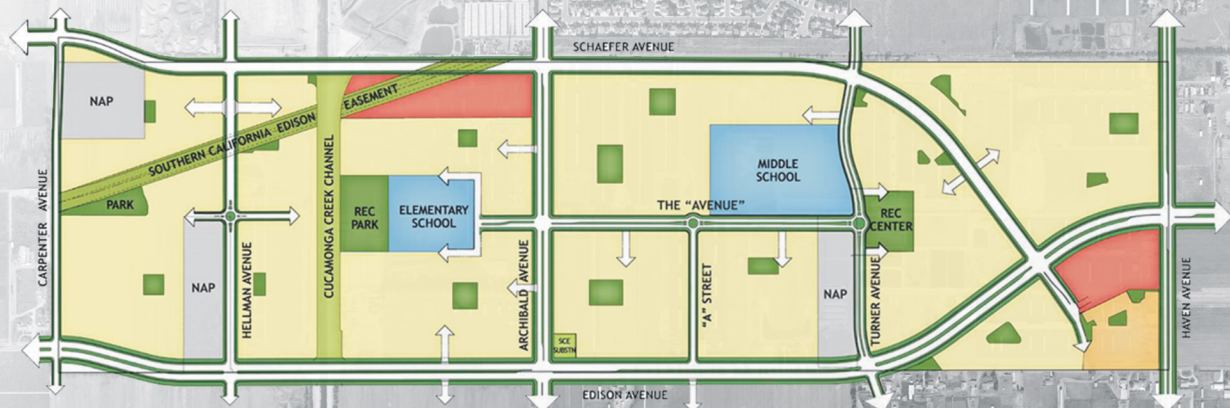


Draft Environmental Impact Report

The Avenue Specific Plan and Related General Plan Amendment



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

October 2006



Stantec

The Avenue Specific Plan Draft EIR

Table of Contents

	Page
1.0 INTRODUCTION.....	1-1
1.1 PURPOSE OF AN EIR.....	1-2
1.2 LEAD AGENCY AND CONTACT PERSONS	1-4
1.3 PROJECT OF STATEWIDE, REGIONAL, OR AREAWIDE SIGNIFICANCE.....	1-6
1.4 DEFINITIONS USED IN THE EIR.....	1-6
1.5 CEQA PROCESS	1-11
1.6 SCOPE OF THIS EIR	1-13
1.6.1 Related Actions	1-14
1.6.2 Environmental Issues Analyzed in the EIR.....	1-15
1.6.3 Technical Studies	1-15
1.6.4 Documents Incorporated by Reference.....	1-16
1.6.5 Organization of the EIR	1-17
1.6.6 Agencies that will use this EIR	1-17
2.0 EXECUTIVE SUMMARY	2-1
2.1 INTRODUCTION.....	2-1
2.2 PROPOSED PROJECT	2-1
2.2.1 Project Location.....	2-1
2.2.2 Project Background/Existing Conditions.....	2-4
2.2.3 Project Characteristics.....	2-4
2.2.4 Project Objectives.....	2-7
2.3 AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED.....	2-8
2.4 SUMMARY OF ALTERNATIVES.....	2-9
2.5 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES	2-10
2.6 CONCLUSIONS.....	2-40
3.0 PROJECT DESCRIPTION.....	3-1
3.1 PROJECT LOCATION	3-1
3.2 PROJECT BACKGROUND.....	3-2
3.2.1 New Model Colony	3-5
3.3 THE AVENUE SPECIFIC PLAN	3-15
3.3.1 The Project's Proposed Technical, Economic, and Environmental Characteristics.....	3-16
3.3.2 Proposed Infrastructure (Master Plans).....	3-17
3.4 GENERAL PLAN AMENDMENT	3-31
3.5 RELOCATION OF ABOVE GROUND ELECTRICAL AND DISTRIBUTION AND TRANSMISSION FACILITIES.....	3-32
3.6 CANCELLATION OF WILLIAMSON ACT CONTRACTS.....	3-33
3.7 DEVELOPMENT AGREEMENTS	3-35
3.8 TENTATIVE TRACT MAPS	3-35
3.9 PROJECT OBJECTIVES	3-37

3.10	RELATED ENVIRONMENTAL DOCUMENTS.....	3-38
3.11	INTENDED USES OF THE DRAFT EIR.....	3-39
3.12	REQUIRED PERMITS AND APPROVALS.....	3-41
<hr/>		
4.0	ENVIRONMENTAL SETTING	4-1
4.1	AESTHETICS.....	4-1
4.1.1	Positive Aesthetics Elements	4-1
4.1.2	Negative Aesthetics Elements.....	4-2
4.2	AGRICULTURAL RESOURCES.....	4-3
4.3	AIR QUALITY.....	4-4
4.4	BIOLOGICAL RESOURCES.....	4-4
4.5	CULTURAL RESOURCES	4-5
4.6	GEOLOGY AND SOILS	4-5
4.7	HAZARDS AND HAZARDOUS MATERIALS.....	4-6
4.8	HYDROLOGY AND WATER QUALITY	4-8
4.9	LAND USE AND PLANNING	4-9
4.10	MINERAL RESOURCES	4-9
4.11	NOISE.....	4-9
4.12	POPULATION AND HOUSING.....	4-10
4.13	PUBLIC SERVICES.....	4-10
4.14	RECREATION.....	4-10
4.15	TRANSPORTATION/CIRCULATION.....	4-11
4.16	UTILITIES AND SERVICE SYSTEMS.....	4-11
4.17	CUMULATIVE PROJECTS.....	4-11
<hr/>		
5.0	ANALYSIS OF ENVIRONMENTAL ISSUES.....	5-1
5.1	AESTHETICS.....	5.1-1
5.1.1	Existing Conditions	5.1-1
5.1.2	Issues Identified During Public Scoping Meeting	5.1-4
5.1.3	Issues Identified in NOP or Amended NOP Comment Letters	5.1-4
5.1.4	Thresholds of Significance	5.1-4
5.1.5	Project Compliance with Existing Regulations	5.1-4
5.1.6	Design Considerations	5.1-6
5.1.7	Project Impacts.....	5.1-6
5.1.8	Cumulative Impacts	5.1-9
5.1.9	Mitigation Measures	5.1-10
5.1.10	Level of Significance after Mitigation	5.1-10
5.2	AGRICULTURAL RESOURCES.....	5.2-1
5.2.1	Existing Conditions	5.2-1
5.2.2	Issues Identified During Public Scoping Meeting	5.2-9
5.2.3	Issues Identified in NOP or Amended NOP Comment Letters	5.2-9
5.2.4	Thresholds of Significance	5.2-9
5.2.5	Project Compliance with Existing Regulations	5.2-9
5.2.6	Design Considerations	5.2-12
5.2.7	Project Impacts.....	5.2-12
5.2.8	Cumulative Impacts	5.2-18
5.2.9	Mitigation Measures	5.2-19
5.2.10	Level of Significance After Mitigation.....	5.2-22

5.3	AIR QUALITY	5.3-1
5.3.1	Existing Conditions	5.3-1
5.3.2	Issues Identified During Public Scoping Meeting	5.3-9
5.3.3	Issues Identified in NOP and Amended NOP Response Letters.....	5.3-9
5.3.4	Thresholds of Significance	5.3-10
5.3.5	Project Compliance with Existing Regulations	5.3-10
5.3.6	Design Considerations	5.3-11
5.3.7	Project Impacts.....	5.3-11
5.3.8	Comulative Impacts	5.3-24
5.3.9	Mitigation Measures	5.3-25
5.3.10	Level of Significance After Mitigation.....	5.3-28
5.4	BIOLOGICAL RESOURCES.....	5.4-1
5.4.1	Existing Conditions	5.4-3
5.4.2	Sensitive Biological Resources	5.4-7
5.4.3	Issues Identified During the Public Scoping Meeting	5.4-22
5.4.4	Issues Identified in NOP and Amended NOP Comment Letters	5.4-22
5.4.5	Thresholds of Significance	5.4-22
5.4.6	Project Compliance with Existing Regulations	5.2-23
5.4.7	Design Considerations	5.2-27
5.4.8	Project Impacts.....	5.4-27
5.4.9	Cumulative Impacts	5.4-32
5.4.10	Mitigation Measures	5.4-33
5.4.11	Level of Significance after Mitigation	5.4-34
5.5	CULTURAL RESOURCES	5.5-1
5.5.1	Existing Conditions	5.5-1
5.5.2	Issues Identified During Public Scoping Meeting	5.5-8
5.5.3	Issues Identified in NOP and Amended NOP Comment Letters	5.5-8
5.5.4	Thresholds of Significance	5.5-9
5.5.5	Project Compliance with Existing Regulations	5.5-10
5.5.6	Standard Conditions and Uniform Codes.....	5.5-13
5.5.7	Design Considerations	5.5-14
5.5.8	Cumulative Impacts	5.5-17
5.5.9	Mitigation Measures	5.5-17
5.5.10	Level of Significance After Mitigation.....	5.5-19
5.6	GEOLOGY	5.6-1
5.6.1	Existing Conditions	5.6-3
5.6.2	Issues Identified During Public Scoping Meeting	5.6-9
5.6.3	Issues Identified in NOP or Amended NOP Comment Letters	5.6-9
5.6.4	Thresholds of Significance	5.6-9
5.6.5	Project Compliance with Existing Regulations	5.6-10
5.6.6	Design Considerations	5.6-11
5.6.7	Project Impacts.....	5.6-11
5.6.8	Cumulative Impacts	5.6-15
5.6.9	Mitigation Measures	5.6-16
5.6.10	Level of Significance After Mitigation.....	5.6-17
5.7	HAZARDS AND HAZARDOUS MATERIALS.....	5.7-1
5.7.1	Existing Conditions	5.7-3
5.7.2	Issues Identified During Public Scoping Meeting	5.7-14
5.7.3	Issues Identified in NOP and Amended NOP Response Letters.....	5.7-14
5.7.4	Thresholds of Significance	5.7-14

5.7.5	Project Compliance with Existing Regulations	5.7-15
5.7.6	Design Considerations	5.7-17
5.7.7	Project Impacts.....	5.7-17
5.7.8	Cumulative Impacts	5.7-23
5.7.9	Mitigation Measures	5.7-23
5.7.10	Level of Significance After Mitigation.....	5.7-26
5.8	HYDROLOGY AND WATER QUALITY	5.8-1
5.8.1	Existing Conditions	5.8-3
5.8.2	Issues Identified During Public Scoping Meeting	5.8-11
5.8.3	Issues Identified in NOP and Amended NOP Comment Letters	5.8-11
5.8.4	Thresholds of Significance	5.8-11
5.8.5	Project Compliance with Existing Water Quality Regulations.....	5.8-12
5.8.6	Project Design Considerations	5.8-25
5.8.7	Project Impacts.....	5.8-29
5.8.8	Cumulative Impacts	5.8-40
5.8.9	Mitigation Measures	5.8-41
5.8.10	Level of Significance After Mitigation.....	5.8-43
5.9	LAND USE	5.9-1
5.9.1	Existing Conditions	5.9-1
5.9.2	Issues Identified During Public Scoping Meeting	5.9-2
5.9.3	Issues Identified During NOP and Amended NOP Comment Letters	5.9-2
5.9.4	Thresholds of Significance	5.9-2
5.9.5	Project Compliance with Existing Regulations	5.9-3
5.9.6	Design Considerations	5.9-4
5.9.7	Project Impacts.....	5.9-4
5.9.8	Cumulative Impacts	5.9-5
5.9.9	Mitigation Measures	5.9-5
5.9.10	Level of Significance After Mitigation.....	5.9-6
5.10	MINERAL RESOURCES	5.10-1
5.10.1	Existing Conditions	5.10-1
5.10.2	Issues Identified During Public Scoping Meeting	5.10-1
5.10.3	Issues Identified During NOP and Amended NOP Comment Letters	5.10-1
5.10.4	Thresholds of Significance	5.10-1
5.10.5	Project Compliance with Existing Regulations	5.10-2
5.10.6	Design Considerations	5.10-2
5.10.7	Project Impacts.....	5.10-2
5.10.8	Cumulative Impacts	5.10-2
5.10.9	Mitigation Measures	5.10-2
5.10.10	Level of Significance After Mitigation.....	5.10-2
5.11	NOISE	5.11-1
5.11.1	Existing Conditions	5.11-1
5.11.2	Issues Identified During Public Scoping Meeting	5.11-3
5.11.3	Issues Identified in NOP or Amended NOP Comment Letters	5.11-3
5.11.4	Thresholds of Significance	5.11-3
5.11.5	Project Compliance with Existing Regulations	5.11-4
5.11.6	Design Considerations	5.11-5
5.11.7	Project Impacts.....	5.11-5
5.11.8	Cumulative Impacts	5.11-15
5.11.9	Mitigation Measures	5.11-17
5.11.10	Level of Significance After Mitigation.....	5.11-20

5.12	POPULATION/HOUSING	5.12-1
5.12.1	Existing Conditions	5.12-1
5.12.2	Issues Identified During Public Scoping Meeting	5.12-3
5.12.3	Issues Identified in NOP or Amended NOP Comment Letters	5.12-3
5.12.4	Thresholds of Significance	5.12-3
5.12.5	Project Compliance with Existing Regulations	5.12-3
5.12.6	Design Considerations	5.12-4
5.12.7	Project Impacts	5.12-4
5.12.8	Cumulative Impacts	5.12-5
5.12.9	Mitigation Measures	5.12-6
5.12.10	Level of Significance after Mitigation	5.12-6
5.13	PUBLIC SERVICES	5.13-1
5.13.1	Existing Conditions	5.13-1
5.13.2	Issues Identified During Public Scoping Meeting	5.13-6
5.13.3	Issues Identified in NOP and Amended NOP Comment Letters	5.13-6
5.13.4	Thresholds of Significance	5.13-6
5.13.5	Project Compliance with Existing Regulations	5.13-7
5.13.6	Design Considerations	5.13-8
5.13.7	Project Impacts	5.13-8
5.13.8	Cumulative Impacts	5.13-11
5.13.9	Mitigation Measures	5.13-12
5.13.10	Level of Significance after Mitigation	5.13-13
5.14	RECREATION	5.14-1
5.14.1	Existing Conditions	5.14-1
5.14.2	Issues Identified During Public Scoping Meeting	5.14-2
5.14.3	Issues identified in NOP or Amended NOP Comment letters	5.14-2
5.14.4	Thresholds of Significance	5.14-2
5.14.5	Project Compliance with Existing Regulations	5.14-2
5.14.6	Design Considerations	5.14-3
5.14.7	Project Impacts	5.14-3
5.14.8	Cumulative Impacts	5.14-6
5.14.9	Mitigation Measures	5.14-6
5.14.10	Level of Significance After Mitigation.....	5.14-6
5.15	TRANSPORTATION/CIRCULATION	5.15-1
5.15.1	Existing Conditions	5.15-7
5.15.2	Issues Identified During Public Scoping Meeting	5.15-13
5.15.3	Issues Identified in NOP and Amended NOP Response Letters.....	5.15-13
5.15.4	Thresholds of Significance	5.15-15
5.15.5	Project Compliance with Existing Regulations	5.15-15
5.15.6	Design Considerations	5.15-19
5.15.7	Project Impacts	5.15-19
5.15.8	Cumulative Impacts	5.15-44
5.15.9	Mitigation Measures	5.15-45
5.15.10	Level of Significance After Mitigation.....	5.15-47
5.16	UTILITIES/SERVICE SYSTEMS	5.16-1
5.16.1	Existing Conditions	5.16-1
5.16.2	Issues Identified During Public Scoping Meeting	5.16-6
5.16.3	Issues Identified in NOP and Amended NOP Response Letters.....	5.16-6
5.16.4	Thresholds of Significance	5.16-7
5.16.5	Project Compliance with Existing Regulations	5.16-7

5.16.6	Design Considerations	5.16-9
5.16.7	Project Impacts	5.16-9
5.16.8	Cumulative Impacts	5.16-16
5.16.9	Mitigation Measures	5.16-17
5.16.10	Level of Significance After Mitigation.....	5.16-18

6.0	SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS	6-1
6.1	AGRICULTURAL RESOURCES.....	6-1
6.2	AIR QUALITY	6-2
6.3	HYDROLOGY AND WATER QUALITY	6-2
6.4	NOISE	6-2
6.5	TRANSPORTATION/CIRCULATION.....	6-3
6.6	UTILITIES/SERVICES SYSTEMS	6-3

7.0	GROWTH INDUCEMENT, COMMITMENT OF RESOURCES, AND CUMULATIVE IMPACTS	7-1
7.1	GROWTH INDUCEMENT	7-1
7.2	COMMITMENT OF RESOURCES.....	7-2
7.3	CUMULATIVE IMPACTS	7-3

8.0	ALTERNATIVES TO THE PROPOSED PROJECT	8-1
8.1	INTRODUCTION.....	8-1
8.1.1	Rationale for Alternative Selection	8-2
8.2	ALTERNATIVES ANALYSIS.....	8-4
8.2.1	Alternatives Not Selected for Analysis.....	8-4
8.3	DESCRIPTION OF ALTERNATIVES.....	8-6
8.3.1	Alternative 1: No Project Alternative - No Development.....	8-6
8.3.2	Alternative 2: Reduced Residential Density Alternative	8-7
8.3.3	Alternative 3: Increased Residential Density and No Retail Alternative	8-7
8.4	EVALUATION OF ALTERNATIVES	8-7
8.4.1	Alternative 1: No Project Alternative - No Development.....	8-7
8.4.2	Alternative 2: Reduced Residential Density Alternative	8-7
8.4.3	Alternative 3: Increased Residential Density and No Retail Alternative	8-8
8.5	ENVIRONMENTALLY SUPERIOR ALTERNATIVE.....	8-13

9.0	REPORT PREPARATION SOURCES	9-1
9.1	ORGANIZATIONS AND PERSONS CONTACTED	9-1
9.2	EIR PREPARATION PERSONNEL	9-2
9.3	TECHNICAL CONSULTANTS	9-2

10.0	REFERENCES.....	10-1
-------------	------------------------	-------------

List of Figures

Page

Figure 2-1	Regional Vicinity Map	2-2
Figure 2-2	Project Location	2-3
Figure 2-3	Land Use Plan	2-5
Figure 3-1	Regional Vicinity Map	3-2
Figure 3-2	Project Location	3-3
Figure 3-3	Existing Land Use	3-4
Figure 3-4	NMC General Plan Land Use	3-6
Figure 3-5	Location Map with Subareas.....	3-11
Figure 3-6	Land Use Plan.....	3-12
Figure 3-7	Planning Areas/Developer Controlled/Ownership	3-13
Figure 3-8	Assessors' Parcel Numbers.....	3-14
Figure 3-9	Circulation Plan	3-19
Figure 3-10	Trail Master Plan	3-20
Figure 3-11	Conceptual Mass Grading Plan	3-22
Figure 3-12	Domestic Water Master Plan	3-24
Figure 3-13	Recycled Water Master Plan	3-26
Figure 3-14	Storm Drain Master Plan.....	3-28
Figure 3-15	Sewer Master Plan.....	3-30
Figure 3-16	Power Poles to be Relocated.....	3-34
Figure 3-17	Williamson Act Contracts to be Cancelled	3-36
Figure 5.1-1	Site Photographs.....	5.1-3
Figure 5.2-1	Soil Exhibit	5.2-6
Figure 5.2-2	Williamson Act Contracts	5.2-8
Figure 5.4-1	Biological Survey Summary	5.4-2
Figure 5.6-1	Regional Fault Map	5.6-4
Figure 5.6-2	Existing Topography	5.6-7
Figure 5.8-1	Surface Water	5.8-4
Figure 5.11-1	Typical Construction Noise Levels.....	5.11-14
Figure 5.14-1	Parks and Open Space	5.14-5
Figure 5.15.1	Study Area Intersections	5.15-5
Figure 5.15-2	(1-2) Existing Number of Through Lanes & Intersection Controls	5.15-8
Figure 5.15-2	(2-2) Existing Number of Through Lanes & Intersection Controls	5.15-9
Figure 5.15-3	Roadway Cross Sections	5.15-14
Figure 5.15-4	Circulation Recommendations	5.15-43

List of Tables	Page
Table 2-1	Summary of Potential Impacts and Mitigation2-10
Table 3-1	Statistical Summary of NMC Land Uses.....3-8
Table 3-2	Planning Areas, Assessor’s Parcel Numbers, and Property Ownership 3-9
Table 3-3	The Avenue Specific Plan Statistical Analysis..... 3-15
Table 3-4	Dwelling Units per NMC General Plan and General Plan Amendment..... 3-32
Table 3-5	Williamson Act Contracts on the Project Site 3-35
Table 4-1	Related Projects..... 4-12
Table 5.2-1	Historic Gross Value of Agricultural Production in San Bernardino County 5.2-2
Table 5.2-2	Top Ten Agricultural Products in San Bernardino County in 2005..... 5.2-2
Table 5.2-3	Acreage in Agricultural Production in San Bernardino County by Commodity Group 5.2-3
Table 5.2-4	Agricultural Uses, Acreage, and Planning Areas..... 5.2-4
Table 5.2-5	Project Site Soil Types 5.2-5
Table 5.2-6	Important Farmland In San Bernardino County in 2004 5.2-5
Table 5.2-7	Williamson Act Contracts on the Project Site 5.2-6
Table 5.2-8	LESA Model Scoring Thresholds 5.2-13
Table 5.3-1	Ontario/Fontana Area Air Quality Monitoring Summary (Units Exceeded) 5.3-6
Table 5.3-2	Maximum Daily Emissions Thresholds 5.3-12
Table 5.3-3	Localized Significance Thresholds..... 5.3-12
Table 5.3-4	Emissions Summary of Peak Construction Activities (Pounds Per Day)..... 5.3-14
Table 5.3-5	Summary of Peak Summer Operations Emissions (Pounds Per Day)..... 5.3-16
Table 5.3-6	Summary of Peak Winter Operations Emissions (Pounds Per Day)..... 5.3-17
Table 5.3-7	Project Build-out Conditions (CO) Hotspot Levels (8-Hour Average)..... 5.3-24
Table 5.3-8	Project Build-out Conditions (CO) Hotspot Levels (Peak Hour) 5.3-24
Table 5.4-1	Sensitive Plant Species Potentially Occurring within the Project Site 5.4-8
Table 5.4-2	Sensitive Wildlife Species Potentially Occurring within the Project Site..... 5.4-14
Table 5.5-1	Potentially Historic Structures 5.5-8
Table 5.6-1	Regional Fault Systems 5.6-5
Table 5.7-1	Project Site Phases I and II Environmental Site Assessment Summary 5.7-4
Table 5.7-2	Project Site Methane Gas Investigation Summary 5.7-10
Table 5.7-3	Safety Compatibility Criteria Guidelines Land Use Densities and Intensities..... 5.7-22
Table 5.8-1	Beneficial Uses for Surface Waters and Groundwater 5.8-13
Table 5.8-2	Applicable Narrative Water Quality Objectives for Inland Surface Waters..... 5.8-15
Table 5.8-3	Numeric Water Quality Objectives 5.8-16

Table 5.8-4	Potentially Significant Impact to the Beneficial Uses of Water of the Water Bodies in Vicinity of the Project Site.....	5.8-33
Table 5.11-1	Existing (Ambient) Noise Level Measurements	5.11-2
Table 5.11-2	Offsite Roadway Parameters	5.11-5
Table 5.11-3	Average Daily Traffic (1,000s)	5.11-7
Table 5.11-4	Hourly Traffic Flow Distributions	5.11-8
Table 5.11-5	Offsite Project Related Traffic Noise Impacts	5.11-9
Table 5.11-6	Future Exterior Noise Levels (dBA CNEL)	5.11-10
Table 5.11-7	First Floor Interior Noise Impacts (dBA CNEL)	5.11-11
Table 5.11-8	Second Floor Interior Noise Impacts (dBA CNEL)	5.11-12
Table 5.11-9	Cumulative Offsite Traffic Noise Contributions	5.11-15
Table 5.13-1	Existing School Facilities	5.13-2
Table 5.13-2	City of Ontario Fire Station Information.....	5.13-3
Table 5.13-3	Estimated Student Generation.....	5.13-9
Table 5.14-1	Park Dedication Requirements	5.14-4
Table 5.15-1	TIS Study Area Intersections	5.15-3
Table 5.15-2	Level of Service (LOS) Standards	5.15-6
Table 5.15-3	Intersection Analysis for Existing Conditions	5.15-10
Table 5.15-4	DIF Program Traffic Funding Contribution.....	5.15-16
Table 5.15-5	Additional Fair Share Project Improvement Cost.....	5.15-16
Table 5.15-6	Trip Generation Rates.....	5.15-21
Table 5.15-7	Project Plus Six Specific Plan Trip Generation and Comparison to CMP Traffic Analysis.....	5.15-22
Table 5.15-8	Intersection Analysis for Existing Plus Project Conditions.....	5.15-23
Table 5.15-9	Intersection Analysis for 2015 Horizon Year Without Project Conditions	5.15-27
Table 5.15-10	Intersection Analysis for 2015 Horizon Year With Project Conditions	5.15-30
Table 5.16-1	Existing and Future Water Demands.....	5.16-2
Table 5.16-2	Projected Domestic Water Demand at Build-out	5.16-10
Table 5.16-3	Projected Recycled Water Demand at Build-out	5.16-12
Table 5.16-4	Estimated Wastewater Services Demands.....	5.16-13
Table 5.16-5	Projected Daily Solid Waste Generation.....	5.16-13
Table 5.16-6	Projected Annual Electrical Demand	5.16-15
Table 5.16-7	Projected Annual Natural Gas Demand.....	5.16-15
Table 8-1	Impact Summary Comparison of Project Alternatives	8-9
Table 8-2	Objective Feasibility Comparison.....	8-11

List of Appendices

Appendix A - NOP, Initial Study, Response Letters / Amended NOP, Initial Study, Response Letters

- A-1 Notice of Preparation and Initial Study
- A-2 Notice of Preparation Response Letters
- A-3 Amended Notice of Preparation
- A-4 Amended Notice of Preparation Response Letters

Appendix B - Agriculture Resources (LESA Worksheet)

Appendix C - Air Quality Impact Analysis

Appendix D - Biological Resources Reports

- D-1 Glenn Lukos Associates, *Results of Biological Constraints Analysis Conducted for the 30-acre Anderson Property, Incorporated Ontario, San Bernardino County, California*, February 26, 2001.
- D-2 Chambers Group, Inc., *Biological Technical Report for Ontario/Haakma Property in San Bernardino County*, July 1, 2005.
- D-3 Chambers Group, Inc., *Results of a Reconnaissance Biological Survey and Focused Sensitive Plant Survey for the Brookfield Homes Development Site North of Edison Avenue in the City of Ontario in San Bernardino County, California*, September 5, 2005 and October 5, 2005.
- D-4 M.J. Klinefelter, *General Biological Resources Assessment of Edison-Archibald Properties*, October 4, 2005.
- D-5 Chambers Group, Inc., *Biological Technical Report of Findings for the Parentex-Ontario Project Site, San Bernardino County, California*, November 1, 2005.
- D-6 TeraCor Resource Management, *General Biological Resources Assessment for a 38.88 Acre Property in Ontario, California*, December 21, 2005.

Appendix E - Cultural Resources Reports

- E-1 Stantec, *A Phase I Cultural Resources Inventory and a Paleontological Assessment for the 111-Acre Avenue Specific Plan Project*, April 19, 2006.
- E-2 Chambers Group, Inc., *Phase I and II Cultural Resources Survey of a 169-Acre Former Dairy Farm, Ontario, San Bernardino County, CA*, October 2005.
- E-3 Chambers Group, Inc., *Cultural Resources Survey of 13 Parcels Consisting of 173- Acres, Ontario, Bernardino County, CA*, October 2005.
- E-4 Chambers Group, Inc., *Cultural Resources Survey of a 58-Acre Former Dairy Farm, Ontario, Bernardino County, CA*, August 2004.

October 2006

- E-5 Chambers Group, Inc., *Cultural Resources Survey of a 163-Acre Former Dairy Farm, Ontario, Bernardino County, CA, August 2004.*
- E-6 "Form Bs" for the following addresses:
- ❖ 13731 South Archibald Avenue
 - ❖ 9456 Schaefer Avenue
 - ❖ 13835 South Archibald Avenue
 - ❖ 13750 South Archibald Avenue
 - ❖ 13923 Archibald Avenue
- E-6 Tribal Consultation

Appendix F – Geotechnical Reports

- F-1 Leighton and Associates, Inc., *EIR- Level Geotechnical Investigation Proposed residential development, PA-3A and PA-4 Sites, Parente Dairies, Parcel Map Nos. APN 218-191-19 and 218-191-20, Subarea 18, Sp (Stantec No. 2052 2044.00.000), South of Schaefer Avenue, East and West of Cucamonga Creek Flood Control Channel, City of Ontario, California, April 20, 2006.*
- F-2 Lawson & Associates, *Geotechnical Feasibility Study Proposed Residential Development DeGroot and Ferreria Dairy Farms, City of Ontario, California, February 7, 2005.*
- F-3 Lawson & Associates, *Geotechnical Feasibility Study Proposed Residential Development Dykstra Dairy Farm, City of Ontario, California, February 8, 2005.*
- F-4 Lawson & Associates, *Geotechnical Feasibility Study Proposed Residential Development Kaplan Parcel City of Ontario, California, October 19, 2005.*
- F-5 Lawson & Associates, *Geotechnical Feasibility Study Proposed Residential Development DeGroot Parcel City of Ontario, California, October 20, 2005.*
- F-6 Lawson & Associates, *Geotechnical Feasibility Study Proposed Residential Development Dykstra Parcel City of Ontario, California, October 20, 2005*
- F-7 Lawson & Associates, *Geotechnical Feasibility Study Proposed Residential Development Ferriera Parcel City of Ontario, California, October 21, 2005.*
- F-8 Lawson & Associates, *Geotechnical Feasibility Study Proposed Residential Development Schoneveld Parcel City of Ontario, California, October 31, 2005.*
- F-9 Lawson & Associates, *Geotechnical Feasibility Study Proposed Residential Development Jongsma Parcel City of Ontario, California, November 2, 2005.*
- F-10 Lawson & Associates, *Geotechnical Feasibility Study Proposed Residential Development Koopman Parcel City of Ontario, California, November 2, 2005.*
- F-11 Lawson & Associates, *Geotechnical Feasibility Study Proposed Residential Development Anderson Parcel City of Ontario, California, November 3, 2005.*
- F-12 Lawson & Associates, *Geotechnical Feasibility Study Proposed Residential Development Harada Parcel City of Ontario, California, November 3, 2005.*

- F-13 Lawson & Associates, *Geotechnical Feasibility Study Proposed Residential Development Dotson Parcel City of Ontario, California*, November 4, 2005.
- F-14 Lawson & Associates, *Geotechnical Feasibility Study Proposed Residential Development Hettinga Parcel City of Ontario, California*, November 4, 2005.
- F-15 RMA Group, *Geotechnical Investigation for Anderson Property Edison Avenue East of Vineyard Avenue San Bernardino County, CA*, March 16, 2001.
- F-16 Pacific Soils Engineering, Inc., *Geotechnical Investigation Vander Eyk Property 38-Acre Subdivision Northwesterly of Haven Avenue and Edison Avenue, City of Ontario, California*, September 16, 2004.

Appendix G –Phase I ESAs, Phase II Investigations, Methane Gas Investigations

- G-1 Blasland, Bouck & Lee, Inc. *Phase I Environmental Site Assessment and Shallow Soil Sampling, Anderson Property APN No. 218-181-17 and 218-181-21 Ontario, California*, March 2001.
- G-2 Carlin Environmental Consulting, *Environmental Site Assessment of The Vander Eyk Dairy 13750 S. Haven Avenue Ontario, California*, September 29, 2004.
- G-3 Geokinetics, *Phase I Environmental Site Assessment Koopman Property Ontario, California*, October 3, 2002.
- G-4 Geokinetics, *Phase I Environmental Site Assessment Schoneveld Property Ontario, California*, November 25, 2002.
- G-5 Geokinetics, *Phase I Environmental Site Assessment Harada Property Ontario California*, January 3, 2003.
- G-6 Geokinetics, *Phase I Environmental Site Assessment Jongsma Property Ontario, California*, August 29, 2003.
- G-7 Geokinetics, *Phase I Environmental Site Assessment Hettinga Property Ontario, California*, June 5, 2004.
- G-8 Geokinetics, *Phase I Environmental Site Assessment Ferreira Property 13950 Haven Avenue Chino, California*, February 17, 2005.
- G-9 Geokinetics, *Phase I Environmental Site Assessment DeGroot Property 14080 Haven Avenue Ontario, California*, February 28, 2005.
- G-10 Geokinetics, *Phase I Environmental Site Assessment Kaplan Property 13923 Archibald Avenue Ontario, California*, March 16, 2005.
- G-11 Geokinetics, *Phase I Environmental Site Assessment Anderson-Dotson Property Ontario, California*, November 25, 2002.
- G-12 Lawson & Associates, *Phase I Environmental Site Assessment Approximate 58-Acre Dairy Property 13737 South Archibald Avenue San Bernardino County, California*, December 19, 2003.

October 2006

- G-13 Lawson & Associates, *Phase I Environmental Site Assessment Dykstra Dairy, 10129 Schaefer Avenue City of Ontario, San Bernardino County California*, February 8, 2005.
- G-14 Lawson & Associates, *Phase I Environmental Site Assessment Ferreira Dairy, 13950 Haven Avenue City of Ontario, San Bernardino County California*, March 15, 2005.
- G-15 LGC Inland, Inc., *Phase I Environmental Site Assessment DeGroot Dairy, 14080 Haven Avenue City of Ontario, San Bernardino County California*, February 7, 2005.
- G-16 Stantec, *Phase I Environmental Site Assessment L & M Dairy #2 Parentex Property, City of Ontario, California*, April 10, 2006.
- G-17 Lawson & Associates, *Phase II Soil Sampling Investigation, Del Amo Dairy, 13737 South Archibald Avenue, City of Ontario, San Bernardino County, California*, January 21, 2004.
- G-18 Geokinetics, *Subsurface Methane Gas Investigation for The Koopman Property Ontario, California*, October 11, 2002.
- G-19 Geokinetics, *Subsurface Methane Gas Investigation for Schoneveld Property Ontario, California*, November 25, 2002.
- G-20 Geokinetics, *Subsurface Methane Gas Investigation for Harada Property Ontario, California*, January 3, 2003.
- G-21 Geokinetics, *Subsurface Methane Gas Investigation for Jongsma Property Ontario, California*, August 29, 2003.
- G-22 Geokinetics, *Subsurface Methane Gas Investigation for Hettinga Property Ontario, California*, June 5, 2004.
- G-23 Geokinetics, *Subsurface Methane Gas Investigation DeGroot Property 14080 Haven Avenue Ontario, California*, March 1, 2005.
- G-24 Geokinetics, *Preliminary Subsurface Methane Gas Investigation Kaplan Property 13923 Archibald Avenue Ontario, California*, March 16, 2005.
- G-25 Geokinetics, *Subsurface Methane Gas Investigation for Anderson-Dotson Property Ontario, California*, November 25, 2002.
- G-26 Lawson & Associates. *Preliminary Subsurface Methane Gas Investigation Ferreira Property Ontario, California*, February 18, 2005.
- G-27 Lawson & Associates. *Preliminary Methane Site Assessment, Proposed Residential Development, Dykstra Parcel, City of Ontario, California*, October 24, 2005.
- G-28 Petra Environmental Division, *Report of the Site History Relative to The Potential for Methane Generation, 60-Acre Parcel, Designated as (APN 0218-201-44 and 15) Located in the City of Ontario, County of San Bernardino, California*, August 9, 2004.

Appendix H - Noise Analysis

Appendix I - Traffic Impact Analysis