to reduce spilling of material on area roads. **Previously Approved FEIR Mitigation Measures** **AQ-1—**Contractors shall maximize the use of construction equipment with low emission factors and high energy efficiency. **AQ-2—**During all phases of construction, all equipment shall be properly and routinely maintained, as recommended by manufacturer manuals. **AQ-3—**During all phases of construction, all contractors shall restrict idling time to five minutes or less in any given hour. **AQ-4—**Where diesel equipment has to be used because there are no practical alternatives, the construction contractor shall use particulate filters, oxidation catalysts, and low sulfur diesel fuel as defined in SCAQMD Rule 431.2, i.e. diesel with sulfur content of 15 ppm by weight or less. **AQ-5—**If feasible, schedule intense earth-moving activities to occur outside the ozone season of May through October. **AQ-6—**Schedule equipment usage to avoid simultaneous use of equipment. **AQ-7—**Maximize the use aqueous or emulsified diesel fuel for construction equipment. **AQ-8—**During construction of later phases, onsite electrical hookups shall be installed for electric hand tools such as saws, drills, and compressors, which will decrease the need for fuel powered generators and other fuel powered equipment. **AQ-9—**Maximize the use of zero-VOC paints (assumes no more than 100 gram/liter of VOC). **AQ-10—**Apply all paints using either high volume low-pressure (HVLP) spray equipment or by hand applications. **AQ-11—**In the event a dry cleaning or gasoline dispensing facility is proposed for the Project's commercial sites, the applicant shall prepare a health risk assessment prior to the issuance of occupancy permits. **AQ-12—**A mobile source health risk assessment shall be prepared for the Project's commercial sites prior to the issuance of occupancy permits. **Newly Proposed Mitigation Measures** Construction **AQ-13—**The contractor shall ensure that all	

Environmental Impacts Before Mitigation	Mitigation Measure	Environmental Impacts After Mitigation
	disturbed unpaved roads and disturbed areas within the Project are watered at least three times daily during dry weather. **AQ-14—**The contractor shall minimize pollutant emissions by maintaining equipment engines in good condition and in proper tune according to manufacturer's specifications and during smog season (May through October) by not allowing construction equipment to be left idling for more than five minutes (per California law). **AQ-15—**During grading activities, chemical soil stabilizers shall be applied to inactive areas to reduce fugitive dust emissions. **AQ-16—**Contractor shall ensure that all off-road heavy-duty construction equipment utilized during construction activity will be CARB Tier 2 Certified or better (to the extent feasible). <u>Operational</u> **AQ-17—**Construction of buildings shall exceed current minimum statewide energy requirements 30% beyond Title 24 standards for combined space heating, cooling and water heating; this may include, at a minimum, but is not limited to: • Use of low emission water heaters • Use of central water heating systems • Use of energy efficient appliances • Use of increased insulation • Use of automated controls for air conditioners • Use of energy-efficient parking lot lights • Use of lighting controls and energy-efficient lighting **AQ-18—**Provide additional outdoor air ventilation through the design and implementation of a high efficiency HVAC system to improve indoor air quality for improved occupant comfort, well-being, and productivity in the office buildings. **AQ-19—**Reduce the quantity of indoor air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of installers and occupants through compliance with SCAQMD Rule 1168, which limits the VOC content of paints, varnish, floor coatings, stains, adhesives, sealants, and primers. **AQ-20—**Provide site improvements such as street lighting, street furniture, route signs, and sidewalks or pedestrian paths to promote pedestrian activity for short trips.	

Environmental Impacts Before Mitigation	Mitigation Measure	Environmental Impacts After Mitigation
	Global Climate Change **AQ-21—**The Project will implement the following measures as Project design features in order to reduce the Project's impact on global climate change: Energy Efficiency • Design buildings to be energy efficient. Site buildings to take advantage of shade, prevailing winds, landscaping and sun screens to reduce energy use. • Install efficient lighting and lighting control systems. Use daylight as an integral part of lighting systems in buildings. • Install light colored "cool" roofs, cool pavements, and strategically placed shade trees. • Provide information on energy management services for large energy users. • Install energy efficient heating and cooling systems, appliances and equipment, and control systems. • Install light emitting diodes (LEDs) for traffic, and other outdoor lighting. • Limit the hours of operation of outdoor lighting. • Provide education on energy efficiency. Renewable Energy • Install solar and tankless hot water heaters, and energy-efficient heating ventilation and air conditioning. Educate consumers about existing incentives. Water Conservation and Efficiency • Create water-efficient landscapes. • Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls. • Use reclaimed water for landscape irrigation in new developments and on public property. Install the infrastructure to deliver and use reclaimed water. • Design buildings to be water-efficient. Install water-efficient fixtures and appliances. • Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff. • Restrict the use of water for cleaning outdoor surfaces and vehicles. • Implement low-impact development practices that maintain the existing hydrologic character	

Environmental Impacts Before Mitigation	Mitigation Measure	Environmental Impacts After Mitigation
	of the site to manage storm water and protect the environment. (Retaining storm water runoff on-site can drastically reduce the need for energy-intensive imported water at the site.) • Devise a comprehensive water conservation strategy appropriate for the project and location. The strategy may include many of the specific items listed above, plus other innovative measures that are appropriate to the specific project. • Provide education about water conservation and available programs and incentives. Solid Waste Measures • Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard). • Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas. • Provide education and publicity about reducing waste and available recycling services.	
Biological Resources		
Special status wildlife species, burrowing owl, exists onsite. Additionally, the Project would remove vegetation suitable for nesting migratory birds, including raptors. This is a potentially significant impact.	**NMC Mitigation Measures** No mitigation measures apply. **Previously Approved FEIR Mitigation Measures** **BR-1—**No less than two weeks and not more than four weeks prior to the commencement of any ground-disturbing activities, a preconstruction survey for burrowing owls shall be conducted by a qualified biologist. If ground-disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be resurveyed for owls. If owls are determined to be present within the construction footprint, they will be relocated in accordance with current California Department of Fish and Game protocol. **BR-2—**A Biological Resources Survey shall be conducted for Planning Areas 1A, 1C, 2B, and 8B prior to the approval of the Tentative Tract Maps prepared for those properties. If suitable habitat is determined present onsite, subsequent focused surveys shall be completed and no "take" of any protected species and/or their habitat shall occur without obtaining the requisite regulatory permits from State and Federal agencies. **BR-3—**A breeding bird survey shall be conducted prior to the removal of windrows scheduled	Impacts would be less than significant.

Environmental Impacts Before Mitigation	Mitigation Measure	Environmental Impacts After Mitigation
	between January 15th and August 31st. A nesting/breeding bird survey must be conducted one week prior to commencing tree removal. If any active nests are detected within the windrow, a buffer area around the nest(s) will be flagged and avoided until the nesting cycle is complete or it is determined that the nest(s) has failed. No grading, heavy equipment, or tree removal activities shall take place within at least 500 feet of an active listed species or raptor nest, 300 feet of other sensitive bird nests (non-listed), and 100 feet of most common songbird nests. A qualified biological monitor will be present on the site to monitor tree removal or other construction activity in the vicinity of nest sites to assure that active nests are not disturbed. If no active nests are found during the survey, construction activities may proceed. **BR-4—**The Project proponent shall be required to pay City of Ontario development impact fees. Fees collected will be used "to acquire and restore mitigation lands to offset impacts to species now living in the New Model Colony and impacts to existing open space," according to the City of Ontario Development Impact Fee Calculation Report and the Settlement and General Release Agreement. This fee is currently $4,320 per acre. **Newly Proposed Mitigation Measures** **BR-5—**To avoid direct impacts to burrowing owls, a pre-construction survey will be conducted by a qualified biologist no more than 30 days prior to any ground-disturbing activities, including demolition, manure clean up, and site grading. If burrowing owls are detected on site, they will be relocated in accordance with current protocols recognized by the CDFG. If present on site, burrowing owls must be relocated outside of the nesting season (February 1 through August 31), unless a qualified biologist confirms that the burrowing owls are not nesting, and CDFG approves in writing the relocation during the nesting season. If ground-disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey, then the site shall be re-surveyed for burrowing owls. **BR-6—**To avoid impacts to nesting migratory birds, a nesting bird survey will be conducted by a qualified biologist prior to the removal of any potential nesting vegetation (or demolition of	

Environmental Impacts Before Mitigation	Mitigation Measure	Environmental Impacts After Mitigation
	structures) between January 15 and August 31. This includes all trees, shrubs, herbaceous vegetation, ruderal areas, buildings, and other structures with the potential to support nesting birds. Nesting bird surveys will be conducted one week prior to any vegetation removal or demolition activities. If nesting birds are identified, then the vegetation or structures will be clearly marked with flagging, and the nest will not be disturbed until the nesting event has completed. No grading, heavy equipment, or vegetation removal activities shall take place within at least 500 feet of an active listed species or raptor nest, 300 feet of other sensitive bird nests (non-listed), and 100 feet of most common songbird nests, in order to avoid impacts to nesting birds through construction noise. The biologist will consult with CDFG and or USFWS to finalize appropriate avoidance buffers from the nests.	
Cultural Resources		
There are no substantial changes to the analysis in the previously approved FEIR.	**NMC Mitigation Measures** **C-1—**In order to fulfill the requirements of CEQA and to preserve the cultural and historical resources of the area, the following mitigation measures are recommended: • For each proposed project which might impact cultural resources, any cultural resource in the Project vicinity should be identified in advance. A standard archaeological records check should be conducted through the San Bernardino County Museum Archaeological Information Center in Redlands. For properties bordering the Riverside County boundary, additional research should be conducted through the University of California, Riverside, Archaeological Research unit. • For each proposed project not previously surveyed within the past ten years, an intensive archaeological field survey should be completed under the supervision of a Society of Professional Archaeologists (S.O.P.A.) certified archaeologist. A technical report following format and content guidelines proposed by the Office of Historic Preservation must be completed. • For each proposed project with identified cultural resources, a formal evaluation of the resource(s) in accordance with the CEQA guidelines for significance (importance) must	Impacts remain less than significant.

Environmental Impacts Before Mitigation	Mitigation Measure	Environmental Impacts After Mitigation
	be completed. • For each project resulting in an adverse impact on a known significant resource, an appropriate planning approach must be required to reduce the impact to a level of insignificance. • For each project where grading into previously undisturbed soils is planned, the retention of a qualified archaeologist should be required to monitor the grading in order to identify any cultural resources which may be exposed, complete a preliminary evaluation of the resource, and recommend appropriate resource management for the treatment of the resource. • For each future project, the City of Ontario should ensure the implementation of these recommendations through conditions of approval for any project. **Previously Approved FEIR Mitigation Measures** **CR-1—**In the event that any subsurface archeological materials are encountered within any part of the Project Site, all ground-disturbing construction activities shall be suspended in the vicinity of the find until the deposit is recorded and evaluated by a qualified archeologist. **CR-2—**In the event that any human remains are found, all construction activities must cease immediately and a qualified archeologist and the San Bernardino County Coroner must be notified. **CR-3—**If the coroner determines the remains to be of Native American origin, he or she will immediately notify the Native American Heritage Commission (NAHC). The NAHC will then identify the most likely descendants to be consulted regarding treatment and/or reburial of the remains. The developer shall implement the recommendations of the most likely descendent pursuant to Public Resources Code Section 5097.98 et seq. **CR-4—**Prior to any excavation into undisturbed, older Pleistocene sediment, a qualified paleontologist shall be retained during construction excavations in underlying, older Pleistocene deposits, if any, to observe construction excavations. In the event any unique paleontological resource is encountered, the resource shall be salvaged, recorded, and curated.	

Environmental Impacts Before Mitigation	Mitigation Measure	Environmental Impacts After Mitigation
	Newly Proposed Mitigation Measures No new mitigation measures were proposed.	
Geology and Soils		
There are no substantial changes to the analysis in the previously approved FEIR.	**NMC Mitigation Measures** The Project has already satisfied the NMC Mitigation Measures. **Previously Approved FEIR Mitigation Measures** **GS-1—**Structural design shall conform to the seismic related recommendations contained within the Geotechnical Reports. These recommendations shall be reviewed and be approved by the City. **GS-2—**Seismic related structural design shall conform to applicable recommendations from the Structural Engineers Association of California, the California Building Code, the Uniform Building Code, and City codes. **GS-3—**As part of site grading and prior to the commencement of building construction, unconsolidated fill materials, organic rich soils, and manure, shall be excavated and removed off-site, and shall be replaced with engineered fill. **GS-4—**As part of the site grading and prior to the commencement of building construction, potentially compressible soils, which includes undocumented fill, shall be excavated to firm, competent native material and removed off-site. **GS-5—**Soils shall be tested to determine their corrosive potential. If corrosive soils are proven to be located onsite, all concrete that comes into contact with corrosive soil shall be designed based on Table 19-A-4 of the Uniform Building Code. All metals that come into contact with corrosive soils shall be protected according to the recommendations of a corrosion engineer. **GS-6—**At the conclusion of site grading and prior to the commencement of building construction, soils at the finished grade elevation shall be tested to determine their expansion index. If the tested soils at the finished grade elevation exhibit a low, or higher, potential for expansion, the following construction measures shall be implemented: stiffened foundation design in accordance with the Uniform Building Code; deepened footings; and presaturation of the building pad to specified moisture content.	Impacts remain less than significant.

Environmental Impacts Before Mitigation	Mitigation Measure	Environmental Impacts After Mitigation
	Newly Proposed Mitigation Measures No new mitigation measures were proposed.	
Hazards and Hazardous Materials		
There are no substantial changes to the analysis in the previously approved FEIR.	**NMC Mitigation Measures** **NMC HM-1—**Prior to consideration of any future development proposal within the Sphere of Influence, project developers will be required by the City to submit a completed Phase I Environmental Site Assessment which, at a minimum, meets with the requirements of the most current standards of investigation established by the American Society or Testing and Materials (ASTM Standard E 1527). Note: With the exception of Planning Areas 1A, 1C, 2B, and 8B the Project has complied with NMC HM-1. Project-specific Mitigation Measure HM-3 below stipulates the requirement for a Phase I ESA to be completed prior to the approval of the Tentative Tract Map, site plan or other discretionary approval for a given phase of development. **NMC HM-2—**Prior to issuance of permits by the City of Ontario for major renovation or demolition of any pre-1976 structure within the Sphere of Influence, the project developer will be required to submit documentation to the City Building Department that asbestos and lead-based paint issues are not applicable to their property, or that appropriate actions will be taken to correct any asbestos or lead-based paint issues prior to development of the site. Note: “Asbestos and lead-based paint issues” is in reference to the documentation of presence or absence of such substances and the requirement for City approval of the handling and disposal methods recommended in the individual Phase I ESA reports. The City will require the removal of those substances pursuant to the applicable regulations and guidelines established by the South Coast Management District, Department of Toxic Substances Control, and the United States Environmental Protection Agency. **NMC HM-3—**In order to minimize risks to life and property associated with the handling, transporting, treating, generating, and storage of hazardous materials, projects within the Sphere of Influence will be required to comply with policies set forth in the City of Ontario General Plan. **Previously Approved FEIR Mitigation Measures** **HM-1—**Removal of structures, including, but limited	Impacts remain less than significant.

Environmental Impacts Before Mitigation	Mitigation Measure	Environmental Impacts After Mitigation
	to, under- and aboveground storage tanks, septic systems, and water wells shall conform to all Federal, State, and local agency regulations (specifically with those required by the City Building and Safety Department and the Hazardous Materials Division of the San Bernardino County Fire Department). Due to the extensive disposal requirements and protocols contained within these regulatory schemes, implementation and adherence to these various regulatory requirements will ensure that no significant impacts occur. **HM-2—**Prior to grading activities, testing for the presence of methane gas in soils on Planning Areas 1A, 1C, 2B, 3A, 4, 6A, 6B, 8B, 9A-9D, and 11 shall be conducted. (The remaining Planning Areas within the Project Site have completed Methane Gas Investigations.) Pursuant to the City Municipal Code Section 9-2.0435 (L), "A *methane gas assessment shall be prepared by a licensed professional with expertise in soil gas assessments for subdivisions proposed on former dairies, poultry ranches, hog ranches, livestock feed operations and similar facilities to determine the presence of methane gas within the project boundary. The methane gas assessment shall identify monitoring and mitigation strategies and approaches. All mitigation measures/plans and specifications shall be reviewed and approved by the City of Ontario*." Such an assessment may take two steps. A preliminary assessment will be done prior to grading to determine exactly where dairies have existed in the past so that the post grading assessment/mitigation measures can be focused on the portions of the Planning Areas that have included former agricultural activities. The second step will include actual testing of graded pads no sooner than 30 days after construction to determine if methane is detected above 5,000 ppm. In addition to Project-specific Mitigation Measure HM-2, the following grading guidelines included in the various Methane Gas Investigations conducted for the Project shall also be adhered to: • Careful clearing, grubbing, segregation, and stockpiling or disposal near surface, of organics-rich soils at the site prior to the initiation of mass grading activities. • The identification and segregation/stockpiling or disposal of deeper soils which contain elevated levels of organic material. Soils with an organic	

Environmental Impacts Before Mitigation	Mitigation Measure	Environmental Impacts After Mitigation
	content of 0.4% or higher shall be segregated for controlled placement that ensures that methane levels are below 5,000 ppm. • Soils with organic content in excess of 0.4% shall not be placed as "deep" fill. Soils with organic contents in excess of this amount shall be placed in open areas within approximately two feet of the finished ground surface. **HM-3—**To eliminate the risk of ground cracking, manure shall be removed from the site, such that the organic matter content of onsite soils shall not exceed 2% (a 2% total organic content is allowed, of which no more than 1% can be manure) in the building foundation areas when mixed with underlying clean soils and imported fill. **HM-4—**To the extent not previously prepared and to properly assess and address potential hazardous materials within Planning Areas 1A, 1C, 2B, and 8B, a Phase I Environmental Site Assessment (ESA) shall be performed by a registered environmental assessor (REA) prior to the approval of the Tentative Tract Map, site plan or other discretionary approval for a given phase of development. If potential hazardous materials or conditions are identified in the Phase I report, the recommendations of the ESA shall be implemented. Such recommendations shall include surficial sampling and chemical analysis within agricultural areas or where soil staining was observed. The Phase I ESA shall be provided to the City and shall be included in any CEQA analysis prepared in connection with the consideration of the discretionary approval for development. **HM-5—**If, while performing any excavation as part of Project construction, material that is believed to be hazardous waste as defined in Section 25117 of the California Health and Safety Code is discovered, the developer shall contact the City Fire Department and the County of San Bernardino Fire Department Hazardous Materials Division. Excavation shall be stopped until the material has been tested and the absence of hazardous waste has been confirmed. If hazardous waste is determined to be present, the California Department of Toxic Substances control shall be contacted and the material shall be removed and disposed of pursuant to applicable provisions of California law.	

Environmental Impacts Before Mitigation	Mitigation Measure	Environmental Impacts After Mitigation
	Newly Proposed Mitigation Measures No new mitigation measures were proposed.	
Hydrology and Water Quality		
There are no substantial changes to the analysis in the previously approved FEIR.	**NMC Mitigation Measures** **NMC WQ-1—**Prior to the issuance of grading permits, project developers shall submit a final drainage plan for each proposed project for review and approval by the City Engineer. **NMC WQ-2—**Prior to issuance of grading permits, project developers shall ensure that coordination between the City of Ontario and the San Bernardino County Flood Control District has been undertaken to demonstrate the ability of the project to meet County flood control requirements. **NMC WQ-3—**Prior to the issuance of building permits, project developers shall submit to the City Engineer proof of payment of the City's drainage fees, as applicable. **NMC WQ-4—**Prior to the issuance of grading permits, project developers shall provide and submit measures for approval by the City Engineer that shall ensure that all structures located within the boundaries of the Sphere of Influence, subject to flooding from 100-year storm events, are constructed on a pad of earth elevated at least one foot above 100-year flood elevations. This requirement will be monitored and enforced by the City Engineer. **NMC WQ-5—**Prior to moving construction equipment on a site within the Sphere of Influence, project developers shall provide evidence to the City Engineer that a National Pollutant Discharge Elimination System (NPDES) permit has been obtained from the State Water Resources Control Board (SWRCB). Once obtained, the NPDES permit shall be retained on the construction site throughout the construction period, and a copy shall be filed with the City Engineer. **NMC WQ-6—**During construction of individual projects, the City Engineer shall ensure compliance with all the terms and conditions outlined in the National Pollutant Discharge Elimination System (NPDES) permit, including the implementation of Best Management Practices (BMPs). **NMC WQ-7—**Prior to issuance of grading permits, project developers shall prepare a Storm Water Pollution Prevention Plan (SWPPP) for individual proposed projects. These plans shall be submitted	Project-specific impacts remain less than significant. Cumulative impacts remain significant.

Environmental Impacts Before Mitigation	Mitigation Measure	Environmental Impacts After Mitigation
	to the City Engineer for review and comment prior to implementing and SWPPP provisions or starting any construction activity. A copy of the SWPPP shall be held by the construction contractor(s) on the construction site throughout development of each project. The City Engineer will monitor and enforce the provisions of the SWPPP. **NMC WQ-8—**During operation of facilities within the Sphere of Influence, the individual project owners and operators shall ensure that all pest control, herbicide, insecticide and other similar substances used as part of maintenance of project features are handled, stored, applied and disposed of by those conducting facility maintenance in a manner consistent with all applicable federal, state and local regulations. The City Engineer shall monitor and enforce this provision. **Previously Approved FEIR Mitigation Measures** **HWQ-1—**All Project related development and construction activities shall comply with the National Pollutant Discharge Elimination System (NPDES) regulations. Prior to the issuance of a grading permit, applicants shall demonstrate compliance with NPDES Storm Water Permit requirements to the satisfaction of the City. Applicable BMP provisions shall be incorporated into the NPDES Permit. **HWQ-2—**All new residences within the Project Site shall be provided with water conservation devices such as low flow showers and toilets. **HWQ-3—**All public landscaped areas resulting from implementation of the Project shall be required to use recycled water for irrigation purposes once the planned regional reclaimed water system becomes functional at the Project Site. **HWQ-4—**All new storm drain infrastructure, other than interim facilities, shall be consistent with either the NMC Master Plan of Drainage, the Master Plan of Drainage Update for NMC East unless formal amendments or deviations are coordinated with and approved by the City. **HWQ-5—**If grading or construction within any Planning Area proceeds prior to the installation of NMC Master Storm Drain Improvements needed to serve such Planning Area, interim detention basins, sized to accept upstream undeveloped flow in accordance with SWRCB requirements must be installed.	

Environmental Impacts Before Mitigation	Mitigation Measure	Environmental Impacts After Mitigation
	Newly Proposed Mitigation Measures No new mitigation measures were proposed.	
Land Use		
The Project will not divide established neighborhoods, conflict with local land use plans, policies or regulations, and will not conflict with any habitat conservation plans or natural community conservation plans.	**NMC Mitigation Measures** No mitigation measures are necessary. **Previously Approved FEIR Mitigation Measures** No mitigation measures are necessary. **Newly Proposed Mitigation Measures** No new mitigation measures were proposed.	There are no impacts resulting from implementation of The Avenue Specific Plan Amendment.
Mineral Resources		
There are no substantial changes to the analysis in the previously approved FEIR.	**NMC Mitigation Measures** No mitigation measures are necessary. **Previously Approved FEIR Mitigation Measures** No mitigation measures are necessary. **Newly Proposed Mitigation Measures** No new mitigation measures were proposed.	There are no impacts resulting from implementation of The Avenue Specific Plan Amendment.
Noise		
Implementation of the Project would expose people to or generate noise in excess of City noise standards. Temporary construction noise impacts are considered significant. Permanent noise impacts are cumulatively considerable.	**NMC Mitigation Measures** **NMC N-1—**Prior to the issuance of grading permits for the planning areas in the Sphere of Influence area, an Acoustical Analysis Report shall be submitted to the City Engineer by the project developer. The report shall describe the cumulative effect of road noise on surrounding land uses and recommend mitigation measures, if necessary, to attenuate that noise. If necessary, the City shall establish a noise attenuation fee program that requires developers in the Sphere of Influence area to make a fair share contribution to noise mitigation along some of roads surrounding the Sphere of Influence. The City of Ontario shall evaluate the need for such a fee program and establish participation guidelines prior to the issuance of grading permits. **NMC N-2—**Prior to issuance of grading permits for the planning areas in the Sphere of Influence area, an Acoustical Analysis Report shall be submitted to the City Engineer by the project developer. The Report shall describe in detail the interior and exterior noise levels for residential uses on the site and the specific design and mitigation features to ensure compliance with that City's noise criteria of	Temporary construction noise impacts would be mitigated to less than significant. Permanent noise impacts would remain cumulatively significant and unavoidable.

Environmental Impacts Before Mitigation	Mitigation Measure	Environmental Impacts After Mitigation
	65 dBA CNEL for outdoor living areas and 45 dBA CNEL in habitable rooms. **NMC N-3—**Prior to the issuance of building permits for planning areas in the Sphere of Influence area, the required location of noise barriers on the project site shall be detailed in the Acoustical Analysis Report. The Report shall specify the height, location, and types of barriers capable of achieving the desired mitigation affect. **NMC N-4—**Prior to the issuance of grading permits for the planning areas in the Sphere of Influence area, the Acoustical Analysis Report shall identify those residential lots that may require mechanical ventilation to achieve interior noise standards. When that operable doors and windows are open for homes facing the roadways, the interior 45 dBA CNEL interior noise limit for these units may be exceeded. Therefore, a "windows closed" condition may be required for these units. Any proposed mechanical ventilation must meet the requirements of the Uniform Building Code (UBC) standard. It should be noted that the windows facing some roadways may be able to be opened, but the homeowners would have the option to close the windows and still obtain adequate ventilation through the use of a mechanical ventilation system. This mechanical ventilation shall supply two air changes per hour to each habitable room, including 20 percent (one-fifth) fresh make-up air obtained directly from the outdoors. The fresh air inlet duct shall be of sound attenuating construction and shall consist of a minimum of ten feet of straight or curved duct or six feet plus one sharp 90 degree bend. The City Engineer shall ensure that the Acoustical Analysis Report identifies any requirements for mechanical ventilation for individual onsite residential units. **NMC N-5—**All prospective owners and occupants of residential units on the project site shall be formally notified prior to purchase, lease or rental, that certain units (without windows and doors closed), and outdoor areas could be subject to noise levels above City standards for residential uses. Such notification shall be in language approved by the City Planning Department, and shall be formalized in written Covenants, Conditions and Restrictions (CC&R) recorded on the title of each residential lot in the project. In addition, each advertisement, solicitation and sales	

Environmental Impacts Before Mitigation	Mitigation Measure	Environmental Impacts After Mitigation
	brochure or other literature regarding the project shall contain the approved notification language. **NMC N-6—**Construction on the Sphere of Influence site shall be limited to the hours of 7:00 AM to 7:00PM Monday through Saturday, and shall be prohibited on Sundays and Federal holidays. **NMC N-7—**All project construction vehicles or equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers. **NMC N-8—**Stockpiling and/or vehicle staging areas shall be located as far as practical from existing residential units on and off the proposed project site. **NMC N-9—**Whenever feasible, the noisiest construction operations should be scheduled to occur together to avoid continuing periods of the greatest annoyance. **Previously Approved FEIR Mitigation Measures** **N-1—**During all Project Site excavation and grading, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufactures' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site. **N-2—**The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction. **N-3—**The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours to be determined by City staff. **N-4—**The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings. **N-5—**Architectural plans shall be submitted to the City for an acoustical plan check prior to the issuance of building permits to assure that the proper windows and/or doors are upgraded for sound reduction and proper ventilation systems are incorporated in order to meet the interior noise level	

Environmental Impacts Before Mitigation	Mitigation Measure	Environmental Impacts After Mitigation
	requirement. **Newly Proposed Mitigation Measures** No additional mitigation measures beyond those required in the previously approved FEIR are necessary.	
Population and Housing		
The Project would not result in impacts associated with population and housing.	**NMC Mitigation Measures** No mitigation measures apply. **Previously Approved FEIR Mitigation Measures** No mitigation measures are necessary. **Newly Proposed Mitigation Measures** No new mitigation measures were proposed.	There are no impacts resulting from implementation of The Avenue Specific Plan Amendment.
Public Services		
Development of The Avenue Specific Plan Amendment would not result in further impacts on Fire, Police, and other public services above those listed in the previously certified FEIR.	**NMC Mitigation Measures** No mitigation measures apply. **Previously Approved FEIR Mitigation Measures** **PS-1—**To reduce fire hazards, wood-shingled and shake-shingled roofs are prohibited. **PS-2—**To reduce fire hazards, fire hydrant locations and water main sizes shall meet standards established by Ontario Fire Department and reviewed and implemented by the Engineering Department. **PS-3—**To reduce fire hazards when water is provided to the site, adequate fire flow pressure shall be provided for residential areas and non-residential projects in accordance with currently adopted standards. **PS-4—**To reduce fire hazards, adequate water supply shall be provided as approved by the Ontario Fire Department prior to the framing stages of construction. **PS-5—**To reduce fire hazards, houses located on cul-de-sacs longer than 300 feet shall be constructed with residential fire sprinklers. **PS-6—**To reduce fire hazards, access roadways designed in accordance with Ontario Fire Department standard to within 150’ of all structures, shall be provided prior to the framing stages of construction. This access is to be maintained in an unobstructed manner throughout construction. **PS-7—**A fire station located within the Parkside Specific Plan must be operational prior to the issuance of any certificates of occupancy in The Avenue Specific Plan.	Impacts remain less than significant.

Environmental Impacts Before Mitigation	Mitigation Measure	Environmental Impacts After Mitigation
	PS-8—The developers/builders shall pay library, police, and fire service development impact fees. **Newly Proposed Mitigation Measures** No new mitigation measures were proposed.	
Recreation		
Development of The Avenue Specific Plan Amendment would not result in further impacts on parks and recreational facilities above those listed in the previously certified FEIR.	**NMC Mitigation Measures** No mitigation measures apply. **Previously Approved FEIR Mitigation Measures** **REC-1—**The developers/builders shall pay in lieu park fees to meet the standard of five acres of parkland per thousand residents. **Newly Proposed Mitigation Measures** No new mitigation measures were proposed.	Impacts remain less than significant.
Transportation and Circulation		
Development of The Avenue Specific Plan Amendment would not result in further impacts on transportation above those listed in the previously certified FEIR.	**NMC Mitigation Measures** No mitigation measures apply. **Previously Approved FEIR Mitigation Measures** **T-1—**The Project developers shall pay the DIF Program Traffic Funding Contribution set forth on Table 5.15-4 consistent with the requirements contained in the DIF Program. **T-2—**The Project developers shall pay the Additional Fair Share Project Improvement Cost. **T-3—**Right-in and right-out only access with appropriate signing on Carpenter Avenue for the intersection of Carpenter Avenue at Schaefer Avenue. **T-4—**Construct Carpenter Avenue (half-section improvements) as a Collector from Schaefer Avenue to Edison Avenue. **T-5—**Construct Hellman Avenue as Collector from Schaefer Avenue to Edison Avenue. **T-6—**Construct Archibald Avenue as a Divided Arterial from Schaefer Avenue to Edison Avenue. **T-7—**Construct “A” Street as a Neighborhood entry Street (66-feet right-of-way and 36-feet paved travel area) from The Avenue to Edison Avenue. **T-8—**Construct Turner Avenue as Collector from Schaefer Avenue to Edison Avenue. **T-9—**Construct Haven Avenue (half-section improvements) as a Divided Arterial from the northern Project boundary to the southern Project boundary. **T-10—**Construct Schaefer Avenue (full or half-section improvement as appropriate) as a Standard	Project-specific impacts remain less than significant. Cumulative impacts remain significant.

Environmental Impacts Before Mitigation	Mitigation Measure	Environmental Impacts After Mitigation
	Arterial from the western Project boundary to Edison Avenue. **T-11—**Construct The Avenue (118' right-of-way) from Archibald to Turner Avenue. **T-12—**Construct Edison Avenue (full or half-section improvements as appropriate) as a Divided Arterial from the western Project boundary to the eastern Project boundary. **T-13—**Right-in and right-out only access with the appropriate signing on Carpenter Avenue for the intersection of Carpenter Avenue at Edison Avenue. **T-14—**Modify the existing traffic signals at the intersections of Archibald Avenue at Schaefer Avenue and Archibald Avenue at Edison Avenue. **T-15—**The applicant shall pay their proportionate share (prior to building permit issuance) for or install (prior to occupancy of any structure), the above transportation improvements needed to serve the Project. The determination of whether the payment of proportionate share or installation of the improvements is required shall be made by the City Engineer at the time of Tentative Tract Map approval. The method for determining proportionate share is identified in the TIS, **T-16—**Adequate sight distance at the Project driveways shall be provided to meet the minimum City requirements. **Newly Proposed Mitigation Measures** No additional mitigation measures beyond those required in the previously approved FEIR are necessary.	
Utilities and Service Systems		
Development of The Avenue Specific Plan Amendment would not result in further impacts on water usage, wastewater disposal, or demand for energy consumption above those listed in the previously certified FEIR. However, the Amendment would result in further cumulative impacts to solid waste services.	**NMC Mitigation Measures** No mitigation measures apply. **Previously Approved FEIR Mitigation Measures** No feasible mitigation measures were found. **Newly Proposed Mitigation Measures** Mitigation Measures AQ-17 and AQ-21 will reduce the Project's impact on energy consumption.	Project-specific impacts remain less than significant. Cumulative impacts remain significant.

2.5 CONCLUSIONS

This SEIR evaluated potential impacts to the above listed environmental issues as required by CEQA. With the inclusion of Project design features and implementation of the recommended Mitigation Measures, all potentially significant impacts can be reduced to less than significant levels with the exception of agricultural resources, air quality, hydrology and water quality, noise, utilities (solid waste disposal) and traffic.