

INITIAL STUDY
FOR THE PROPOSED
ONTARIO WALMART SUPERCENTER

OCTOBER 2006

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ONTARIO WALMART SUPERCENTER

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| Section | Page |
|---|-------------|
| 1 INTRODUCTION | 1-1 |
| 1.1 Introduction | 1-1 |
| 1.2 Purpose of the Initial Study | 1-1 |
| 1.3 Summary of Findings | 1-2 |
| 2 PROJECT DESCRIPTION..... | 2-1 |
| 2.1 Project Location and Environmental Setting..... | 2-1 |
| 2.2 Description of the Proposed Project | 2-7 |
| 2.3 Objectives of the Project..... | 2-10 |
| 2.4 Discretionary Actions | 2-10 |
| 3 ENVIRONMENTAL ANALYSIS | 3-1 |
| 3.1 Aesthetics..... | 3-2 |
| 3.2 Agricultural Resources | 3-4 |
| 3.3 Air Quality | 3-5 |
| 3.4 Biological Resources | 3-8 |
| 3.5 Cultural Resources..... | 3-11 |
| 3.6 Geology and Soils..... | 3-13 |
| 3.7 Hazards and Hazardous Materials | 3-17 |
| 3.8 Hydrology and Water Quality | 3-21 |
| 3.9 Land Use and Planning..... | 3-27 |
| 3.10 Mineral Resources | 3-29 |
| 3.11 Noise..... | 3-30 |
| 3.12 Population and Housing..... | 3-33 |
| 3.13 Public Services..... | 3-35 |
| 3.14 Recreation..... | 3-39 |
| 3.15 Transportation and Traffic..... | 3-40 |
| 3.16 Utilities and Service Systems | 3-44 |
| 4 MANDATORY FINDINGS OF SIGNIFICANCE..... | 4-1 |
| 5 LIST OF PREPARERS/REFERENCES | 5-1 |
| 5.1 Preparers of the Initial Study | 5-1 |
| 5.2 References..... | 5-1 |
| 5.3 Persons Contacted | 5-3 |

APPENDICES

A - ENVIRONMENTAL CHECKLIST FORM

LIST OF FIGURES

| Figure | | Page |
|---------------|------------------------------------|-------------|
| 1 | Regional Location | 2-2 |
| 2 | Vicinity Map | 2-4 |
| 3 | Aerial Photograph | 2-6 |
| 4 | Proposed Site Plan..... | 2-8 |
| 5 | Proposed Building Elevations | 2-9 |

1.1 INTRODUCTION

This Initial Study identifies and evaluates potential environmental impacts that may result from the construction and operation of a Walmart Supercenter proposed on approximately 15.23 acres of land located west of Mountain Avenue and north of Fifth Street, approximately ¼ mile south of the San Bernardino (I-10) Freeway in the northwestern section of the City of Ontario. The proposed project would involve the demolition of existing on-site structures that are currently not in use and the construction of an approximately 190,803-square-foot building on the western portion of the site, with parking areas on the eastern portion. The proposed Walmart Supercenter would include a general merchandise store, a grocery, the sale of alcoholic beverages, a game arcade, banking services, and an outside garden center. Infrastructure and street improvements would also accompany the project. The existing gas station (Union 76 station on an approximately 0.52-acre parcel) at the northwestern corner of the intersection of Mountain Avenue and Fifth Street and the video store (Hollywood Video on approximately 1.06 acres) at the northeastern corner of the site are expected to remain in place.

The City of Ontario is serving as the *Lead Agency* for the proposed Ontario Walmart Supercenter. Section 21067 of the California Environmental Quality Act (CEQA) defines a Lead Agency as the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect on the environment. The City of Ontario would be responsible for approving the proposed project. Thus, the City would serve as the Lead Agency and has the authority to oversee and complete the environmental review process for the project.

1.2 PURPOSE OF THE INITIAL STUDY

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

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

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

- ❖ To provide documentation for findings in a Negative Declaration that the project would not have a significant effect on the environment;
- ❖ To eliminate unnecessary EIRs; and
- ❖ To determine whether a previously prepared EIR can be used for the project.

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

1.3 SUMMARY OF FINDINGS

Based on the preliminary environmental analysis of the proposed Ontario Walmart Supercenter, the City has found that the proposed project may have the potential to create significant adverse impacts on the following environmental issues:

- ◆ Aesthetics
- ◆ Air Quality
- ◆ Biological Resources
- ◆ Hazards and Hazardous Materials
- ◆ Land Use and Planning
- ◆ Noise
- ◆ Population and Housing
- ◆ Public Services
- ◆ Transportation and Traffic
- ◆ Utilities and Service Systems

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

- ◆ Agricultural Resources
- ◆ Cultural Resources
- ◆ Geology and Soils
- ◆ Hydrology and Water Quality
- ◆ Mineral Resources
- ◆ Recreation

To determine if a previously-prepared EIR could be used for the project, a review of previous environmental documents prepared for the project area, which included the site, was performed.

The project site was part of the “Added Area” that was amended into the Ontario Redevelopment Project No. 2 in 1994, for which an EIR was prepared and certified for Amendment No. 1 to the Ontario Redevelopment Project No. 2 (SCH No. 94-072-064). An Addendum to the EIR for Amendment No. 1 was adopted in 1996 to update the information in the EIR related to a redevelopment project proposed at Sixth Street and Mountain Avenue. In 1998, the project site was included in the planning area for the Mountain Village Specific Plan, and a Supplemental EIR was prepared and certified as part of the Specific Plan adoption.

An Initial Study was prepared for the proposed Walmart Supercenter in December 2004, which resulted in the preparation of an Addendum to the Supplemental EIR for the Mountain Village Specific Plan. However, new information has led to the City's reconsideration and subsequent postponement of a decision on the project until new and more detailed environmental analysis could be completed. This Initial Study has been prepared to meet that mandate.

As part of the analysis in this Initial Study, the environmental analyses in the earlier documents were reviewed to determine if the potential impacts of the proposed Ontario Walmart Supercenter or a project of similar scope were adequately addressed and if there are relevant mitigation measures in the EIR for Amendment No. 1 to the Ontario Redevelopment Project No. 2 and in the Supplemental EIR for the Mountain Village Specific Plan, which would mitigate the impacts of the proposed Walmart Supercenter.

The review shows that impacts associated with the proposed Walmart Supercenter would be similar in scope to the impacts of commercial developments analyzed in the previous environmental documents. However, these previous EIRs evaluated a much bigger and broader project (a Redevelopment Plan amendment and a Specific Plan) and did not focus specifically on the project site alone. Also, in 1994, the project site was already developed with the Target, Toys R Us, and Ralph's stores when the proposed Amendment No. 1 to the Ontario Redevelopment Project No. 2 was adopted. Thus, the environmental impacts of these on-site uses were represented as part of the existing baseline conditions.

The EIR for Amendment No. 1 identified the project site as one of the parcels with blighted conditions that would likely be redeveloped in the future. It assumed that redevelopment of the site would lead to an increase in floor area to the maximum allowable at a floor area ratio (FAR) of 0.40. In 1998, the commercial buildings on the site were still in use and the Supplemental EIR for the Mountain Village Specific Plan considered future development associated with the increase in commercial development within the Specific Plan area to achieve buildout. Thus, the Supplemental EIR analyzed the impacts associated with the incremental increase over existing development at the site and the rest of the Specific Plan area.

In accordance with the CEQA Guidelines Section 15162, a Subsequent EIR shall be prepared when it is determined that:

- ❖ *Substantial changes are proposed in a project that will require major revisions to the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects.*
- ❖ *Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.*
- ❖ *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:*
 - a) *The project will have one or more significant effects not discussed in the previous EIR;*
 - b) *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*

- c) *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project but the project proponents decline to adopt the mitigation measure or alternative; or*
- d) *Mitigation measures or alternatives which were considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

Since the proposed Walmart Supercenter would replace the previous on-site uses (Target, Toys R Us, Food 4 Less (formerly Ralph's grocery store), and Jack's Key Service), it would also replace some of the impacts that were generated by these stores before they closed in 2002 and 2003. The difference in impacts from the previous land uses and the proposed Walmart Supercenter would represent changes to the anticipated impacts that were discussed in the previous EIRs. Also, the buildings at the project site have not been in use for three to four years. Thus, changes to existing conditions have occurred in and near the site and will have to be addressed in a Subsequent EIR.

A Subsequent EIR would be prepared to fully analyze the environmental impacts specific to the proposed Ontario Walmart Supercenter. The Subsequent EIR would provide an update of existing conditions at the project site and analyze the impacts of the proposed changes to the operations and activities that may occur with the proposed project. Mitigation measures in the previous EIR documents applicable to the project and any new mitigation would also be identified.

The scope of the environmental analysis in the Subsequent EIR for the proposed Ontario Walmart Supercenter would include the following environmental issues:

- ◆ Aesthetics
- ◆ Air Quality
- ◆ Biological Resources
- ◆ Geology and Soils
- ◆ Hazards and Hazardous Materials
- ◆ Hydrology and Water Quality
- ◆ Land Use and Planning
- ◆ Mineral Resources
- ◆ Noise
- ◆ Public Services
- ◆ Recreation
- ◆ Transportation and Traffic
- ◆ Utilities and Service Systems
- ◆ Socio-Economic Issues
- ◆ Economic Impact Analysis

The project was determined to have no impacts on other issue areas and these issues would not be analyzed in the EIR. These are:

- ◆ Agricultural Resources
- ◆ Cultural Resources

2.1 PROJECT LOCATION AND ENVIRONMENTAL SETTING

Regional Setting

The City of Ontario covers a land area of approximately 31,760 acres (or nearly 50 square miles) and is located in the southwestern portion of the County of San Bernardino. San Bernardino County and Riverside County together form the Inland Empire of Southern California. The County of San Bernardino, covering approximately 22,000 square miles, is the largest county in the United States and consists of 24 incorporated cities. The County is home to approximately 1.99 million residents, making it the fourth most populated county in California. Population growth of approximately 20.6 percent is estimated to have occurred in the County between the 1990 population of 1,418,380 persons and the 2000 population of 1,710,139 persons. The County's current January 2006 resident population is estimated at 1,991,829 persons and its existing housing stock consists of 661,668 dwelling units.

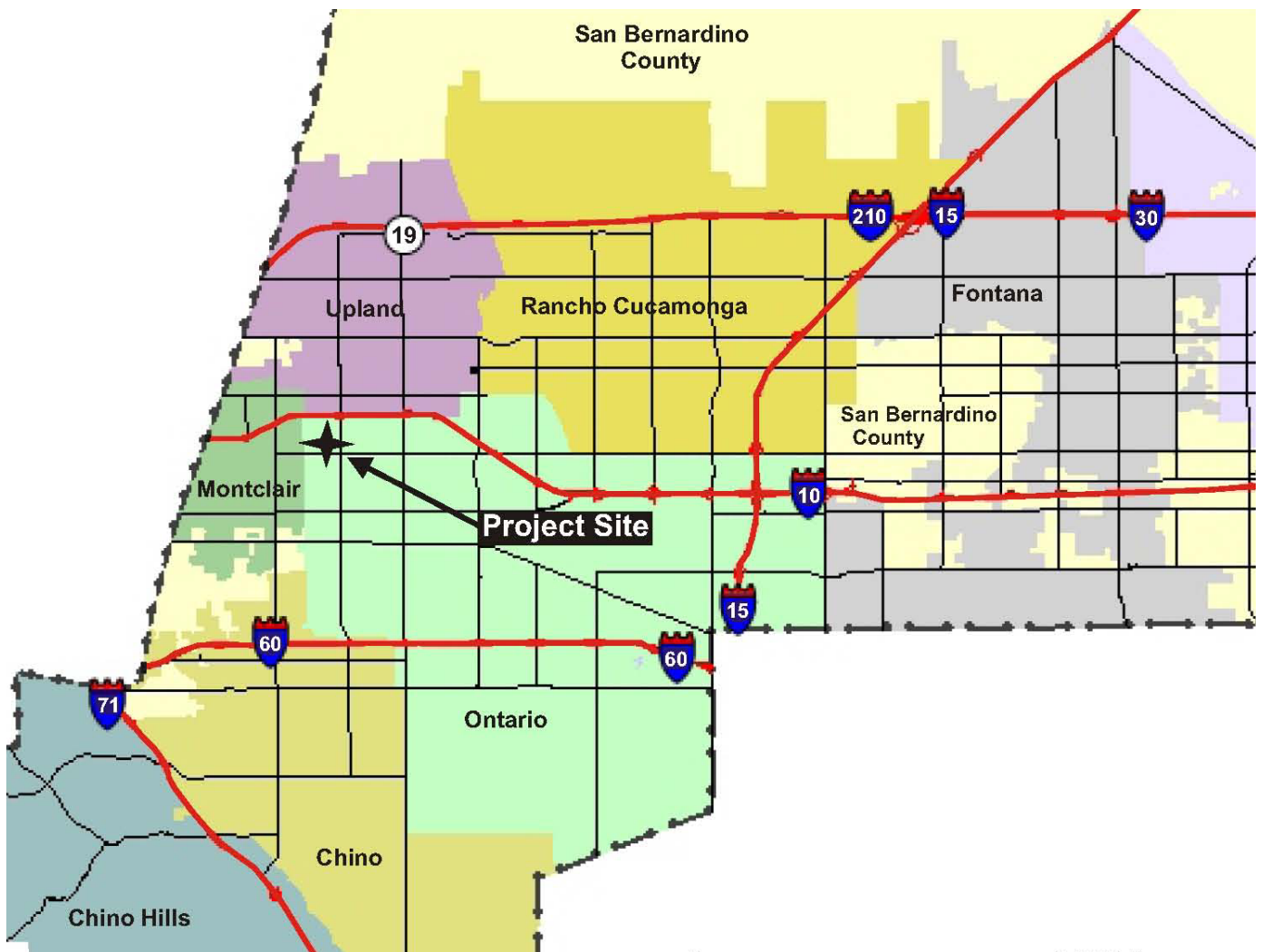
The City of Ontario is located approximately 25 miles west of the City of San Bernardino, 40 miles east of the City of Los Angeles, and 28 miles northeast of the City of Santa Ana in Orange County. To the west, the City of Ontario is bounded by the cities of Chino and Montclair and unincorporated San Bernardino County land. The cities of Upland and Rancho Cucamonga border the City to the north, while the City of Fontana and unincorporated Riverside County land border the City to the east. The San Bernardino/Riverside County line and unincorporated Riverside County land border the City on the south side.

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

The City of Ontario is developed with a mix of land uses, with residential areas at the southern and western sections, industrial areas around the Ontario International Airport and at the eastern section of the City and commercial areas at the northeastern section, along major roadways, and at freeway interchanges. Agricultural uses are present in the New Model Colony area at the southern section.

The downtown area and development core of the City is located south of the I-10 Freeway, along and near Euclid Avenue. This area contains the City's older commercial and residential areas. New residential tracts and neighborhoods are located in the southern sections of the City, generally south of the SR-60 Freeway. Here, relatively new residential developments are slowly replacing the agricultural uses.

The City's 1980 population was estimated at 88,820 persons. By 1990, the City had a population of 133,179 persons. The City's 2000 population was 158,007 persons and the current 2006 population is estimated at 171,113 persons. This represents an approximately 1.4 percent annual increase in the last six years and an average annual growth of 3.6 percent during the last 26 years.



Source: SANBAG, 2006.

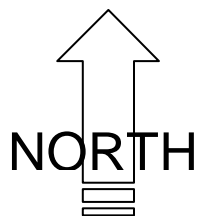


FIGURE 1
REGIONAL MAP

Coupled with the population growth has been the increase in the City's housing stock. From 1980 to 1990, the City's housing stock increased by 35.7 percent from 31,339 dwelling units to a 1990 total of 42,536 dwelling units. From 1990 to 2000, the number of housing units in Ontario rose to 45,182 units. The current 2006 housing stock is estimated at 46,351 units (a 2.6 percent growth from 2000), with an average household size of 3.808 persons per household and a vacancy rate of approximately 3.67 percent.

The California Economic Development Department estimates the City's labor force at 82,600 persons (as of August 2006), of which 78,400 persons are employed. The City's unemployment rate is 5.1 percent, which is slightly higher than the County-wide unemployment rate of 4.7 percent.

Project Site

The project site is an approximately 15.23-acre parcel (APN 1008-431-03) located west of Mountain Avenue and north of Fifth Street in the northwestern section of the City of Ontario. The site is almost square in shape except that it excludes a 0.52-acre parcel at the northwestern corner of Mountain Avenue and Fifth Street that is occupied by a Union 76 gas station. Figure 2, *Vicinity Map*, shows the location of the site.

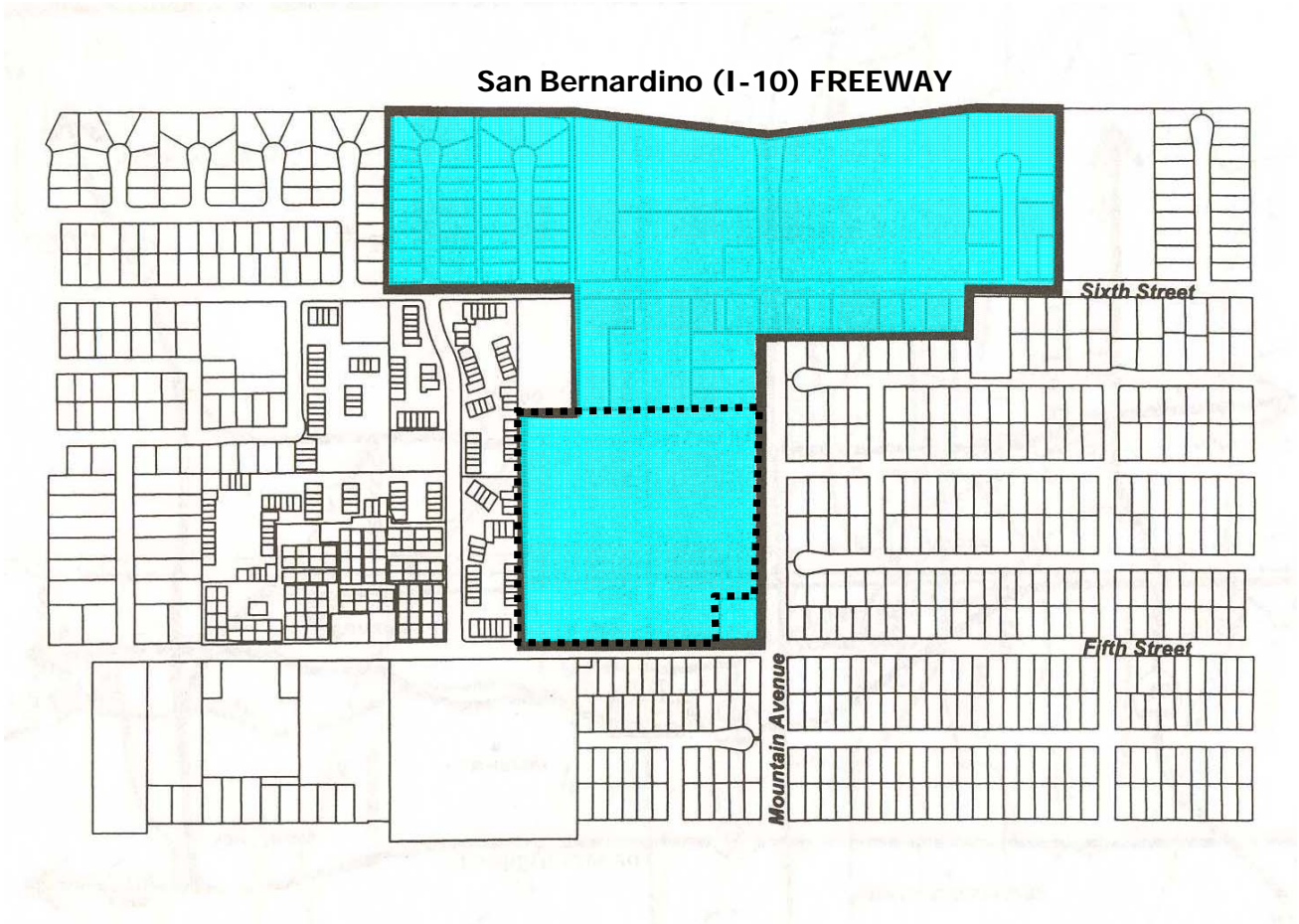
The site is currently developed with commercial buildings that were previously occupied by a Target department store, a Toys R Us toy store, and a Ralph's/Food 4 Less grocery store. A Hollywood Video store is also located 1.06-acre area at the northeastern corner of the site, along with an abandoned kiosk (formerly Jack's Key Service). The rest of the site is primarily a paved parking lot.



The existing buildings on the site were constructed in 1964, 1970 and 1973. The main building, constructed in 1964 at the western section of the site, was initially operated as a White Front Store. The building was later occupied by a Target department store, which operated out of an approximately 107,320-square-foot portion at the northern two-thirds of the building. Target was a general merchandise store with an outdoor garden center at the north end of the building. No plans for the garden center are available but this area is estimated to have covered approximately 12,600 square feet (based on the survey of existing on-site improvements). Ralph's grocery store shared the building with Target and occupied approximately 43,700 square feet at the southern section of the building. A Food 4 Less grocery store later replaced the Ralph's grocery store.

Toys R Us occupied a freestanding building with approximately 37,765 square feet of floor area at the southeastern section of the site, just west of the Union 76 gas station. This building was constructed in 1970. No records of the original construction date of the key kiosk were found, but this building was enlarged to 150 square feet in 1973 and to 225 square feet in 1978. The Hollywood Video store currently occupies an approximately 7,035-square-foot building at the northeastern corner of the site.

There are two entry driveways on Fifth Street and two entry driveways on Mountain Avenue, in addition to two other driveways providing access to the Hollywood Video store. A low wall, with shrubs and trees behind the wall, runs along the site perimeter on Mountain Avenue and Fifth Street, and a block wall separates the site from the multi-family development to the west. Overhead utility lines on wooden poles are present along the northern and western site boundaries. An approximately 50-foot high freestanding sign is present behind the Hollywood Video store.

The Toys R Us store closed in 2002 and was soon followed by closure of the Target store. The Food 4 Less store closed in early 2003. Jack's Key Service, near the Hollywood Video store, was recently abandoned. .



-  Mountain Village Specific Plan
-  Project Site

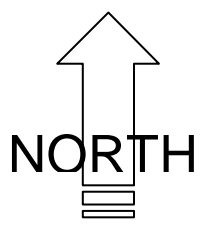


FIGURE 2
VICINITY MAP

The unoccupied structures at the site were subject to vandalism and illegal entry and the buildings have since been boarded up and chainlink fencing erected around the site perimeter

Adjacent land uses include a multi-family residential development on Elderberry Court to the west; Fifth Street, Munoz Park and single-family residential uses to the south; the Union 76 gas station, Mountain Avenue and single-family residential uses to the east; and commercial uses (Four Seasons Surgery Center, Sixth Street Center office building, Jazz Café, Leslie's Swimming Pool Supplies, Mary's Mexican Food, and Carl's Jr. restaurant) to the north. Farther north along Mountain Avenue are Edwards Cinemas and various commercial uses and farther south along Mountain Avenue are single-family residential uses and commercial uses around Fourth Street. Figure 3, *Aerial Photograph*, shows existing developments at the site, along Mountain Avenue, and the surrounding areas.

As part of Amendment No. 1 to the Ontario Redevelopment Project No. 2, the project site was added into a redevelopment project area in 1994. The Amendment added approximately 284 acres of land along Holt Boulevard and Mountain Avenue to facilitate redevelopment in the area. The EIR for the proposed Amendment No. 1 was certified in 1994 (SCH No. 94-072-064) as part of the Amendment adoption. An Addendum to the EIR for Amendment No. 1 was later adopted in 1996, which updated the information on existing conditions as part of a proposed project on Mountain Avenue at Sixth Street.

The EIR for Amendment No. 1 analyzed the potential impacts associated with future development in the Added Area, as quantified by the range of new development that could occur due to the redevelopment of vacant lots or buildings, substandard designs, or deteriorated structures, as well as the increase in development associated with full buildout of the Added Area. In addition, impacts of public infrastructure projects that may be undertaken by the Ontario Redevelopment Agency within the Added Area were also addressed.

The project site is identified in the EIR as a parcel with blighted conditions that is expected to redevelop in the future. Impacts associated with redevelopment were considered in the EIR for Amendment No. 1.

The Mountain Village Specific Plan was adopted in 1998 and included the project site and other commercial and residential areas and vacant land south of the I-10 Freeway along Mountain Avenue and Sixth Street. The Specific Plan calls for the development of commercial, office, and residential uses within the 55.8-acre planning area. The project site is located within the Main Street District of the Specific Plan, which envisioned the addition of a commercial anchor to the site and development of Main Street as a pedestrian corridor between the theater to the north and the Target center on the south. A Supplemental EIR was certified for the Specific Plan adoption, which analyzed the impacts of development allowed under the Specific Plan.

In December 2004, an Initial Study was prepared for the proposed Walmart Supercenter, which was anticipated to replace the existing commercial uses at the site that had recently closed. The Initial Study concluded that the impacts would not be different or substantially increased over those considered in the previous Supplemental EIR and an Addendum would be prepared. However, the City reconsidered approval of the Addendum and the project in response to new information, and called for a more detailed analysis of potential project impacts.



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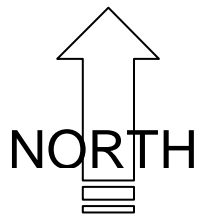


FIGURE 3
AERIAL PHOTOGRAPH

2.2 DESCRIPTION OF THE PROPOSED PROJECT

Physical Characteristics

The proposed Ontario Walmart Supercenter would include the demolition of the existing structures and the parking lot at the project site and construction of a new commercial building and parking lot. Figure 4, *Proposed Site Plan*, shows the proposed development on the site. The demolition activities would lead to the removal of all existing structures, including those formerly occupied by Target, Toys R Us, Food 4 Less and Jack's Key Service. The surface parking area would also be demolished and utility lines abandoned and removed. The Hollywood Video store would remain in place.

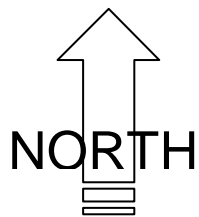
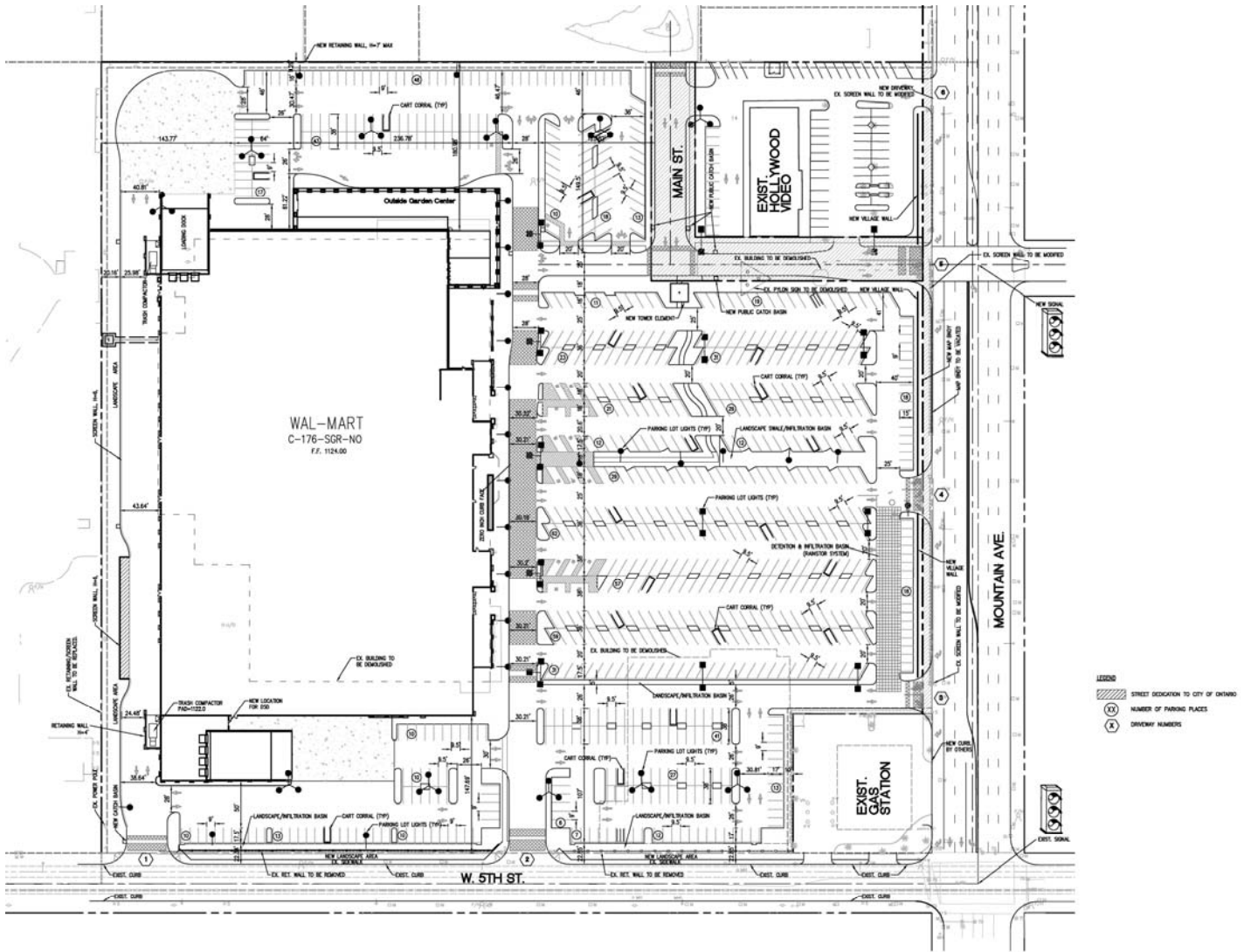
The proposed building would be constructed on the western section of the site and would face Mountain Avenue. The proposed structure would have approximately 190,803 square feet of floor area, of which approximately 178,486 square feet would be within the building and approximately 12,317 square feet would be within the proposed outdoor garden center to be located at the northern end. The proposed building would be approximately 29 feet high, with decorative towers rising up to approximately 45 feet, as allowed under the Mountain Village Specific Plan and analyzed as part of the Supplemental EIR for the Specific Plan.

The facade would be split-faced masonry blocks in the natural gray and beige stone colors, with yellow and reddish brown stucco accents. Decorative towers with gable roofs would be provided above the building entrances, featuring exposed corbels and clay tile roofs. Lower towers along the southern and western façades would also be constructed. The outdoor garden center would be walled in with a post and metal screen wall, but would not have a roof. Figure 5, *Proposed Building Elevations*, shows the exterior facades of the proposed building.

Two truck loading areas would be provided at the building edges. One would be located at the southwestern corner of the proposed building and the other at the northwestern corner. The northwestern corner of the site would be paved and would serve as a truck turn-around. Surface parking areas would be provided north, east and south of the proposed building. A service driveway and a landscaped buffer would separate the proposed building from the multi-family homes to the west. The overhead utility lines on wooden poles along the northern and western site boundaries would also be placed underground as part of the project.

Access driveways on Fifth Street and Mountain Avenue would generally be at the same locations as existing, with two driveway entrances on Fifth Street and two driveway entrances on Mountain Avenue. The southern driveway of the Hollywood Video store would be relocated slightly south to align with Hawthorne Street to the east and would extend into the site before connecting to Main Street through the existing north-south drive aisle of the Sixth Street Center office building property. A traffic signal is also proposed at the Hawthorne Street and Mountain Avenue intersection.

Landscaping would be provided along the site perimeters and within the parking lot and would include street trees, accent trees, shrubs, perennials, vines, and ground cover. Landscaping around the Hollywood Video store would also be improved to comply with City requirements. Enhanced paving would be provided at the driveway entrances and on the internal driveway along the building frontage. The existing low walls and landscaping along Mountain Avenue and Fifth Street would be removed and replaced, as Mountain Avenue is widened to accommodate an additional southbound through lane. The block wall along the western perimeter would also be replaced and a block wall provided along the northern perimeter.



**FIGURE 4
PROPOSED SITE PLAN**



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

FIGURE 5
PROPOSED BUILDING ELEVATIONS

Operational Characteristics

Upon entitlement, the project would begin with demolition activities, which are expected to take approximately 12 weeks, starting as early as 90 days after project approval and issuance of the demolition permit or by mid-2007. This would involve the demolition of existing buildings, parking lot pavement, curbs and gutters and swales, and removal of utility lines not needed for the project. After demolition, infrastructure lines would be constructed, along with the re-grading of the site. Building construction would follow and is expected to start in September 2007 and would take approximately 13 months to complete, including landscaping and the proposed street improvements. The anticipated store opening date is around September/October 2008.

After construction, the Walmart Supercenter would be open for business 24 hours per day, 7 days a week. The store operations would include the sale of general merchandise, groceries, alcoholic beverages, and garden supplies. It would also include a pharmacy, vision center, food service, photo studio, bank, and game arcade. Approximately 450 persons would be employed by the project on three shifts.

A total of 85 to 94 trucks are expected to deliver goods to the project site weekly. Of this total, approximately 22 semi-trucks delivering general merchandise would come to the site each week, with four to six additional trucks delivering weekly during the holiday season. In addition, 13 semi-trucks delivering grocery items would come to the store weekly, with 2 to 3 more trucks during the holiday season. Local vendor deliveries would occur regularly, estimated at 40 to 50 small delivery trucks per week. Maintenance and cleaning activities would occur at the parking lot and landscaped areas on a weekly basis.

After completion of roadway improvements, the segments of Main Street and Hawthorne Street at the northeastern section of the site would be dedicated to the City of Ontario as public rights-of-way.

2.3 OBJECTIVES OF THE PROJECT

The applicant seeks to accomplish the following objectives with the proposed Ontario Walmart Supercenter:

- To rehabilitate the site to create a new mix of retail/commercial uses responsive to the City and regional markets;
- To provide retail/commercial uses to service the needs of residents;
- To increase economic benefits to the City through job creation;
- To augment the City's economic base by providing a variety of tax-generating uses;
- To provide retail/commercial development compatible with vicinity land uses; and
- To ensure development of the project site in a manner consistent with the City's General Plan, the Redevelopment Plan, and the Mountain Village Specific Plan.

2.4 DISCRETIONARY ACTIONS

A discretionary action is a decision taken by a government agency that calls for the exercise of judgment in deciding whether to approve a project. For the proposed Ontario Walmart Supercenter, the government agency with discretionary approval authority is the City of Ontario. The following discretionary approvals would be required from the City of Ontario:

- Approval of Development Plans by the Development Advisory Board and Planning Commission

Section 2.0

Project Description (continued)

- Approval of a Conditional Use Permit for a game arcade, banking services, and the sale of alcohol by the Planning Commission

Other permits needed for the project include an Alcoholic Beverage Control (ABC) license from the California Department of Alcoholic Beverage Control; a National Pollutant Discharge Elimination System (NPDES) General Permit from the State Water Resources Control Board for construction; and demolition, grading, building and occupancy permits from the City of Ontario.

SECTION 3.0: ENVIRONMENTAL ANALYSIS

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

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

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

- **No Impact.** The proposed Ontario Walmart Supercenter would not have any measurable impact on the environment.
- **Less Than Significant Impact.** The proposed project would have the potential for impacting the environment, although this impact would be below thresholds that may be considered significant.
- **Less Than Significant Impact with Mitigation.** The proposed project would have potentially significant adverse impacts which may exceed established thresholds, although mitigation measures or changes to the project's physical or operational characteristics would reduce these impacts to a level that is less than significant. Measures that may reduce potentially significant impacts are identified.
- **Potentially Significant Impact.** The proposed project would have impacts that may be considered significant and additional analysis is required to identify impacts and the mitigation measures that could reduce these impacts to insignificant levels. When an impact is determined to be potentially significant in the preliminary analysis, the environmental issue would be subject to detailed analysis in an environmental impact report (EIR).

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

3.1 AESTHETICS

The project site is developed with two commercial buildings, a small kiosk, surface parking areas and driving aisles. The buildings have been abandoned since 2002/2003 and have been boarded up. The site is surrounded by a chainlink fence. A low wall and landscaped areas are located along the site boundaries on Fifth Street and Mountain Avenue, with a block wall along the western site boundary.

Surrounding land uses include commercial areas to the north, northeast, and southeast, with residential areas to the east, south, and west. Views of the San Gabriel Mountains are visible to the north.

(Source: Site Survey)

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

Potentially Significant Impact. The Ontario General Plan identifies three scenic resources in the City: Euclid Avenue, Mission Boulevard and views of the San Gabriel Mountains to the north. The San Gabriel Mountains are visible from the project site. The site is currently developed with commercial buildings, which would be demolished and replaced with a new commercial building. While views from residences located south of the site may change as the new building is constructed, the proposed building plans shows that the Walmart Supercenter would be approximately 29 feet high, with decorative towers rising to 45 feet. The proposed building would be higher than the existing buildings, with the highest existing building, the Toys R Us store, at 21 feet above ground level. Views of the San Gabriel Mountains from areas south of the site may change with the project, as foreground views change with the proposed structures.

The Initial Study for Amendment No. 1 determined that no impacts on scenic vistas would occur assuming development is consistent with the Zoning Ordinance and applicable design guidelines. The Mountain Village Specific Plan calls for a 60-foot high tower within the Main Street District and allows 45-foot towers on buildings. The Initial Study for the Mountain Village Specific Plan had the same conclusions as that of the Initial Study for Amendment No. 1.

Changes in views associated with demolition of the existing buildings and construction of a new building and surface parking areas, proposed landscaping, and undergrounding of overhead utility lines would occur with the proposed Walmart Supercenter and would be analyzed in the EIR. Changes in views of the site and of the San Gabriel Mountains would be analyzed in the EIR. Measures to preserve major views would be identified, if necessary.

(Sources: Ontario General Plan, ALTA/ACSM Land Title Survey, Project Plans, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Site Survey)

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

No Impact. There are no trees, rock outcroppings or historic buildings that may be considered scenic resources on the project site. Mountain Avenue, Fifth Street, and the I-10 Freeway are not State-designated scenic highways. There are no nearby State scenic highways that would be affected by the project.

The project site is not visible from Euclid Avenue (State Route 83) and Mission Boulevard, which are City-designated scenic resources. Thus, changes in the visual quality of the site would not affect these scenic routes.

The San Gabriel Mountains are visible from the site and the surrounding area and changes in the existing structures on the site would change views of the San Gabriel Mountains from areas south of the site.

The Initial Study for Amendment No. 1 did not identify any scenic highway in the Added Area and determined that no impacts on scenic vistas would occur with future development, assuming compliance with the Zoning Ordinance and applicable design guidelines. The Initial Study for the Mountain Village Specific Plan provided the same conclusions as that of the Initial Study for Amendment No. 1.

There are no State-designated scenic highways near the site; thus, this issue would not be evaluated in the EIR. Changes in views of the San Gabriel Mountains from areas south of the site would be addressed in the EIR, as discussed in Section A. above.

(Sources: Ontario General Plan, Site Survey, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and California's Scenic Highway Program)

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

Potentially Significant Impact. The proposed project would involve the demolition of existing abandoned buildings and the construction of a new building for the proposed Walmart Supercenter. This would lead to visual changes on the site. Compliance with the design guidelines in the Mountain Village Specific Plan would be evaluated in the EIR. Measures to prevent adverse aesthetic impacts and to determine consistency with the visual character envisioned by the Specific Plan would be identified, where necessary.

The Initial Study for Amendment No. 1 determined that future development in the Added Area would not create negative aesthetic effects, assuming compliance with the Zoning Ordinance and applicable design guidelines. The Initial Study for the Mountain Village Specific Plan indicated that development guidelines, the Zoning Ordinance, and applicable design requirements would prevent negative aesthetic impacts.

Demolition of existing abandoned buildings and construction of the proposed Walmart Supercenter would change the visual quality of the site. These impacts would be analyzed in the EIR. Compliance with the development and design standards in the Specific Plan and Zoning Ordinance would also be evaluated. Measures to prevent negative aesthetic impacts would be identified, if necessary.

(Sources: Site Survey, Mountain Village Specific Plan, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

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

Potentially Significant Impact. Existing sources of light and glare at the site include exterior lights at the parking lots of adjacent commercial properties, exterior building lights, streetlights, and headlights from vehicles traveling along the roadways at nighttime. The existing structures and parking lots are not in use. Thus, no light is generated at the site. The proposed Walmart Supercenter would have exterior building lights and parking lot light standards. The store would also be open 24 hours per day and 7 days a week. Thus, new sources of light would be generated by the project. Vehicles coming to and from the proposed project during the nighttime hours may also generate light and glare on adjacent land uses.

The Initial Study for Amendment No. 1 determined that no adverse impacts related to new sources of light and glare would be created by future development in the Added Area, assuming compliance with the Zoning Ordinance. The Initial Study for the Mountain Village Specific Plan indicated that lighting standards in the Mountain Village Specific Plan and in the Zoning Ordinance and applicable design requirements would prevent adverse impacts related to light and glare.

The proposed project would introduce new sources of light and glare on the site. This impact would be analyzed in the EIR and measures to reduce light and glare on adjacent land uses (such as buffers, light shields, pole locations, etc.) identified, as necessary. Compliance with the lighting standards in the Specific Plan and Zoning Ordinance would also be evaluated.

(Sources: Mountain Village Specific Plan, Site Survey, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

3.2 AGRICULTURAL RESOURCES

While the northwestern section of the City of Ontario had orange groves during the first half of the 20th century, construction of the I-10 Freeway through the area led to the development of homes and the loss of agricultural uses.

Today, the City of Ontario is largely developed, although the City annexed the New Model Colony area in 1999, which includes large areas occupied by dairy farms and agricultural fields. The New Model Colony area is located at the southern section of the City, generally south of the Pomona (SR-60) Freeway and Riverside Avenue. The project site is located approximately 4.5 miles north of this area.

There are no agricultural uses on or near the site. Lands along Mountain Avenue and Fifth Street, near the site, are developed with commercial and residential uses. The project area is urbanized and there are no Farmlands in the project area, as designated by the California Farmland Mapping and Monitoring Program. The project site and surrounding areas are designated as Urban and Built-Up Land.

(Sources: Mountain Village Specific Plan, Ontario General Plan, San Bernardino County Important Farmland, and Site Survey)

A. Would the project 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?

No Impact. No agricultural lands are located within or adjacent to the project site. The site and the adjacent areas are not designated as Farmland under the Farmland Mapping and Monitoring Program of the California Resources Agency, but are designated as Urban and Built-Up Land. Thus, no impact on farmlands would occur with the proposed project and no mitigation measures are required.

The Initial Study for Amendment No. 1 determined that there are no agricultural resources in the Added Area, including the site. The Initial Study for the Mountain Village Specific Plan indicated that there are no agricultural operations in the Specific Plan area. Since the project site is developed and not used for agricultural operations, this issue would not be evaluated in the EIR.

(Sources: Ontario General Plan, San Bernardino County Important Farmland, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Site Survey)

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

No Impact. There are no agricultural uses on or near the site. The site is zoned Specific Plan and the adjacent areas are zoned AP (Administrative Professional), R-1 (One Family Residential), RE (Residential Estate), R1.5 (Low Density Residential) and OS (Open Space). The project area is developed with commercial and residential uses, and a park. The City's Agricultural Overlay Zoning District applies to the New Model Colony area at the southern section of the City, where agricultural uses are allowed to continue until such time that a Specific Plan is approved for the area. There are no lands under a Williamson Act contract on or near the site. The proposed project would not affect agricultural uses in the City. The proposed project would also not conflict with existing zoning for agricultural use or a Williamson Act contract. No mitigation measures are required.

The Initial Study for Amendment No. 1 determined that there are no agricultural uses or agricultural zoning in the Added Area, including the site. The Initial Study for the Mountain Village Specific Plan indicated that there are no agricultural operations in the Specific Plan area. The site is not zoned for agriculture and this issue would not be evaluated in the EIR.

(Sources: San Bernardino County Important Farmland, Ontario General Plan, Ontario Zoning Map, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Site Survey)

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

No Impact. There are no agricultural uses on or adjacent to the site. The site is currently developed with commercial structures that are not in use. Adjacent lands are developed with commercial and residential uses and are not located within the City's Agricultural Zoning Overlay District. The proposed project would not convert agricultural land to non-agricultural uses. Thus, the project would not induce farmland conversion. No mitigation measures are required.

The Initial Study for Amendment No. 1 determined that there are no agricultural resources or operations in the Added Area, including the site. The Initial Study for the Mountain Village Specific Plan indicated that there are no agricultural operations in the Specific Plan area. There are no agricultural uses on or near the site and this issue would not be evaluated in the EIR.

(Sources: Ontario General Plan, Ontario Zoning Map, San Bernardino County Important Farmland, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Site Survey)

3.3 AIR QUALITY

The City of Ontario is located within the South Coast Air Basin, where the local climate is characterized by very warm summers, mild winters, infrequent rainfall, moderate daytime on-shore breezes, and comfortable humidities. Air quality in the City is monitored at the Southwest San Bernardino Valley monitoring station in Ontario. This station monitors levels of suspended particulates.

The project site is currently developed but the buildings are unoccupied. The site is largely paved or covered with impervious surfaces and does not generate suspended particulates. Also, there are no commercial uses on the site, which generate vehicle trips or stationary emissions.

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

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

Potentially Significant Impact. The buildings on the site have not been in use since 2003. Thus, the site currently does not generate pollutant emissions that contribute to air pollution levels in the region. The proposed project would involve demolition and construction activities that would generate pollutant emissions. Operation of the proposed Walmart Supercenter would also lead to long-term stationary and vehicle emissions, which would add to air pollution levels in the region.

The EIR for Amendment No. 1 indicated that future development in the Added Area would need to comply with City and SCAMQD regulations. The Supplemental EIR for the Mountain Village Specific Plan states that if employment growth in the County does not keep pace with residential growth, future development may add to jobs/housing imbalance and result in adverse impacts. The project's consistency with the Air Quality Management Plan for the South Coast Air Basin and its contribution to regional air pollution would be analyzed in the Subsequent EIR for the project.

(Sources: SCAQMD AQMP, SCAQMD CEQA Air Quality Handbook, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, Site Survey, and Project Plans)

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

Potentially Significant Impact. The proposed project would generate air pollutants from demolition and construction activities, during operation of the project, and from vehicles coming to and from the site. These pollutants could further degrade air quality in the region. Demolition of the existing structures on the site would also involve the removal of asbestos-containing materials and the potential for the release of asbestos fibers into the air. The project would need to comply with regulations relating to the removal of asbestos, to prevent public safety hazards.

The EIR for Amendment No. 1 indicated that future development in the Added Area would generate pollutant emissions associated with demolition, grading, construction, mobile sources, and off-site and on-site stationary sources. While the demolition, construction, and operational emissions of the proposed project may be accounted for in the estimate of air quality impacts from future development and redevelopment in the Added Area, the estimates considered buildout and redevelopment of all blighted parcels in the Added Area. Compliance with SCAQMD regulations, the City's Transportation Demand Management Ordinance, and the Ontario General Plan would reduce these emissions but impacts would remain significant. The Supplemental EIR for the Mountain Village Specific Plan estimated construction and operational air quality impacts from future development in the Specific Plan area and identified measures to reduce air quality impacts. However, the Supplemental EIR stated that implementation would not reduce impacts to less than significant levels and unavoidable air quality impacts are expected.

The Subsequent EIR for the project would analyze the project's impacts on air quality by estimating pollutant emissions that may be generated at the site and from the proposed project. These would include

pollutant emissions from demolition and construction activities, vehicle and stationary emissions, and off-site emissions from energy consumption. Measures needed to reduce impacts would be identified, which may include fugitive dust control, construction equipment controls, and demolition and construction activity restrictions, as well as stationary equipment, trip reduction measures, and traffic controls. Measures in the previous EIRs that are applicable to the project and the site would also be identified.

(Sources: Site Survey, SCAQMD CEQA Air Quality Handbook, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

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

Potentially Significant Impact. The proposed project would generate air pollutants that may contribute to the region's non-attainment status for ozone, carbon monoxide, and suspended particulates. The project's contribution to cumulative air quality impacts would be analyzed in the EIR.

The EIR for Amendment No. 1 indicated that future development in the Added Area would generate pollutant emissions that are expected to be significant in the long term. Compliance with SCAQMD regulations, the City's Transportation Demand Management Ordinance, and the Ontario General Plan would reduce these emissions but impacts would remain significant. The Supplemental EIR for the Mountain Village Specific Plan also indicated that air quality impacts from construction and operation of future developments in the Specific Plan area would remain significant and would contribute to regional pollution levels, even with the implementation of mitigation measures.

The Subsequent EIR for the proposed Walmart Supercenter would estimate the project's potential air quality impacts and its contribution to cumulative pollution levels in the region. Measures to reduce cumulative impacts, including compliance with SCAQMD regulations to achieve clean air in the region would be identified.

(Sources: SCAQMD CEQA Air Quality Handbook, Ontario General Plan, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and SCAQMD AQMP)

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

Potentially Significant Impact. Pollutant emissions from demolition and construction activities on the site may affect adjacent residential uses and users of the park near the site. In addition, long-term emissions associated with stationary sources and vehicle trips to and from the proposed commercial development may create pollutant concentrations that could affect adjacent land uses. Potential air quality impacts on sensitive receptors would be analyzed in the EIR to determine if impacts would be significant and adverse and to identify mitigation measures that would be implemented. These measures may include fugitive dust control, construction equipment controls, and demolition and construction activity restrictions, as well as stationary equipment, trip reduction measures, and traffic controls.

The EIR for Amendment No. 1 indicated that future development in the Added Area would generate pollutant emissions but did not specifically address exposure of nearby sensitive receptors. The Supplemental EIR for

the Mountain Village Specific Plan estimated construction and operational air quality impacts and determined these impacts would exceed SCAQMD thresholds, even with mitigation.

The Subsequent EIR for the project would determine pollutant concentrations at nearby intersections and near the site, to analyze impacts on sensitive receptors. Demolition and construction impacts on nearby residences would also be analyzed and measures to prevent or reduce these impacts identified. Measures to reduce pollutant concentration and impacts to sensitive receptors may include distance separation, buffers or stationary source controls.

(Sources: SCAQMD CEQA Handbook, SCAQMD Regulations, Project Plans, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Site Survey)

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

No Impact. The proposed project would include a general merchandise store, a grocery store, the sale of alcoholic beverages, a game arcade, banking services, and an outdoor garden center. These uses do not generally result in objectionable odors (as associated with agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies and fiberglass molding facilities). No sources of objectionable odors are located near the site, and no sources of objectionable odors would be introduced by the project. No impacts are expected and no mitigation measures are required.

The EIR for Amendment No. 1 and the Initial Study for the Mountain Village Specific Plan both indicated that future development in the Added Area could create objectionable odors but compliance with Department of Health regulations for waste handling would reduce impacts to insignificant levels. The proposed uses on the project site are not expected to generate objectionable odors that may affect a substantial number of people. Thus, this issue would not be evaluated in the EIR.

(Sources: SCAQMD CEQA Air Quality Handbook, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

3.4 BIOLOGICAL RESOURCES

The project area is urbanized and does not support natural vegetation communities. Biological resources on the site and the surrounding area consist of landscaping plant materials commonly found in urban environments. There are existing turf grass, shrubs and trees in planter boxes, landscaped areas, along building facades, and along the parkways on Fifth Street and Mountain Avenue at the site boundaries.

(Sources: Ontario General Plan and Site Survey)

A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Potentially Significant Impact. The project site and the surrounding areas are urbanized and do not support rare, endangered, or threatened species of plants or animals. The site is developed with commercial structures and a parking lot, with vegetation consisting of turf grass, shrubs, ornamental trees and other

common landscaping plant materials. Adjacent areas are developed with commercial and residential uses, and support plant species commonly used for landscaping.

The Initial Study for Amendment No. 1 determined that there are no endangered or threatened species in the Added Area, including the site. The Initial Study for the Mountain Village Specific Plan indicated that there are no sensitive biological resources in the Specific Plan area. The site is highly disturbed and does not support sensitive plant or animal species.

While no sensitive plant or animal species are expected to be present at the site, the removal and replacement of existing vegetation as part of the project would lead to the disturbance of existing animal life and their habitats, including nesting birds protected under the Migratory Bird Treaty Act. The Subsequent EIR for the project would identify areas where existing vegetation is present, including trees, shrubs, and grass on or adjacent to the site. Removal of existing vegetation, as part of the proposed site and parkway landscaping would be discussed and potential adverse impacts to animal habitats and nesting birds analyzed. Measures to prevent disturbance of nesting birds and their fledglings would be identified.

(Sources: Project Plans, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, Migratory Bird Treaty Act, and Site Survey)

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

No Impact. The site and the surrounding areas are developed with commercial and residential uses and no sensitive natural communities are present. The project area is largely developed and highly disturbed. There are no riparian or other sensitive natural communities in the project vicinity. There are no natural drainage channels or streams in the area, as storm drainage is provided by underground lines and catch basins. The project would not affect riparian habitats or natural communities identified in local or regional plans or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service. No mitigation measures are required.

The Initial Study for Amendment No. 1 determined that there are no riparian habitats in the Added Area, including the site. The Initial Study for the Mountain Village Specific Plan indicated that there are no wetlands or blue line streams in the Specific Plan area. The site would remain developed and the project would not affect riparian habitats or natural communities. Thus, this issue would not be evaluated in the EIR.

(Sources: Thomas Guide for San Bernardino and Riverside Counties, Ontario General Plan, USGS Ontario Quadrangle, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Site Survey)

C. Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. The project site is developed with commercial structures and a parking lot. The site does not contain wetland habitat or designated blue line streams, according to the USGS Ontario Quadrangle. The stormwater runoff from the site goes into underground lines and catch basins and does not go directly into

wetland areas. Therefore, no impacts to wetlands are expected to occur as a result of the project and no mitigation measures are required.

The Initial Study for Amendment No. 1 determined that there are no wetland habitats in the Added Area. The Initial Study for the Mountain Village Specific Plan indicated that there are no wetlands or blueline streams in the Specific Plan area. No wetlands are present on the site and thus, this issue would not be evaluated in the EIR.

(Sources: Ontario General Plan, Thomas Guide for San Bernardino and Riverside Counties, USGS Ontario Quadrangle, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Site Survey)

D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. The site is located within an urbanized area where animal species are limited to those adapted to urban environments. The site and adjacent areas are developed with commercial and residential structures and land uses and do not serve as wildlife dispersal corridors. Thus, the proposed project is not expected to affect wildlife migration. No impact to wildlife dispersal or migration would occur as a result of the project and no mitigation measures are required.

The Initial Study for Amendment No. 1 determined that there are no wildlife migration corridors in the Added Area. The Initial Study for the Mountain Village Specific Plan indicated that there are no wildlife dispersal or migration corridors through the project area and. The site and the surrounding area do not serve as wildlife corridors. Thus, this issue would not be evaluated in the EIR.

(Sources: Ontario General Plan, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Site Survey)

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

No Impact. There are no sensitive biological resources on or near the project area. Existing vegetation is limited to landscaping plant materials along the site boundaries. The low walls and landscaped areas along the setbacks on Fifth Street and Mountain Avenue would be removed and replaced to allow for the construction of an additional southbound through lane on Mountain Avenue and to make the landscaping on Fifth Street match those on Mountain Avenue. Landscaped areas would also be provided throughout the parking lot.

The City of Ontario does not have a Tree Preservation Ordinance. Thus, removal and replacement of existing trees on the site would not conflict with a tree preservation policy or ordinance. No mitigation measures are required.

The Initial Study for Amendment No. 1 determined that there are no natural communities or sensitive biological resources in the Added Area, including the site. The Initial Study for the Mountain Village Specific Plan indicated that the City has made a practice of preserving mature trees and consideration for preserving existing trees would need to be made by future developments. The proposed landscaping for the

project includes replacement trees to match the landscaping of nearby areas. No adverse impact on City policies is expected and this issue would not be evaluated in the EIR.

(Sources: Ontario General Plan, Ontario Comprehensive Development Code, Project Plans, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Site Survey)

F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. There are no natural communities or sensitive habitats on or near the project site. Also, there is no adopted habitat conservation plan or natural community conservation plan for the area. Thus, the proposed project would have no impact on local or regional habitat conservation plans. No mitigation measures are required.

The Initial Study for Amendment No. 1 determined that there is no habitat conservation plan for the Added Area. The Initial Study for the Mountain Village Specific Plan indicated that there are no natural communities or sensitive biological resources in the Specific Plan area. Thus, no biological resources that could be subject to habitat conservation are present. No conflict with a habitat conservation plan or natural community conservation plan is expected with the proposed project. Thus, this issue would not be evaluated in the EIR.

(Sources: Ontario General Plan, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Site Survey)

3.5 CULTURAL RESOURCES

The City of Ontario contains cultural and historical resources associated with developments during the early Model Colony period, which was generally before 1910. The existing structures on the site were built in 1964, 1970 and 1973 and are not over 45 years old. They are also not identified as historically significant in the City's General Plan. Historical structures and sites in the City are not located on or near the project site.

(Source: Ontario General Plan and Assessor's Information)

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

No Impact. The existing structures on the site were built in 1964, 1970 and 1973 and are not identified as historical structures or sites in the City's General Plan. The site is not listed on the Federal Register of Historic Places, the California Historical Points of Interest, or the California State Historical Landmarks. No historical resource is located near the project site. Thus, the project is not expected to cause an adverse change in any historical resource and no mitigation measures are required.

The EIR for Amendment No. 1 indicated that the only historic resource in the Added Area is the Victorian Place at 961 Holt Boulevard, which would not be subject to redevelopment. No impacts on historic resources are expected. The Initial Study for the Mountain Village Specific Plan indicated that there are no designated historical landmarks in the Specific Plan area.

The existing buildings to be demolished are not considered historical structures. The project site is located approximately 1.5 miles from the nearest historical structure, which is the Victorian Place, and would not affect this historic resource. Thus, this issue would not be evaluated in the EIR.

(Sources: Ontario General Plan, Building Permits, Assessor's Information, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Site Survey)

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

No Impact. The Ontario General Plan does not identify significant archaeological resources in the City. Also, the likelihood of finding in-situ archaeological resources on the site is low due to ground disturbance associated with previous grading and excavation activities for the construction of the existing on-site structures. Thus, the project is not expected to have adverse impacts on archaeological resources and no mitigation measures are required.

The EIR for Amendment No. 1 indicated that no archaeological resources have been discovered in the City or the Added Area. Future development in undeveloped areas may impact previously undiscovered archaeological resources. Compliance with CEQA Guidelines would prevent adverse impacts. Under this guideline, if archaeological resources are found during ground disturbance activities, all work shall be halted until an archaeologist has evaluated the significance of the artifacts. Should the resources be considered significant, then a mitigation plan shall be developed, in accordance with Section 21083.2 of CEQA and Section 15064.5 of the CEQA Guidelines, to ensure impacts are mitigated to below a level of significance.

The Initial Study for the Mountain Village Specific Plan indicated that no archaeological resources have been discovered in the City or the Specific Plan area. The site is highly disturbed and unlikely to yield in-situ archaeological resources. Thus, this issue would not be evaluated in the EIR.

(Sources: Building Permits, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Ontario General Plan)

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

No Impact. The Ontario General Plan does not identify paleontological resources in the City of Ontario. In addition, the project site is highly disturbed due to previous grading and excavation activities for the construction of the existing on-site structures. Thus, the potential for finding in-situ paleontological resources is considered low. The site is relatively flat and there are no unique geologic features on or near the site. Consequently, no impact to unique paleontological resources or unique geologic features is expected to occur with the proposed project and no mitigation measures are required.

The Initial Study for Amendment No. 1 indicated that there are no known paleontological resources in the City or the Added Area. The Initial Study for the Mountain Village Specific Plan indicated that no paleontological resources have been identified in the City. The site is highly disturbed and unlikely to yield in-situ paleontological resources. Thus, this issue would not be evaluated in the EIR.

(Sources: Building Permits, USGS Ontario Quadrangle, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Ontario General Plan)

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

No Impact. The project area is highly disturbed due to previous grading and excavation activities for the construction of the existing on-site structures. There is no known evidence of human remains or a previous cemetery on or near the site. The Bellevue Memorial Park is located more than ½ mile south of the site. No impact on human remains is expected to occur with the proposed project and no mitigation measures are required.

The EIR for Amendment No. 1 did not identify the presence of a cemetery or former cemetery within the Added Area. The Supplemental EIR for the Mountain Village Specific Plan also did not identify the presence of a former cemetery on the site or any potential for the discovery of human remains. The site is highly disturbed and developed with commercial buildings. Thus, it is unlikely to yield human remains and this issue would not be evaluated in the EIR.

If human remains are encountered during excavations associated with this project, all work shall halt and the County Coroner shall be notified (Section 5097.98 of the Public Resources Code). The Coroner would determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved archaeologist, determines that the remains are prehistoric, he/she would contact the Native American Heritage Commission (NAHC). The NAHC would be responsible for designating the most likely descendant (MLD), who would be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD would make his/her recommendation within 24 hours of their notification by the NAHC. This recommendation may include scientific removal and non-destructive analysis of human remains and items associated with Native American burials (Section 70580.5 of the Health and Safety Code).

(Sources: Site Survey, Ontario General Plan, Ontario Zoning Map, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Building Permits)

3.6 GEOLOGY AND SOILS

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

Ground elevations on the site are approximately 1,132 feet above mean sea level (msl) along the northern site boundary and slopes slightly south to approximately 1,112.3 feet above msl at the southwest corner at Fifth Street.

(Sources: EIR for Amendment No. 1, USGS Ontario Quadrangle, Ontario General Plan, and ALTA/ACSM Land Title Survey)

A. Would the project expose people or structures to potential substantial adverse effect, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as

delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

No Impact. The City of Ontario is located in a seismically active region. However, no earthquake faults cross the City or the project site. Thus, no impact associated with ground rupture hazards would occur with the project and no mitigation measures are required.

The EIR for Amendment No. 1 indicated that there are no earthquake faults running through the City or the Added area. The Initial Study for the Mountain Village Specific Plan indicated that no earthquake faults are known to pass through the City or the Specific Plan area. These conditions remain the same and the proposed project would not be exposed to fault rupture hazards. This issue would not be evaluated in the EIR.

(Sources: EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, USGS Ontario Quadrangle and Ontario General Plan)

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

Less than Significant Impact. The City of Ontario, including the project site, would be exposed to groundshaking hazards associated with earthquake events in the region. These hazards are not unlike the hazard in other areas of the region. The proposed structures on-site would be designed and built in accordance with applicable standards in the Uniform Building Code, including pertinent seismic design criteria. Thus, the proposed structure is expected to withstand groundshaking and maintain groundshaking hazards at acceptable levels. Thus, the impact of strong seismic groundshaking would be less than significant.

The EIR for Amendment No. 1 indicated that future development in the Added Area would be exposed to groundshaking hazards associated with earthquake events in the region and would be required to comply with the Uniform Building Code, Ontario General Plan and Zoning Ordinance, and seismic design criteria to reduce groundshaking hazards to insignificant levels.

The Initial Study for the Mountain Village Specific Plan indicated that new development in the Specific Plan area would be exposed to earthquake hazards that are no different than those present in the region. Redevelopment would reduce these hazards and the reduction in overall development density in the Specific Plan area would reduce the number of persons exposed to on-site groundshaking hazards.

The proposed project would be exposed to the same groundshaking hazards in the region. The proposed building and improvements on the site would be built in accordance with pertinent seismic design criteria in the Uniform Building Code. Thus, hazards associated with groundshaking would be less than significant. This issue would be addressed in the EIR.

(Sources: USGS Ontario Quadrangle, Uniform Building Code, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Ontario General Plan)

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

No Impact. The project area is not identified to have liquefaction susceptibility, as contained in the Safety Element of the Ontario General Plan. The Chino Basin Management Plan also does not include the site in

the area subject to historic subsidence. In 2003, groundwater levels near the site were estimated at approximately 625 feet above mean sea level or approximately 487 feet or more below the ground surface. Thus, no hazards associated with liquefaction are anticipated and no mitigation measures are required.

The EIR for Amendment No. 1 indicated that no liquefaction hazards are present in the Added Area. The Initial Study for the Mountain Village Specific Plan indicated that liquefaction and subsidence hazards are not known to be present in the Specific Plan area. The proposed project is not expected to be exposed to liquefaction hazards and this issue would not be evaluated in the EIR.

(Sources: Chino Basin Optimum Basin Management Program, ALTA/ACSM Land Title Survey, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Ontario General Plan)

D. Would the project be subject to landslides?

No Impact. The project site and the surrounding areas are relatively flat. There are no hillside areas near the site. The proposed project would maintain the relatively flat topography of the site. No impacts associated with landslides would occur with the proposed project and no mitigation measures are required.

The Initial Study for Amendment No. 1 indicated that no landslide hazards are present in the Added Area. The Initial Study for the Mountain Village Specific Plan indicated that the Specific Plan area is relatively level, with no hillsides. No landslides or mudslides are expected in the area. The proposed project would not be exposed to landslide hazards. This issue would not be evaluated in the EIR.

(Sources: USGS Ontario Quadrangle, ALTA/ACSM Land Title Survey, Site Survey, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

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

Less than Significant Impact. The project area is relatively flat, and is expected to remain relatively flat with the proposed project. The Ontario General Plan does not include the project site in designated Soil Erosion Control Areas. Grading and excavation activities may lead to localized erosion. However, the project would be required to implement erosion control measures per standard engineering practices and City requirements. Thus, the project would not result in significant adverse impacts associated with substantial soil erosion or loss of topsoil.

The EIR for Amendment No. 1 indicated that a Soil Erosion Control Area has been designated at the eastern section of the City but not in the Added Area. The Initial Study for the Mountain Village Specific Plan indicated that the Specific Plan area is not located in the Soil Erosion Conservation Area, where blow sand hazards are present. The proposed Specific Plan would not lead to erosion or expose people to erosion hazards. The localized erosion associated with construction activities on the site would be addressed in the EIR.

(Sources: USGS Ontario Quadrangle, ALTA/ACSM Land Title Survey, Site Survey, Ontario General Plan, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

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

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

The EIR for Amendment No. 1 indicated that no geologic hazards associated with liquefaction or subsidence are present in the Added Area. The Initial Study for the Mountain Village Specific Plan indicated that no impacts associated with subsidence are anticipated. The proposed project would not increase or create geologic hazards and, as standard practice, would comply with the recommendations of the geotechnical study for the site. This would ensure the structural stability of the proposed building and improvements. This issue would not be evaluated in the EIR.

(Sources: Chino Basin Optimum Basin Management Program, USGS Ontario Quadrangle, ALTA/ACSM Land Title Survey, Site Survey, Ontario General Plan, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

G. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

No Impact. Native soils on the site and near the site are identified as Tujunga loamy sands, which have low shrink-swell potential. The project would be constructed in consideration of the soil expansion potential of the on-site soils and following the recommendations of the geotechnical study for the site. The project would not be adversely impacted by soil expansion hazards and no mitigation measures are required.

The EIR for Amendment No. 1 did not indicate the presence of expansive soils in the Added Area. The Initial Study for the Mountain Village Specific Plan also did not identify hazards associated with expansive soils in the Specific Plan area. The proposed project is not expected to be exposed to expansive soil hazards and the proposed building and improvements would be designed and built in accordance with soil expansion index of on-site soils. No soil expansion hazards would be created by the project and the proposed project would not be exposed to soil expansion hazards. This issue would not be evaluated in the EIR.

(Sources: Soil Survey of San Bernardino County, Ontario General Plan, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

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

No Impact. The proposed project does not propose the construction of septic tanks and/or alternative wastewater disposal systems. The project would connect to the public sewer system through sewer laterals available at the site. No adverse impacts to septic tanks in the area would occur with the proposed project. No impacts relating to soils, which are unsuitable for on-site wastewater disposal systems, would occur as a result of the project and no mitigation measures are required.

The EIR for Amendment No. 1 indicated that the Added area is served by a public sewer system. The Supplemental EIR for the Mountain Village Specific Plan also indicated that there are existing sewer lines that provide sewer services to the Specific Plan area. The proposed project would be connected to the public sewer system, as were the previous land uses on the site. Thus, no hazards associated with soils incapable for supporting septic tank systems would occur. This issue would not be evaluated in the EIR.

(Sources: ALTA/ACSM Land Title Survey, Site Survey, Ontario General Plan, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

3.7 HAZARDS AND HAZARDOUS MATERIALS

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

The existing buildings on the site are not in use and thus, do not utilize hazardous materials or generate hazardous wastes.

(Sources: ALTA/ACSM Land Title Survey, Site Survey, Ontario General Plan, and Project Plans)

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

Less than Significant Impact. The proposed project would not utilize or generate hazardous materials or wastes in quantities that would pose a significant hazard to the public. However, the project would sell products that may be considered hazardous materials. These include paints, thinners, cleaning solvents, fertilizers, pesticides, motor oil, and other gardening, home improvement and automotive substances. Transport of these materials to the proposed Walmart Supercenter would create a potential for spills and accidents along freeways and roadways utilized by delivery trucks. The transport of hazardous materials is regulated by the U. S. Department of Transportation and the California Health Services Department. Compliance with existing regulations on the transport of hazardous materials would prevent significant adverse impacts.

The EIR for Amendment No. 1 indicated that future developments in the Added Area that utilize hazardous materials would increase the potential for fire and accidental spills. Compliance with existing public safety programs and hazardous material regulations would keep impacts at insignificant levels. A number of mitigation measures are also outlined to reduce potential risk of upset conditions. The Initial Study for the Mountain Village Specific Plan referred back to the EIR for Amendment No. 1 and that future development would comply with the existing public safety programs and regulations.

The Subsequent EIR to be prepared for the Walmart Supercenter would analyze the potential for hazardous materials use on the site and adverse impacts associated with the transport, use, and disposal of hazardous materials. Measures in the previous EIRs and applicable regulations would be identified.

(Source: Site Survey, Ontario General Plan, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

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

Potentially Significant Impact. Due to the age of the existing structures on the site, demolition of the existing structures can lead to the release of asbestos and lead that may adversely impact the demolition crew and adjacent residents. Construction of the proposed project may also involve some hazardous materials use, such as paints, thinners, cleaning solvents, oil, grease, etc. The proposed Walmart Supercenter would also be selling hazardous materials, such as paints, thinners, cleaning solvents, fertilizers, pesticides, motor oil, and other gardening, home improvement and automotive substances.

The EIR for Amendment No. 1 indicated that future developments in the Added Area that utilize hazardous materials would increase the potential for fire and accidental spills. Compliance with existing public safety programs and hazardous material regulations would keep impacts at insignificant levels. A number of mitigation measures are also outlined to reduce potential risk of upset conditions. The Initial Study for the Mountain Village Specific Plan referred back to the EIR for Amendment No. 1 and that future development would comply with the existing public safety programs and regulations.

The Subsequent EIR for the project would analyze the use of hazardous materials at the site and potential adverse impacts on adjacent land uses. Impacts associated with hazardous materials during demolition, construction and operation of the project would be analyzed in the EIR. Measures in the previous EIRs, existing regulations, and other feasible mitigation to reduce hazards would be identified. This may include restrictions on storage, disposal, amount, and spill response.

(Source: Building Permits, Site Survey, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

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

Potentially Significant Impact. The nearest schools to the project site are El Camino Elementary School (1525 W. 5th Street), Hawthorne Elementary School (705 W. Hawthorne Street), Elderberry Elementary School (950 N. Elderberry Avenue), Vernon Middle School (9775 Vernon Avenue in Montclair), Buena Vista Arts Integrated School (5685 San Bernardino Street in Montclair), Redeemer Lutheran School (920 West 6th Street) and Citrus Elementary School (925 W. 7th Street in Upland). Only the Redeemer Lutheran School is within ¼ mile of the site but the other schools are within ½ to 1 mile of the site.

The proposed Walmart Supercenter would include a general merchandise store, a grocery, a game arcade, banking services, the sale of alcoholic beverages, and an outdoor garden center. Thus, operation of the project is not expected to generate hazardous or toxic emissions that may affect nearby schools.

Demolition and construction activities may involve hazardous materials, including the removal of asbestos-containing materials and lead-based paint and the use of solvents, oil, grease, cleaners, paints, thinners, adhesives, sealants, coolants, pesticides and fertilizers. Hazardous material use, storage, and disposal would

be made in accordance with existing federal, state, and local regulations. Impacts associated with hazardous material use would be addressed in the EIR.

The EIR for Amendment No. 1 indicated that future developments in the Added Area that utilize hazardous materials would increase the potential for fire and accidental spills. Industrial uses and developments near the railroads would expose users to spills, explosion or fire. Compliance with existing public safety programs and hazardous material regulations would keep impacts at insignificant levels. A number of mitigation measures are also outlined to reduce potential risk of upset conditions. The Initial Study for the Mountain Village Specific Plan referred back to the EIR for Amendment No. 1 and that future development would comply with the existing public safety programs and regulations.

The Subsequent EIR to be prepared for the Walmart Supercenter would analyze the potential for hazardous materials use on the site and adverse impacts on adjacent land uses. Impacts associated with the removal of asbestos-containing materials and lead-based paint during demolition, the use of various hazardous materials during construction and operation of the project, and the sale of hazardous substances such as paint, vehicle fluids, solvents, and fertilizers at the store would be analyzed in the EIR. Measures in the previous EIRs, existing regulations, and other feasible mitigation to reduce hazards would be identified. This may include restrictions on storage, disposal, amount, and spill response.

(Sources: Ontario General Plan, Site Survey, Ontario Montclair School District, Upland Unified School District, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

D. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. Review of the EPA Envirofacts Database shows that the project site is not identified as a hazardous material user or generator. The nearest hazardous material site is the Union 76 gas station located the northwest corner of Fifth Street and Mountain Avenue, southeast of the site. The proposed Walmart Supercenter would not affect the adjacent gas station. Thus, no hazard associated with a hazardous material site that is listed in government databases is expected with the proposed project.

The EIR for Amendment No. 1 identifies the Ralph's store and Union 76 gas station as hazardous material users. Mitigation measures were identified for siting sensitive receptors in areas on or near hazardous waste generators/transportation lines, the siting of critical facilities, remediation of contaminated sites and obstruction of evacuation and emergency response routes. The Initial Study for the Mountain Village Specific Plan referred back to the EIR for Amendment No. 1 and that future development would have to comply with the existing public safety programs and regulations

With the closure of the Food 4 Less (formerly Ralph's) grocery store, no hazardous material user is present on the site. The site is not known to be contaminated and the proposed use is not considered a sensitive receptor or critical facility. Thus, this issue would not be evaluated in the EIR.

(Sources: EIR for Amendment No. 1, Project Plans, Envirofacts Database, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Site Survey)

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

No Impact. The project site is not located near a public airport. The nearest airports are the Cable Airport (located approximately 2.2 miles northwest of the site) and the Ontario International Airport (located approximately 2.3 miles southeast of the site). The site is not located within two miles or within the air safety zones of these airports. The proposed project would not be exposed to airport hazards; would not affect aircraft operations at these airports; and would not create an airport safety hazard for patrons, employees and visitors to the site. No impacts relating to airports are expected and no mitigation measures are required.

The EIR for Amendment No. 1 did not identify the presence of hazards associated with airport or aircraft operations. The Supplemental EIR for the Mountain Village Specific Plan also did not identify airport or aircraft hazards in the Specific Plan area. The proposed project would not be exposed to hazards at nearby airports due to their distances from the site. This issue would not be evaluated in the EIR.

(Sources: Thomas Guide for San Bernardino and Riverside Counties, Site Survey, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Ontario General Plan)

F. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project intersections?

No Impact. There are no private airstrips located immediately adjacent to or near the site. Therefore, the proposed project would not expose patrons, employees and visitors to air traffic hazards. No impacts are anticipated and no mitigation measures are required.

The EIR for Amendment No. 1 did not identify the presence of hazards associated with private airstrip or aircraft operations. The EIR for the Mountain Village Specific Plan also did not identify airstrip or aircraft hazards in the Specific Plan area. The proposed project would not be exposed to hazards at nearby airstrips since none are located near the site. This issue would not be evaluated in the EIR.

(Sources: Thomas Guide for San Bernardino and Riverside Counties, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, Ontario General Plan, and Site Survey)

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

No Impact. The project site is not used for emergency response to or evacuation of adjacent areas. The site is surrounded by chainlink fencing and does not serve as an evacuation area for nearby residents or land uses. The proposed project would replace existing buildings on the site and would not interfere with the City's emergency response and evacuation plans. Mountain Avenue is a designated evacuation route and the proposed widening of Mountain Avenue would facilitate evacuation through this road. The project would not adversely impact an adopted emergency response plan or emergency evacuation plan. No mitigation measures are required.

The EIR for Amendment No. 1 indicates that construction activities for roadways and other infrastructure systems may cause temporary street obstruction that would interfere with emergency response. Mitigation

to minimize street closure was provided. The Initial Study for the Mountain Village Specific Plan referred back to the EIR for Amendment No. 1 and indicated that the City's Disaster Preparedness Plan outlines policies and procedures for handling disasters.

The demolition and construction of the proposed project would be confined to the site, with improvements on Mountain Avenue confined to the west shoulder. Also, improvement of Hawthorne Street and Main Street through the site would facilitate emergency response to the surrounding area. No adverse impacts are expected with the project and this issue would not be evaluated in the EIR.

(Sources: Ontario General Plan, Project Plans, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Site Survey)

H. Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

The EIR for Amendment No. 1 indicated that there are no wildfire hazards in the City. The Initial Study for the Mountain Village Specific Plan indicated the project area is fully urbanized and no wildfire risk is expected.

The project site remains developed and no wildfire hazards would occur with the project. Thus, this issue would not be evaluated in the EIR.

(Sources: Site Survey, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Ontario General Plan)

3.8 HYDROLOGY AND WATER QUALITY

The City of Ontario is underlain by the Chino groundwater basin, which is an adjudicated basin by the Chino Watermaster. In 2003, groundwater levels near the site were estimated at 625 feet above mean sea level or approximately 487 feet below the ground surface. No flood hazards are present on or near the site.

(Sources: Ontario General Plan, Chino Basin Optimum Basin Management Program, ALTA/ACSM Land Title Survey, and Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map)

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

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

The operation of the proposed Walmart Supercenter would generate wastewater and stormwater. Wastewater would come from restroom and kitchen facilities and would be discharged into the sewer system. This wastewater is not expected to violate water quality standards. Stormwater would consist of rainfall runoff and irrigation overflows from the site. Pollutants that may enter the runoff include oil, grease and other pollutants coming from parked vehicles on the site and sediment, silt, debris, and other pollutants from the outdoor garden center. The project would need to develop and implement a Water Quality Management Plan (WQMP) that would treat the first flush runoff from the site, to reduce pollutants that would enter the offsite storm drain system. The SWPPP and WQMP would prevent adverse impacts to stormwater quality. Impacts would be less than significant.

The EIR for Amendment No. 1 indicated that future development in the Added Area could lead to changes in water quality due to activities that may generate urban contaminants. Compliance with NPDES requirements and the City's stormwater standards is expected to prevent degradation of stormwater quality. The Supplemental EIR for the Mountain Village Specific Plan indicated that construction of future developments in the Specific Plan area would introduce pollutants to the storm drain system. Compliance with the NPDES and the City's stormwater programs and standards and implementation of best management practices would protect runoff quality and impacts would be insignificant.

The project's impacts would generally be the same as discussed in these EIRs. The discussion of the project's potential impacts on stormwater quality would be addressed in the EIR.

(Sources: Site Survey, NPDES General Construction Permit, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, Model Water Quality Management Plan Guidance, and Project Plans)

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

Less than Significant Impact. No water wells are proposed as part of the project. Construction of the proposed project would not interfere with groundwater recharge, since the site is developed and does not serve as a recharge basin. The proposed project would create a long-term demand for water, for use in restrooms, food service, landscape irrigation, and maintenance activities. The project's water demand is expected to replace the water demand that was previously generated by the former commercial uses on the site and thus, would not be large enough to reduce the level of the underground aquifer; lower the groundwater table; or reduce groundwater supplies.

The EIR for Amendment No. 1 estimated the water consumption from future development and redevelopment in the Added Area and indicated that future development in the Added Area would need to implement water conservation measures, as required by existing regulations. The Initial Study for the Mountain Village Specific Plan indicated that future development in the Specific Plan area would result in water consumption that would be less than what was estimated in the EIR for Amendment No. 1. It reiterates that water conservation measures would reduce impacts on water supply to less than significant levels.

The water consumption from the proposed project would be addressed in the Subsequent EIR in the Utilities discussion.

(Sources: Chino Basin Optimum Basin Management Program, Project Plans, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Site Survey)

C. Would the project substantially alter the existing drainage pattern of the site or area, through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

Less than Significant Impact. The site is developed and largely paved. The proposed project would retain the site's developed condition. In addition, compliance with the National Pollutant Discharge Elimination System (NPDES) requirements for a Water Quality Management Plan (WQMP) would lead to the treatment and retention of on-site stormwater. As proposed, a combination of underground infiltration units, filters and landscaped swales would be provided on-site to treat stormwater prior to offsite discharge. Thus, off-site runoff flows are likely to decrease over existing conditions. The project would not alter existing drainage patterns or the course of a stream or river or cause erosion or siltation off-site. Impacts associated with the on-site storm drainage modifications would be less than significant.

The EIR for Amendment No. 1 indicated that future development in the Added Area could lead to changes in water quality due to activities that may generate urban contaminants. Compliance with NPDES requirements and the City's stormwater standards is expected to prevent degradation of stormwater quality. The Supplemental EIR for the Mountain Village Specific Plan indicated that construction debris may enter the storm drain system and pollute runoff waters. Compliance with the NPDES and the City's stormwater programs and standards and implementation of best management practices would protect runoff quality and impacts would be insignificant.

The project's potential impacts on stormwater quality, as they relate to the potential for pollutants to enter the storm drain system during the demolition, construction and operation of the project would be addressed in the Subsequent EIR for the project.

(Sources: USGS Ontario Quadrangle, Site Survey, Ontario General Plan, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, Model Water Quality Management Plan Guidance, and Project Plans)

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

Less than Significant Impact. There are no flood hazards on or near the site. The proposed project would involve the demolition of existing structures and parking lot and construction of a new commercial structure. The amount of impervious areas on the site is expected to remain the same or slightly decrease due to the provision of more landscaped areas. In addition, compliance with the National Pollutant Discharge Elimination System (NPDES) requirements for a Water Quality Management Plan (WQMP) would lead to the treatment and retention of on-site stormwater. Thus, off-site runoff flows are likely to decrease over existing conditions. The project would not alter existing drainage patterns or the course of a stream or river nor result in flooding on- or off-site.

The EIR for Amendment No. 1 indicated that future development in the Added Area would increase impervious surfaces; increase storm runoff volumes; and add to downstream flooding. Ongoing improvements on downstream facilities are expected to reduce flooding potential. Flood control projects implemented under the Redevelopment Plan are also expected to reduce flood hazards in the area. The Supplemental EIR for the Mountain Village Specific Plan indicated that development under the proposed Specific Plan would reduce the amount of impermeable surfaces compared to historical uses and impacts would be insignificant. A number of storm drain system improvements are planned for the area to address street flooding.

The changes in drainage patterns on the site and in the amount of impervious surfaces would be discussed in the Subsequent EIR. Existing regulations and project features that would reduce impacts on downstream facilities would be identified.

(Sources: USGS Ontario Quadrangle, Site Survey, Ontario General Plan, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, Model Water Quality Management Plan Guidance, and Project Plans)

E. Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less than Significant Impact. The proposed project would involve the demolition of existing structures and parking lot and the construction of a new commercial structure. The amount of impervious areas on the site is expected to remain the same or slightly decrease due to the provision of more landscaped areas. Thus, downstream storm drainage facilities are not expected to accommodate additional runoff from the site.

Since the site is currently not in use, no activities or vehicle parking that may generate stormwater pollutants occur. The proposed project would have the potential to contribute pollutants into the runoff. During demolition and construction activities, pollutants from grading activities, material debris, material storage, stockpiles, and other construction activities may enter the storm drain system. However, the applicant would have to implement best management practices for stormwater pollution control during construction, in accordance with Stormwater Pollution Prevention Plan (SWPPP) that would be prepared for the project, in compliance with NPDES requirements. In addition, the project would have to implement permanent stormwater pollution control measures, in accordance with the Water Quality Management Plan (WQMP) for the project, in compliance with NPDES requirements. The preliminary proposal includes a combination of underground infiltration units, filters and landscaped swales, to reduce pollutants in the stormwater and reduce runoff volumes and rates. Thus, impacts would be less than significant.

The EIR for Amendment No. 1 indicated that future development in the Added Area would increase impervious surfaces; increase storm runoff volumes; and increase downstream flooding. It also identified the potential for future development to generate urban contaminants. Flood control projects are expected to reduce flood hazards in the area and compliance with existing regulations would reduce runoff pollutants. The Supplemental EIR for the Mountain Village Specific Plan indicated that development under the proposed Specific Plan would reduce the amount of impermeable surfaces compared to historical uses and storm drain system improvements are planned for the area to address street flooding. Mitigation measures are outlined to reduce runoff from individual development sites.

Runoff from the site at existing conditions and with the proposed project would be addressed in the Subsequent EIR for the project, along with on-site stormwater pollution control measures that would be included in the project's SWPPP and WQMP.

(Sources: Site Survey, NPDES General Construction Permit, Model Water Quality Management Plan Guidance, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

F. Would the project otherwise substantially degrade water quality?

Less than Significant Impact. The proposed project would not involve the installation of a groundwater well on-site, which may affect groundwater quality. Further, excavation would not be deep enough to affect the underlying groundwater. Stormwater runoff from the site may include pollutants that could degrade groundwater quality. As discussed above, the project would implement a SWPPP and WQMP to treat runoff pollutants during construction and long-term operation of the project. Thus, impacts would be less than significant.

The EIR for Amendment No. 1 indicated that future development in the Added Area could lead to changes in water quality due to activities that may generate urban contaminants. Compliance with NPDES requirements and the City's stormwater standards are expected to prevent degradation of stormwater quality. The Supplemental EIR for the Mountain Village Specific Plan indicated that construction debris may enter the storm drain system and pollute runoff waters. Compliance with the NPDES and the City's stormwater programs and standards and implementation of best management practices would protect runoff quality. Impacts would be insignificant.

The discussion of the project's potential impacts on stormwater quality, as they relate to the potential for pollutants to enter the storm drain system during the demolition, construction and operation of the project would be analyzed in the Subsequent EIR for the project. Stormwater pollution control measures that would be included in the project's SWPPP and WQMP would also be addressed.

(Sources: Site Survey, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, Model Water Quality Management Plan Guidance, NPDES General Construction Permit, and Project Plans)

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

Less than Significant Impact. No housing units are proposed as part of the project, and the project site is not located within the 100-year floodplain. The project would not place housing within a 100-year floodplain as mapped in FEMA's Flood Insurance Rate Map or other flood hazard delineation map for the area. No mitigation measures are required.

The EIR for Amendment No. 1 indicated that flood hazards in the Added Area are confined to heavy street flows. Ongoing improvements on downstream facilities are expected to reduce flooding potential. Flood control projects implemented under the Redevelopment Plan are also expected to reduce flood hazards in the area. The Supplemental EIR for the Mountain Village Specific Plan indicated that Mountain Avenue is subject to sheet flow during heavy rains and identified improvements to the storm drain system along

Mountain Avenue that would prevent future flooding of the area. Coordination with other agencies and reduction of runoff from individual sites would reduce impacts to less than significant levels.

While the project site is not located within a flood hazard area, it contributes to runoff flows on Mountain Avenue. Changes in runoff volumes and rates from the site would be addressed in the EIR, along with any necessary storm drain improvements to prevent flood hazards on-site.

(Sources: Site Survey, FEMA Flood Insurance Rate Map, Ontario General, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

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

No Impact. The project site and the surrounding areas are not located within a flood hazard area. The proposed project would not impede or redirect flood flows. No impacts are expected and no mitigation measures are required.

The EIR for Amendment No. 1 indicated that flood hazards in the Added Area are confined to heavy street flows. Ongoing improvements on downstream facilities are expected to reduce flooding potential. Flood control projects implemented under the Redevelopment Plan are also expected to reduce flood hazards in the area. The Supplemental EIR for the Mountain Village Specific Plan indicated that a number of storm drain system improvements are planned on Mountain Avenue to address street flooding. Coordination with other agencies and reduction of runoff from individual sites would reduce impacts to less than significant levels.

The project site is not located within a flood hazard area and the proposed building would not impede flood flows on Mountain Avenue. Thus, this issue would not be evaluated in the EIR.

(Sources: Site Survey, FEMA Flood Insurance Rate Map, Ontario General, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

I. Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Less than Significant Impact. The project site is located downstream of the San Antonio Dam. Failure of the San Antonio Dam may lead to the release of waters that would reach the site approximately 40 minutes after failure, with waters estimated at 6 feet deep. An emergency action and notification plan has been established by the US Army Corps of Engineers to protect residents and businesses within the dam's potential inundation area.

The EIR for Amendment No. 1 indicated that failure of San Antonio Dam would lead to inundation of the Added Area, including the site. This impact was considered less than significant. The Initial Study for the Mountain Village Specific Plan referred back to the EIR for Amendment No. 1 on impacts from the San Antonio Dam.

The inundation hazards from the San Antonio Dam are not expected to create significant adverse impacts to the site or the project. This issue would be addressed in the Subsequent EIR for the Walmart Supercenter.

(Sources: San Antonio Dam Emergency Action and Notification Subplan, Site Survey, Thomas Guide for San Bernardino and Riverside Counties, USGS Ontario Quadrangle, Ontario General Plan, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

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

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

The Initial Study for Amendment No. 1 indicated that there are no tsunami, seiche or mudflow hazards within the Added Area. The Initial Study for the Mountain Village Specific Plan indicated that no impacts associated with seiche, tsunami or volcanic activity are expected in the Specific Plan area.

These conditions have not changed and the proposed project would not create or be exposed to seiche, tsunami, or mudflow hazards. Thus, this issue would not be evaluated in the EIR.

(Sources: Site Survey, Thomas Guide for San Bernardino and Riverside Counties, USGS Ontario Quadrangle, Ontario General Plan, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

3.9 LAND USE AND PLANNING

The project site is developed with commercial structures that were previously utilized by Target, Toys R Us, Food 4 Less, and Jack's Key Service. All on-site buildings are vacant. The adjacent lands are developed with residential and commercial uses.

The Ontario General Plan designates the site as General Commercial and the Ontario Zoning Map designates as site as Specific Plan. The Mountain Village Specific Plan includes a Land Use Plan that designates the site under the Main Street District. This district would support a variety of commercial uses, along a pedestrian corridor between the theater to the north and the Target center on the south.

(Sources: Ontario General Plan, Mountain Village Specific Plan, Ontario Zoning Map and Site Survey)

A. Would the project physically divide an established community?

No Impact. The proposed project would lead to the replacement of existing commercial structures that are not in use with a new commercial building. No new land uses would be introduced and no involuntary displacement of existing land uses is expected. The proposed project would not divide the residential communities located to the west, south and east of the site. No impacts are expected and no mitigation measures are required.

The Initial Study for Amendment No. 1 determined that there are no established communities in the Added Area. The Supplemental EIR for the Mountain Village Specific Plan indicated that the proposed Specific

Plan would facilitate and promote the rehabilitation of the planning area and no land use conflicts are expected. The proposed project would replace existing commercial buildings with a new commercial building and no division of nearby residential communities is expected. Thus, this issue would not be evaluated in the EIR.

(Sources: Ontario General Plan, Project Plans, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Site Survey)

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

Potentially Significant Impact. The proposed project would not conflict with existing land use or zoning designations. No change in land use or zoning designations is proposed as part of the project. The project would replace existing abandoned commercial buildings with a new building consistent with the allowable intensity in the Mountain Village Specific Plan. However, the proposed project would need to comply with the Specific Plan development standards.

The EIR for Amendment No. 1 indicated that future development within the Added Area, including the site, would have to be consistent with the City's General Plan, Zoning Ordinance and other City regulations. The Supplemental EIR for the Mountain Village Specific Plan analyzed the impacts of buildout of the planning area, including the site. The Supplemental EIR stated that future development in the planning area would continue to be regulated by the General Plan, Zoning Ordinance, and City regulations, in addition to the Specific Plan.

An analysis of the project's compliance with the Mountain Village Specific Plan would be provided in the Subsequent EIR for the project, to determine if the proposed Ontario Walmart Supercenter would comply with the goals, regulations and development guidelines of the Specific Plan. Consistency with other City and regional land use policies would also be analyzed in the EIR, including the need for a conditional use permit for the sale of alcoholic beverages, a game arcade, and banking services.

(Sources: Ontario General Plan, Mountain Village Specific Plan, Ontario Zoning Map, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Site Survey)

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

No Impact. There is no adopted habitat conservation plan or natural community conservation plan for the site or the surrounding area. There are no natural communities or native plant and animal habitats on the site that may warrant conservation.

The Initial Study for Amendment No. 1 indicated that there are no sensitive biological resources within the Added Area that would warrant habitat conservation. The Initial Study for the Mountain Village Specific Plan indicated that there are no natural communities or sensitive biological resources in the Specific Plan area. Thus, no biological resources that could be subject to habitat conservation are present. No conflict with a habitat conservation plan or natural community conservation plan is expected with the proposed project. No mitigation measures are required. Thus, this issue would not be evaluated in the EIR.

(Sources: Site Survey, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Ontario General Plan)

3.10 MINERAL RESOURCES

There are no known aggregate resource, mineral, oil or geothermal resources in the northwestern section of the City of Ontario, including the project site. No oil fields or oil wells are present in or near the project area. The project site is not subject to oil, gas, or mining operations.

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

A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Less than Significant Impact. The sand, gravel, and other materials needed for construction of the proposed project are not expected to represent a significant amount of local aggregate resources, when compared to available resources and the cumulative demand for these resources by construction activities in the region. Thus, the demand for sand and gravel resources, as needed for construction of the project, would have less than significant impacts on mineral resources in the region.

The Initial Study for Amendment No. 1 indicated that the Added Area, including the site, does not contain mineral resources of statewide significance. The Initial Study for the Mountain Village Specific Plan reiterated that there are no mineral resources in the City, including the Specific Plan area. The proposed project would require mineral resources for construction but this demand would not have significant adverse impacts on available resources in the region or the State. This issue would be addressed in the Subsequent EIR.

(Sources: Site Survey, Ontario General Plan, Mineral Land Classification for the Greater Los Angeles Area, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and USGS Ontario Quadrangle)

B. Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. The proposed project would be located on a developed site where no aggregate resources have been identified. Additionally, there are no mining operations on or near the site. The proposed project would not lead to the loss of availability of locally important mineral resources. No impacts are expected and no mitigation measures are required.

The Initial Study for Amendment No. 1 indicated that future development in the Added Area would not lead to adverse impacts on non-renewable resources. The Initial Study for the Mountain Village Specific Plan reiterated that no adverse impacts on energy and mineral resources are expected from future development within the Specific Plan area. Since there are no local mineral resources on or near the site, the proposed project would not lead to the loss of locally important mineral resources. This issue would not be evaluated in the EIR.

(Sources: Site Survey, Ontario General Plan, Mineral Land Classification for the Greater Los Angeles Area, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and USGS Ontario Quadrangle)

3.11 NOISE

The noise environment in the project area is defined by vehicular noise on the I-10 Freeway and nearby roadways. The project site is vacant and does not generate noise. Stationary noise from adjacent land uses occurs intermittently.

(Sources: Site Survey and Ontario General Plan)

A. Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. The Ontario Development Code establishes an exterior noise standard of 45 A-weighted decibels (dBA) for single-family residential areas, 50 dBA for multi-family residential areas and 60 dBA for commercial areas from 10 PM to 7AM and a standard of 65 dBA CNEL for residential and commercial uses from 7 AM to 10 PM.

Demolition and construction activities associated with the proposed project may be audible at adjacent residences and Munoz Park. Operation of the proposed Walmart Supercenter would also generate stationary noise from on-site activities and contribute to vehicular noise on nearby roadways and the I-10 Freeway. The project's proposed 24-hour operations could also generate noise during the nighttime and early morning hours that may affect adjacent residents.

The EIR for Amendment No. 1 indicated that future development in the Added Area would lead to increases in the ambient noise levels but increases are expected to be less than 3 decibels (dB) and would not be perceptible to the human ear. Mitigation measures to reduce adverse noise impacts are outlined in the EIR. The Supplemental EIR for the Mountain Village Specific Plan indicated that construction noise would occur with future development in the Specific Plan area and compliance with the City's construction time limits would reduce impacts to less than significant levels. Vehicle noise would also be generated by future development and changes in noise levels along nearby roadways would be less than 3 dB and would not be perceptible, except along Sixth Street where noise level increases would be greater than 3 dB. However, the noise levels from the nearby freeway and the absence of noise sensitive uses in the area along Sixth Street render the impacts less than significant. Existing noise levels at the northwestern section of the Specific Plan area (Residential District) exceed 70 dB CNEL and future residential uses in this area would be exposed to these noise levels. Mitigation measures were outlined to reduce adverse noise impacts on future residential uses in this district.

The existing noise environment is different than those analyzed in the previous EIRs and the project would lead to stationary and vehicle noise impacts on adjacent land uses. The Subsequent EIR to be prepared for the Walmart Supercenter would analyze the project's short-term demolition and construction noise impacts and the potential increase in noise levels associated with operation of the project. Measures in the previous EIRs and other feasible mitigation to reduce noise impacts would be identified. Other mitigation measures to maintain acceptable noise levels at adjacent land uses would be identified as necessary, and may include enclosure of stationary activities and equipment, noise walls or other obstruction between the noise source

and adjacent land uses, restrictions on outdoor activities during the nighttime and early morning hours, and other noise control features.

(Sources: Ontario Comprehensive Development Code, Ontario General Plan, Site Survey, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

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

Potentially Significant Impact. Demolition and construction activities would create noise from construction equipment operation and vibration from excavation and grading activities. Temporary construction noise impacts would vary in noise level according to the type of construction equipment in use and the duration of the activity. Short-term construction noise impacts would be analyzed and impacts on adjacent residents discussed in the EIR.

Since the proposed Walmart Supercenter would be open 24 hours a day, impacts associated with on-site activities and vehicles traveling to and from the site during the nighttime hours and early morning hours could also affect adjacent residents. While most activities would occur indoors, outdoor noise sources would include the trash compactors, delivery trucks at loading docks, and parking lot and landscaping maintenance activities.

The EIR for Amendment No. 1 indicated that future developments in the Added Area would lead to an increase in the ambient noise levels. Mitigation measures to reduce adverse noise impacts are outlined in the EIR. The Supplemental EIR for the Mountain Village Specific Plan indicated that construction noise impacts associated with future development in the Specific Plan area would be reduced through compliance with the City's construction time limits. Increase in vehicle noise levels generated by future development would be less than 3 dB and would not be perceptible, except along Sixth Street. However, the noise levels from the freeway and the absence of noise sensitive uses near Sixth Street would render the impact less than significant. The Supplemental EIR also stated that existing noise levels along the I-10 Freeway would affect future residential uses in the Residential District of the Specific Plan area.

The Subsequent EIR to be prepared for the Walmart Supercenter would analyze the construction and operational noise impacts of the project and measures to reduce significant adverse impacts identified, where necessary. This analysis would include short-term demolition and construction noise and long-term stationary and vehicle noise impacts and their potential to affect adjacent land uses. Mitigation in the previous EIRs that would be applicable to the project and other measures to reduce any significant adverse impacts would be identified. Measures to reduce demolition and construction noise impacts may include time limits on construction, equipment use restrictions, use of mufflers, and location of staging areas way from adjacent residential uses.

(Sources: Ontario Comprehensive Development Code, Ontario General Plan, Site Survey, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

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

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

The EIR for Amendment No. 1 indicated that future developments in the Added Area would lead to an increase in the ambient noise levels. Mitigation measures to reduce adverse noise impacts are outlined in the EIR. The Supplemental EIR for the Mountain Village Specific Plan indicated that construction noise impacts associated with future development in the Specific Plan area would be reduced through compliance with the City's construction time limits. Increase in vehicle noise levels generated by future development would be less than 3 dB and would not be perceptible, except along Sixth Street. As noted, the noise levels from the nearby freeway and the absence of noise sensitive uses along Sixth Street would render the impact less than significant. The Supplemental EIR also stated that existing noise levels along the I-10 Freeway would affect future residential uses in the Residential District of the Specific Plan area.

Long-term operational and vehicle noise would be generated by the project. The Subsequent EIR to be prepared for the Walmart Supercenter would analyze potential noise levels from stationary sources and on-site activities. Changes in vehicle noises along local roadways would also be estimated. Where impacts are determined to be significant, measures to reduce impacts would be identified and may include the enclosure of stationary activities and equipment, noise walls or other obstruction between the noise source and adjacent land uses, restrictions on outdoor activities during the nighttime and early morning hours, and other noise control features.

(Sources: Site Survey, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

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

Potentially Significant Impact. The proposed project would involve the demolition of existing buildings and the construction of a new building, which may lead to temporary, periodic increases in ambient noise levels during the construction period. Residences near the project site would be exposed to short-term noise when the project is under construction.

The EIR for Amendment No. 1 indicated that future developments in the Added Area would lead to increase in the ambient noise levels. Mitigation measures to reduce adverse noise impacts are outlined in the EIR. The Supplemental EIR for the Mountain Village Specific Plan indicated that construction noise impacts associated with future development in the Specific Plan area would be reduced through compliance with the City's construction time limits. Increase in vehicle noise levels generated by future development would be less than 3 dB and would not be perceptible, except along Sixth Street. In this area, the noise levels from the nearby freeway and the absence of noise sensitive uses along Sixth Street would render the impact less than significant. The Supplemental EIR also stated that existing noise levels along the I-10 Freeway would affect future residential uses in the Residential District of the Specific Plan area.

Since the site does not generate noise at this time, the proposed project may result in noise impacts. The Subsequent EIR to be prepared for the Walmart Supercenter would analyze the demolition and construction noise impacts of the project. Measures to reduce noise impacts to less than significant levels would be identified. These measures may include time limits on construction, equipment use restrictions, use of mufflers, and location of staging areas way from adjacent residential uses.

(Sources: Site Survey, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

- 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 intersections to excessive noise levels?**

No Impact. The nearest airports are the Cable Airport (northwest of the site) and the Ontario International Airport (southeast of the site). The noise contours of Cable Airport and Ontario International Airport do not extend into the project site, although aircraft over flights are sometimes audible at the site. The proposed project would not lead to or increase the exposure of people in the area to noise levels associated with aircraft and airport operations. No mitigation measures are required.

The EIR for Amendment No. 1 indicated that existing and projected aircraft noise contours from the Ontario International Airport do not extend in the Added Area. The Supplemental EIR for the Mountain Village Specific Plan did not identify any nearby airports that may generate airport or aircraft noise in the Specific Plan area. The project would not affect or be exposed to excessive airport noise. Thus, this issue would not be evaluated in the EIR.

Sources: Cable Airport Master Plan, Cable Airport Comprehensive Airport Land Use Plan, Site Survey, Ontario General Plan, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Thomas Guide for San Bernardino and Riverside Counties)

- F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project intersections to excessive noise levels?**

No Impact. There are no private airstrips located near the site, which may expose patrons, employees and visitors of the proposed project to excessive aircraft noise levels. The proposed project would not increase on-site exposure to aircraft noise and no mitigation measures are required.

The EIR for Amendment No. 1 indicated that existing and projected aircraft noise contours from the Ontario International Airport do not extend in the Added Area. The Supplemental EIR for the Mountain Village Specific Plan did not identify any nearby airports or airstrips that may generate aircraft noise in the Specific Plan area. The project would not affect or be exposed to excessive airport noise. Thus, this issue would not be evaluated in the EIR.

(Sources: Site Survey, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Thomas Guide for San Bernardino and Riverside Counties)

3.12 POPULATION AND HOUSING

The California Department of Finance (DOF) estimates the City of Ontario's 2006 population at 171,113 persons and its current 2006 housing stock at 46,351 dwelling units. The City has an average household size of 3.808 persons per households and a vacancy rate of approximately 3.67 percent.

The California Economic Development Department (EDD) estimates the City's labor force at 82,600 persons (as of August 2006), of which 78,400 persons are employed. The site is developed with commercial buildings that have been abandoned. No employees or residents are present on the site.

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

- A. Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Potentially Significant Impact. The proposed project would not directly lead to population growth, since no homes are proposed on the site. The proposed Walmart Supercenter is expected to provide goods and services to the surrounding community but is not expected to induce residential development in adjacent areas or directly influence residents to relocate near the site. The project would include construction of an additional southbound lane on Mountain Avenue and installation of a traffic signal at the Hawthorne Street/Mountain Avenue intersection. Hawthorne Street and Main Street would also be improved on the site, as envisioned in the Mountain Village Specific Plan. These street improvements would serve existing land uses in the area and are not expected to induce growth.

A commercial development was recently constructed at the northeast corner of Sixth Street and Mountain Avenue and thus, this new development was not induced by the project. Some vacant and underutilized parcels are present on Sixth Street and Palmetto Avenue, within the Sixth Street District of the Mountain Village Specific Plan. These parcels are not expected to be developed in direct response to the proposed project, since these areas are located off Mountain Avenue and would not be connected to the project site or the Main Street District of the Mountain Village Specific Plan.

The presence of construction crews at the site is not expected to result in a long-term demand for goods or services that may induce growth in the area. The project would lead to the introduction of approximately 450 employees to the site. These employees are not all expected to relocate near the site to work at the Walmart Supercenter. Rather, the project would likely draw the majority of its employees from the local labor pool. Demand for goods and services may be generated by the employees; however, existing commercial uses near the site are expected to meet this demand. Impacts are expected to be less than significant.

The EIR for Amendment No. 1 indicated that future development and redevelopment in the Added Area would lead to increases in employment and residents. This population and housing growth is consistent with the Ontario General Plan and displacement impacts from redevelopment activities would be reduced through compliance with applicable laws concerning the provision of relocation assistance.

The Supplemental EIR for the Mountain Village Specific Plan indicated that construction employment would be short-term and considered a beneficial impact. Increases in employment and residents under the proposed Specific Plan would not exceed projections for the area and would improve jobs/housing balance in the subregion.

A study of nearby grocery stores, garden centers, and general merchandise stores will be made, to determine if the project would have an impact on existing commercial shops in the area. The EIR would address employment generation from the project and impacts of the Walmart Supercenter on existing retailers in the area.

(Sources: Project Plans, Mountain Village Specific Plan, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Site Survey)

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

No Impact. The proposed project would involve the demolition of existing vacant commercial buildings. No displacement of housing units or businesses would occur. No impacts are expected and no mitigation measures are required.

The EIR for Amendment No. 1 indicated that redevelopment may lead to displacement and displaced residents and businesses would be provided with fair compensation and relocation assistance, as required by existing regulations. The Supplemental EIR for the Mountain Village Specific Plan indicated that displacement of existing residents along Dahlia Court, Elderberry Court, and Palmetto Avenue may occur and fair compensation and relocation assistance would be provided to displaced persons, in accordance with applicable laws.

The site is developed with abandoned commercial buildings. The proposed project would not displace existing housing units or households. Thus, this issue would not be evaluated in the EIR.

(Sources: Project Plans, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Site Survey)

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

No Impact. The proposed project would not displace residents or households and would not necessitate the construction of replacement housing. The existing commercial structures that would be demolished are abandoned and no employees or businesses are present on the site. Thus, no business or employee displacement impacts are expected and no mitigation measures are required.

The EIR for Amendment No. 1 and the Supplemental EIR for the Mountain Village Specific Plan indicated that displaced residents and businesses would be provided with fair compensation and relocation assistance, as required by existing regulations. Also, the Redevelopment Agency would utilize 20 percent of redevelopment funds (set-aside funds) for the development of affordable housing and the replacement of low income housing units that are removed within four years of demolition. The Residential District of the Specific Plan has been redeveloped with single-family housing units.

The commercial buildings at the site are not in use and the proposed project would not displace residents, businesses or employees. Thus, this issue would not be evaluated in the EIR.

(Sources: Project Plans, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Site Survey)

3.13 PUBLIC SERVICES

The Ontario Fire Department provides fire protection services in the City. The nearest fire station to the site is Station 4, located at 1005 North Mountain Avenue, south of Fourth Street.

The Ontario Police Department provides police protection and law enforcement services in the City. The Police Department Headquarters is located at 2500 South Archibald Avenue, just south of the SR 60 Freeway.

The project site is within the service boundaries of the Ontario-Montclair School District and the Chaffey Joint Union High School District. Nearby schools include El Camino Elementary School (1525 W. 5th Street), Hawthorne Elementary School (705 W. Hawthorne Street), Elderberry Elementary School (950 N. Elderberry Avenue), Vernon Middle School (9775 Vernon Avenue in Montclair), Buena Vista Arts Integrated School (5685 San Bernardino Street in Montclair), Redeemer Lutheran School (920 West 6th Street) and Citrus Elementary School (925 W. 7th Street in Upland).

The Ontario Main Library provides library services to the City and is located at 215 East C Street, at the City's Downtown area.

(Sources: Site Survey, Thomas Guide for San Bernardino and Riverside Counties, Ontario Montclair School District, Upland Unified School District, Ontario General Plan)

- A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives in terms of fire protection?**

Potentially Significant Impact. The existing buildings on site were built in 1964, 1970 and 1973. They have been subjected to vandalism and are currently boarded up. The proposed project would lead to the demolition of the existing structures and construction of a new building that would comply with current fire code requirements. At the same time, the introduction of structures and people to the site would be accompanied by a demand for fire protection services.

The EIR for Amendment No. 1 indicated that redevelopment projects in the Added Area would reduce fire hazards associated with deteriorated and older buildings. Compliance with fire safety standards and regulations would prevent the creation of fire hazards from new development. The Initial Study for the Mountain Village Specific Plan indicated that standards in the proposed Specific Plan outline measures to protect the site from fire hazards and reduce impacts on inspection personnel. Impacts would be less than significant.

The proposed building and activities at the site would create a demand for fire protection services. The Subsequent EIR to be prepared for the Walmart Supercenter would analyze potential impacts on fire protection services in the City, in consultation with the Ontario Fire Department. Measures to ensure fire safety and emergency response would be outlined, as necessary.

(Sources: Site Survey, Building Permits, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

- B. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental**

impacts, in order to maintain acceptable service ratios, response times or other performance objectives in terms of police protection?

Potentially Significant Impact. The existing buildings have been subject to vandalism and are boarded up. The site is surrounded by chainlink fencing to prevent unauthorized entry. The proposed project would lead to the demolition of the existing structures and construction of a new building. The introduction of structures, vehicles, and people to the site would be accompanied by a demand for police protection services. Increases in traffic volumes on local streets would also increase the potential for vehicle accidents and demand for police services.

The EIR for Amendment No. 1 indicated that while new development would increase demand for police services, revitalization of the Added Area would reduce the local incidence of crime. Security design measures and review by the Police Department are expected to reduce demand of police services.

The Initial Study for the Mountain Village Specific Plan indicated that compliance with the standards in the proposed Specific Plan, a proposed police substation in the Entertainment District of the Specific Plan area, and the mutual aid agreements with adjacent jurisdictions would reduce impacts on police protection services to less than significant levels.

The proposed building and activities at the site would create a demand for police protection services. The Subsequent EIR to be prepared for the Walmart Supercenter would analyze potential impacts on police protection and law enforcement services in the City, in consultation with the Ontario Police Department. Measures to ensure public safety would be identified, as necessary.

(Sources: Site Survey, Building Permits, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

C. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives in terms of school services?

Less than Significant Impact. The site currently does not create a demand for school services. The proposed project would replace the existing abandoned structures with a new commercial building. No housing units or the introduction of households that may generate a direct demand for school services is proposed. The employees of the proposed Walmart Supercenter may send their school-aged children to nearby schools, as allowed under the intra-district transfer program of the school districts. The students that may be generated by the project would be transfers to nearby schools, but is not expected to adversely affect adjacent schools since intra-district transfers are only allowed subject to space availability. The proposed project would pay school impact fees to help fund the school services in the area. No significant adverse impacts are expected and no mitigation measures are required.

The EIR for Amendment No. 1 indicated that future housing development in the Added Area would generate a demand of school services. Coordination with the school districts and payment of school impact fees would reduce impacts to insignificant levels. The Supplemental EIR for the Mountain Village Specific Plan indicated that the proposed Specific Plan would lead to fewer students due to the loss of housing units. Employment generation in the Specific Plan area may indirectly lead to student generation requiring school

services. The Supplemental EIR stated that payment of school impact fees and redevelopment pass-through funds would assist the funding of needed school services and facilities.

The Subsequent EIR to be prepared for the Walmart Supercenter would analyze potential impacts on school services, in consultation with the Ontario Montclair School District and the Chaffey Joint Union High School District.

(Sources: Chaffey Joint Union High School District, Ontario Montclair School District, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

D. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives in terms of parks?

Less than Significant Impact. The proposed project would not include housing units or the introduction of households that may generate a demand for parks and recreational services. Visitors and patrons of the project are not expected to use the adjacent Munoz Park due to their visit to the Walmart Supercenter. Also, the project is not expected to encourage visitors or patrons to use the nearby park. Some employees of the Walmart Supercenter may use Munoz Park during breaks, but this use is not expected to be large enough to adversely affect the facilities at Munoz Park or require the construction of a new park or additional recreational facilities in the area.

The EIR for Amendment No. 1 indicated that future housing development in the Added Area would generate a demand for parks and recreation services. The development of undeveloped parkland in the City is expected to meet the demand for parks and recreational facilities by new residents of the Added Area. The Initial Study for the Mountain Village Specific Plan indicated that new residential developments would create additional demand for recreational and open space facilities. The proposed Specific Plan would provide 2.4 acres of parks and plazas to meet the demand of surrounding areas. Impacts would be less than significant.

A discussion of the project's impacts on the adjacent Munoz Park would be provided in the EIR.

(Sources Site Survey, Thomas Guide for San Bernardino and Riverside Counties, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

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

Less than Significant Impact. The proposed project would not involve housing construction or the introduction of households to the site, which may generate a demand for library services and facilities. The proposed project would require City services during the processing of permits and inspections, but these services would be paid by fees imposed on the project, in accordance with the City's set fee schedule. Impacts would be less than significant.

The EIR for Amendment No. 1 indicated that increased demand for library services, site inspections, and other City services are expected from future development in the Added Area. This demand would be incremental and is not expected to be significant. The Initial Study reiterates the conclusions of the EIR for Amendment No. 1. It also states that impacts on roadway maintenance would be less than significant.

Project impacts on library services, roadway maintenance, and other City services would be discussed in the Subsequent EIR.

(Sources: Site Survey, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

3.14 RECREATION

The City of Ontario provides recreational services through public parks, recreational programs, and organized activities. Ontario has 13 parks on approximately 126.7 acres throughout the City. The nearest park to the site is Munoz Park, located southwest of the site across Fifth Street.

(Sources: Site Survey and Ontario General Plan)

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

Less than Significant Impact. The proposed project would not lead to the introduction of housing units and residents that may generate a demand for recreational facilities and services. The project is also not expected to encourage nearby residents to use nearby recreational facilities. No major increase in the use of nearby recreational facilities is expected to occur as a result of the proposed project or from patrons, visitors, or employees of the proposed Walmart Supercenter. Some employees of the project may use Munoz Park during breaks, but this use is not expected to lead to a substantial physical deterioration of facilities at the park. No significant adverse impact is expected. Per Section 9-2.1500 of the Ontario Development Code, the project would not be required to pay Quimby fees or to provide park and recreational facilities since the proposed project would not be used for residential purposes.

The EIR for Amendment No. 1 indicated that future residential development in the Added Area would create an additional demand for parks but is not expected to have any significant adverse impacts on parks and recreation in the City. The development of undeveloped parkland in the City is expected to meet the demand for parks and recreational facilities by new residents of the Added Area.

The Initial Study for the Mountain Village Specific Plan indicated that new residential developments would create additional demands for recreational and open space facilities. The proposed Specific Plan would provide 2.4 acres of parks and plazas to meet the demand from the surrounding areas. Impacts would be less than significant.

The Subsequent EIR for the Walmart Supercenter would address this issue.

(Sources: Site Survey, Project Plans, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Ontario General Plan)

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?

No Impact. The proposed project would not provide on-site parks or recreational facilities. No direct demand for parks and recreation would be generated by patrons, visitors or employees of the proposed Walmart Supercenter. Thus, the project would not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. No impact is expected and no mitigation measures are required.

The EIR for Amendment No. 1 indicated that future residential development in the Added Area is not expected to have any significant adverse impacts on parks and recreation in the City. The development of undeveloped parkland in the City is expected to meet the demand for parks and recreational facilities by new residents of the Added Area. The Initial Study for the Mountain Village Specific Plan indicated that new residential developments would create additional demand for recreational and open space facilities. The proposed Specific Plan would provide 2.4 acres of parks and plazas to meet the demand of surrounding areas. Impacts would be less than significant.

The proposed project would not provide on-site recreational facilities or parks and would not require off-site recreational facilities. This issue would not be evaluated in the EIR.

(Sources: Site Survey, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

3.15 TRANSPORTATION/TRAFFIC

The project site is located ¼ mile south of the I-10 Freeway and access to the site is provided by two driveways on Fifth Street and two driveways on Mountain Avenue. Omnitrans Bus Route 62 runs along Fifth Street adjacent to the site and along Mountain Avenue south of Fifth Street.

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

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

Potentially Significant Impact. There are existing commercial buildings on the site, but these structures are not in use. The proposed project would generate vehicle trips that would add to current traffic volumes on Mountain Avenue, Fifth Street, the I-10 Freeway, and other nearby streets. These trips would increase traffic volumes over existing levels and would reestablish vehicle trips generated by past commercial uses on the site. The proposed project would increase traffic and add to existing volumes at nearby intersections. A traffic analysis would be prepared to determine if the project would cause adverse impacts on local intersections. Traffic impacts would be analyzed in the EIR.

The EIR for Amendment No. 1 indicated that future development in the Added Area would generate vehicle trips and increase existing traffic volumes. The analysis included vehicle trip generation by redevelopment and new development to achieve buildout and projected levels of service at buildout. Roadway and signal improvements by the Redevelopment Agency would reduce traffic impacts from future development in the

area. Compliance with General Plan policies and implementation of mitigation measures outlined would reduce traffic impacts to insignificant levels. The EIR called for traffic impact analyses for projects over 10,000 square feet.

The Supplemental EIR for the Mountain Village Specific Plan analyzed the traffic impacts of future development within the Specific Plan area. Mitigation to ensure acceptable levels of service (LOS) included widening of Mountain Avenue and a traffic signal at Mountain Avenue and Hawthorne Street.

The proposed project would likely replace trips formerly generated by the previous commercial uses on the site. While existing traffic conditions at nearby roadways have changed since these structures were in use, traffic from the proposed project would likely replace the former vehicle trips generated by past land uses. A traffic impact analysis would be prepared for the project and summarized into the Subsequent EIR for the Walmart Supercenter. The Subsequent EIR would estimate the trip generation of the proposed project; analyze potential increases in roadway traffic volumes at local intersections; and identify measures in the previous EIRs and other feasible mitigation to reduce traffic impacts to insignificant levels.

(Sources: EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, Site Survey, Ontario General Plan, and Project Plans)

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

Potentially Significant Impact. The proposed project would generate vehicle trips to and from the site, which may affect the I-10 Freeway and Congestion Management Program (CMP)-designated highways, such as Mountain Avenue and Holt Boulevard. Impacts on nearby streets would be analyzed in the EIR.

The EIR for Amendment No. 1 indicated that future development in the Added Area would generate vehicle trips and increase existing traffic volumes. Improvements on Mountain Avenue and Holt Boulevard would improve levels of service to D or better. Implementation of mitigation measures would also increase transit use and promote traffic safety. The Supplemental EIR for the Mountain Village Specific Plan indicated that future development in the Specific Plan area would generate vehicle trips that would add to existing traffic volumes. It identified local intersections that would operate at LOS F and provided mitigation to improve these intersection operations.

While the proposed project would replace former commercial uses on the site, it would add to existing traffic volumes on the I-10 Freeway and CMP-designated highways such as Mountain Avenue and Holt Boulevard. The Subsequent EIR to be prepared for the Walmart Supercenter would analyze potential impacts on nearby CMP roadway intersections and the I-10 Freeway, and identify measures in the previous EIRs and other feasible mitigation to reduce traffic impacts to insignificant levels.

(Sources: San Bernardino County CMP, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, Site Survey and Project Plans)

C. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. The nearest airports are the Cable Airport (northwest of the site in Upland) and the Ontario International Airport (southeast of the site). The proposed Walmart Supercenter would not be directly

served by air transportation and would not affect air traffic at the Cable Airport and Ontario International Airport. Thus, no impact on air traffic patterns would occur with the project and no mitigation measures are required.

The Initial Study for Amendment No. 1 determined that future development in the Added Area, including the site, would not affect air traffic. The Initial Study for the Mountain Village Specific Plan indicated that the project would not affect waterborne, rail or air traffic.

Since no air traffic impacts are expected with the project, this issue would not be evaluated in the EIR.

(Sources: Ontario General Plan, Project Plans, Thomas Guide to San Bernardino and Riverside Counties, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Site Survey)

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

Potentially Significant Impact. Traffic hazards associated with the increase in vehicles coming to and from the site may occur, which may include conflicts between pedestrian and vehicle traffic. The proposed project would include the construction of an additional southbound lane on Mountain Avenue, installation of a traffic signal at the intersection of Hawthorne Street and Mountain Avenue, and extension and improvement of Hawthorne Street and Main Street into the site. The traffic study for the project would analyze the impacts associated with the vehicle trips that would be generated by the proposed project and the proposed street improvements.

The EIR for Amendment No. 1 indicated that conflicts between vehicular traffic and other forms of travel would lead to a greater incidence for traffic hazards. Reduction in driveways through lot assembly and proposed street lights and traffic signals in the Added Area would improve traffic safety. The Initial Study for the Mountain Village Specific Plan indicated that no changes to the circulation system are expected with future development under the proposed Specific Plan. The Ontario General Plan and the proposed Specific Plan set street classification, special traffic studies, driveway access guidelines, bicycle and pedestrian facility guidelines, and transportation management plans to reduce traffic hazards.

The Subsequent EIR for the Ontario Walmart Supercenter would evaluate the project's compliance with the Ontario General Plan and Mountain Village Specific Plan, as it relates to these traffic and circulation guidelines. Impact associated with conflicts between vehicular traffic and other forms of travel would be analyzed. Measures to ensure that no traffic hazards are created would be identified, as necessary, and may include traffic signs, driveway controls, access to the segments of Main Street and Hawthorne Street at the site, and internal circulation controls.

(Sources: Site Survey, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

E. Would the project result in inadequate emergency access?

Less than Significant Impact. The proposed project would utilize existing driveways to the site and include the construction of an additional southbound lane on Mountain Avenue, installation of a traffic signal at the intersection of Hawthorne Street and Mountain Avenue, and extension and improvement of Hawthorne Street and Main Street into the site. These street improvements are expected to facilitate

emergency access to the site and the project area and improve traffic flow for emergency vehicles. Impacts would be less than significant.

The EIR for Amendment No. 1 indicates that street obstruction may occur due to infrastructure improvements in the Added Area. These impacts would be short-term but improvements to emergency response times would occur in the long-term. The Initial Study for the Mountain Village Specific Plan reiterates these conclusions. Impacts would be less than significant.

The Subsequent EIR for the project would address emergency access and response to the site and adjacent areas and impacts of the proposed building and improvements on emergency access.

(Sources: Site Survey, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

F. Would the project result in inadequate parking capacity?

Less Than Significant Impact. The proposed project would be required to provide parking spaces in accordance with the standards in the Specific Plan and the City's Development Code. The Specific Plan requires one space per 250 square feet of commercial retail floor area and the Development Code requires one space per 400 square feet for a garden supply/nursery. The project proposes a total of 772 parking spaces, which is 27 spaces more than the required 745 parking spaces. Thus, parking impacts would not be significant.

The EIR for Amendment No. 1 indicated that future development would need to comply with the City's parking regulations. The Supplemental EIR for the Mountain Village Specific Plan discussed the parking requirements in the proposed Specific Plan and summarized the focused traffic and parking study for the Entertainment District and Sixth Street District of the Specific Plan. Impacts were determined to be less than significant. The proposed project would provide adequate off-street parking and loading spaces in accordance with the Mountain Village Specific Plan and the City's Development Code. On-site parking provision would be addressed in the EIR.

(Sources: Mountain Village Specific Plan, Ontario Comprehensive Development Code, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

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

Potentially Significant Impact. Omnitrans Bus Routes 62 runs on Fifth Street adjacent to the site and on Mountain Avenue south of Fifth Street, with a stop just across from the site on Fifth Street. The proposed project would lead to an increase in the use of Omnitrans buses by future employees of the site, as well as by patrons and visitors of the project. This would support the use of alternative transportation systems. Consultation with Omnitrans shall be made to determine local routes, bus stops, and ridership and if the proposed project would conflict with their plans and programs or have adverse impacts on their services.

The Ontario General Plan shows a Class 3 bike route is proposed on Fifth Street, with an extension south along Munoz Park and then east on Park Street and then south on Mountain Avenue. Project consistency with proposed bike routes would be analyzed in the EIR.

The EIR for Amendment No. 1 indicated that future development in the Added Area would generate vehicle trips and increase existing traffic volumes. Implementation of mitigation measures would increase transit use and promote traffic safety. The Supplemental EIR for the Mountain Village Specific Plan indicated that the proposed Specific Plan would develop a pedestrian-friendly environment that would reduce reliance on the car. Compliance with the City's Congestion Management Program Ordinance, SCAQMD regulations on transportation demand programs, and the City's Transit Demand Management Ordinance would reduce impacts to less than significant levels.

The site is currently not in use and does not generate a demand for transit services. The Subsequent EIR to be prepared for the Walmart Supercenter would analyze potential impacts on transit services and alternative transportation systems. Impacts on transit services and bike routes would be addressed in the EIR. Applicable mitigation in the previous EIRs would be identified, as necessary.

(Sources: Site Survey, Ontario General Plan, Omnitrans, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

3.16 UTILITIES AND SERVICE SYSTEMS

Water services in the City of Ontario are provided by the City's Utilities Department. There are existing water lines on Fifth Street, Mountain Avenue, and along the western site boundary. The MWD Upper Feeder also runs along Fifth Street, south of the site.

Sewage in the City is conveyed on City sewer lines to the regional sewer trunks of the Inland Empire Utilities Agency (IEUA) for treatment, reclamation, and disposal. There is an existing 8-inch sewer line on Fifth Street and at the approximate center of the site running in a north-south direction.

Storm drainage on the site is provided by sheet flow towards Fifth Street, where runoff enters an existing 21-inch storm drain line, with flows easterly toward the line on Mountain Avenue. This line, in turn, conveys stormwater southerly toward the West State Street Storm Drain (along the railroad tracks) and then westerly to the San Antonio Creek Channel.

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

The Southern California Gas Company provides natural gas services and the Southern California Edison Company (SCE) provides electrical power services to the site. Overhead power lines run along the northern and western boundaries of the site.

(Sources: Ontario General Plan, Mountain Village Specific Plan, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, ALTA/ACSM Land Title Survey, and Site Survey)

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

Less than Significant Impact. The proposed project would generate wastewater from the on-site restroom and kitchen facilities, which would be discharged into the sewer system.

During demolition and construction activities, there is a potential for pollutants to enter the stormwater runoff. The project would need to implement best management practices, as outlined in its Storm Water Pollution Prevention Plan (SWPPP). This would comply with NPDES requirements and avoid the need for wastewater treatment.

During project operation, pollutants may enter the stormwater runoff and may include oil, grease and other pollutants coming from parked vehicles on the site and sediment, silt, debris, and other pollutants from the outdoor garden center. Stormwater from the loading docks and outdoor garden center may include pollutants and the EIR would analyze if wastewater from these areas would require treatment or disposal into the sewer system. Stormwater pollution control measures in the WQMP for the project would be discussed in the EIR. These include the provision of underground infiltration units, filters and landscaped swales, which are expected to reduce impacts on stormwater quality.

The EIR for Amendment No. 1 indicated that future development in the Added Area could lead to changes in water quality due to activities that may generate urban contaminants. Compliance with NPDES requirements and the City's stormwater standards are expected to prevent degradation of stormwater quality. The Supplemental EIR for the Mountain Village Specific Plan indicated that construction of future developments in the Specific Plan area would introduce pollutants to the storm drain system and compliance with the NPDES and the City's stormwater programs and standards and implementation of best management practices would protect runoff quality. Impacts would be insignificant.

The project's specific impacts on stormwater quality would be discussed in the EIR. Wastewater treatment that may be required by the Regional Water Quality Control Board would be identified, if necessary.

(Sources: Site Survey, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, Model Water Quality Management Plan Guidance, NPDES General Construction Permit, and Project Plans)

B. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less than Significant Impact. The commercial structures on the project site were formerly in use and generated a demand for water and sewage treatment. The proposed Walmart Supercenter also would generate a demand for water or sewage disposal services, which would replace previous demands. The propose project would connect to the same water and sewer lines serving the site.

The EIR for Amendment No. 1 indicated that future development in the Added Area, including the site, would increase demand for water services and sewage treatment. Water conservation measures and sewer system upgrade and expansions would reduce potential adverse impacts. Existing sewer deficiencies are located at the southern end of the Added Area and do not include the project site.

The Supplemental EIR for the Mountain Village Specific Plan estimated water consumption and sewage generation from future development within the Specific Plan area and indicated that the City's Engineering Department has verified the adequacy of water supplies and sewer line capacities to serve future development.

While the water consumption and sewage generation of the proposed Walmart Supercenter would replace the water consumption and sewage generation of former commercial uses on the site, these previous developments

have been closed for 3 or more years. Thus, water supplies and sewer capacities may have been utilized by other developments in the area or the City. The Subsequent EIR for the project would evaluate the water consumption and sewage generation of the project. Impacts to existing utility lines, water supplies, and treatment facilities addressed. The EIR would determine if deficiencies in the current system would occur, based on consultations with the City's Utilities Department and IEUA. Measures to reduce water consumption and sewage generation, as well as any necessary system upgrades would be identified.

(Sources: Project Plans, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Site Survey)

C. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less than Significant Impact. The project would involve the demolition of existing buildings and parking lots on the site and construction of a new commercial building and parking lot. Any change in stormwater volume and runoff rate from the site would depend on the change in the amount of impervious surfaces on the site. Since the site is largely paved and would remain largely paved, runoff volumes are expected to remain the same or slightly decrease due to the provision of more landscaped areas. On-site stormwater drainage would also need to implement best management practices under the project's SWPPP and WQMP, as required under the NPDES program.

The EIR for Amendment No. 1 indicated that future development in the Added Area would increase runoff volumes and add to street flooding on Mountain Avenue. Storm drain projects by the Redevelopment Agency and coordination with the County Flood Control District and the US Army Corps of Engineers on downstream drainage improvements would reduce flood hazards in the area. The Supplemental EIR for the Mountain Village Specific Plan indicated that Mountain Avenue has experienced heavy sheet flow and the City's Master Plan of Drainage has identified improvements for the Mountain Avenue storm drain to eliminate storm drain deficiencies. Mitigation measures are outlined to ensure that future developments in the Specific Plan area are not exposed to flood hazards.

While the project may decrease runoff volumes and rates from the site, existing downstream facilities may be inadequate to handle area stormwater flows. The Subsequent EIR for the project would evaluate the change in stormwater runoff from the site and determine if deficiencies still exist in the current system, based on consultations with the City's Public Works Department. The need for storm drain system improvements to accommodate the project and impacts on the downstream stormwater drainage facilities would be addressed in the EIR.

(Sources: Project Plans, ALTA/ACSM Land Title Survey, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, Model Water Quality Management Plan Guidance, NPDES General Construction Permit, and Site Survey)

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

Potentially Significant Impact. The existing commercial buildings are connected to the local water system provided by Ontario Utilities Department. While no water use currently occurs at the site, there are water lines and laterals that served the previous commercial uses. The proposed project would require

water services and connect to the existing water line on Fifth Street. Verification of available supplies and capacity would be made with the City.

The EIR for Amendment No. 1 indicated that future development in the Added Area would increase demand for water. Estimates for water consumption from redevelopment and increase in development to achieve buildout are provided. Implementation of water conservation measures by future development was expected to reduce potential adverse impacts.

The Supplemental EIR for the Mountain Village Specific Plan estimated water consumption from future development within the Specific Plan area and indicated that the City's Engineering Department has verified the adequacy of water supplies to serve future development.

While water consumption of the proposed Walmart Supercenter would replace the water consumption of former commercial uses on the site, the previous developments have been closed for 3 or more years. Thus, the water supplies that were used by these commercial structures may have been utilized by other developments in the area. The Subsequent EIR for the project would provide data on available water supplies, lines and services; estimate the water consumption of the project; and determine if deficiencies in the current system would occur, based on consultations with the City's Utilities Department. Measures to reduce water consumption and the need for new water supplies would be identified, as necessary.

(Sources: Ontario General Plan, ALTA/ACSM Land Title Survey, Site Survey, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

E. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Potentially Significant Impact. The existing commercial buildings are connected to the City's public sewer system. While no sewage generation currently occurs at the site, there are sewer lines and laterals that served the previous commercial uses. The proposed project would require sewer services and would connect to the existing sewer line running through the site. Verification of current available capacity would be made with the City.

The EIR for Amendment No. 1 indicated that future development in the Added Area would increase demand for sewage treatment. Estimates for sewage generation from redevelopment and increase in development to achieve buildout are provided. The EIR also indicated that there are sewer system deficiencies at the southern end of the Added Area, but this does not include the project site.

The Supplemental EIR for the Mountain Village Specific Plan estimated sewage generation from future development within the Specific Plan area and indicated that the City's Engineering Department has verified the adequacy of sewer line capacities to serve future development.

While the sewage generation of the project would replace the sewage generation of former commercial uses on the site, these previous developments have been closed for 3 or more years. Thus, sewer treatment capacities may be utilized by other developments in the area or the City. Existing sewage treatment services would be addressed and the sewage generation of the project would be estimated in the Subsequent EIR for the project and impacts on sewer lines of the Ontario Utilities Department and on the capacity of the Inland Empire Utilities Agency's treatment plants analyzed in consultation with these agencies.

(Sources: Ontario General Plan, ALTA/ACSM Land Title Survey, Site Survey, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Project Plans)

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

Potentially Significant Impact. The proposed project would involve the demolition of the existing structures and parking lot, prior to construction of the new building and other on-site improvements. The operation of the Walmart Supercenter would also generate solid wastes requiring landfill disposal.

The EIR for Amendment No. 1 indicated that future development in the Added Area would generate solid wastes requiring landfill disposal. Estimates of waste generation from redevelopment and increase in development to achieve buildout are provided. The Initial Study for the Mountain Village Specific Plan indicated that solid waste generation would increase with future development in the Specific Plan area and these developments would have to comply with the City's solid waste reduction and recycling ordinance to reduce impacts on landfills. Impacts would be less than significant.

The Subsequent EIR for the project would evaluate the solid waste generation during demolition and construction activities and operation of the proposed project and determine if adequate disposal services and landfill capacities are available to serve the project, based on consultations with the City's Solid Waste Department, West Valley Materials Recovery Facility, and local landfills. Measures to reduce waste generation would be identified, which may include on-site recycling programs and City recycling services.

(Sources: Project Plans, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Site Survey)

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

Less than Significant Impact. Refuse collection within the City of Ontario is provided by the City's Solid Waste Department, with recycling services at West Valley Recycling Facility and landfill disposal at Mid-Valley Landfill. Solid wastes generated by demolition and construction of the proposed project would be disposed of at the Mid-Valley Landfill. Once completed, the project would generate solid wastes as part of daily operations.

The EIR for Amendment No. 1 indicated that future development in the Added Area would generate solid wastes but compliance with the City's Source Reduction and Recycling Element and mitigation measures in the EIR (salvage and reuse of demolition wastes) would reduce impacts to less than significant levels. The Initial Study for the Mountain Village Specific Plan indicated that future developments in the Specific Plan area would have to comply with the City's solid waste reduction and recycling ordinance to reduce impacts on landfills. Impacts would be less than significant.

Walmart currently implements a variety of recycling programs at their stores, including the resale of cardboard and paper, wastes, return of used light bulbs, recycling bins for plastic bags, plastic bottles, and aluminum cans, and tire center serving as recycling center for tires, oils, filters, and antifreeze, wheel weights, automotive batteries, rechargeable batteries, and recycling of button batteries and silver from photo processing. These same programs would be implemented at the proposed Ontario Walmart Supercenter. Recycling programs

Section 3.0

Environmental Analysis (continued)

that would be implemented on-site, in compliance with federal, state, and local solid waste regulations, would be addressed in the EIR.

(Sources: Project Plans, EIR for Amendment No. 1, Supplemental EIR for Mountain Village Specific Plan, and Ontario General Plan)

SECTION 4.0: MANDATORY FINDINGS OF SIGNIFICANCE

4.1 FINDINGS

The environmental analysis in Section 3.0 of this Initial Study indicates that the proposed Ontario Walmart Supercenter may have the potential for significant adverse environmental impacts on the following issues:

- ◆ Aesthetics
- ◆ Air Quality
- ◆ Biological Resources
- ◆ Hazards and Hazardous Materials
- ◆ Land Use and Planning
- ◆ Noise
- ◆ Population and Housing
- ◆ Public Services
- ◆ Transportation and Traffic
- ◆ Utilities and Service Systems

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

- The proposed Ontario Walmart Supercenter would not have the potential to degrade the quality of the natural environment. The site is developed and supports introduced plant species in landscaped areas. No sensitive plant or animal species are expected at or near the site. The proposed project would not reduce the habitat of a fish species; cause a fish population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; or reduce the number or restrict the range of a rare or endangered plant or animal.
- The project would require removal of existing vegetation on and near the site. This has the potential to disturb and/or destroy existing animal habitats. Potential adverse impacts to animal habitats and nesting birds would be analyzed in the EIR to be prepared for the project.
- The existing buildings on the site are not considered historic structures. The site is developed and highly disturbed and no in-situ archaeological resources or paleontological resources are expected to be present on the site, which may be affected by the proposed project. The proposed project would not eliminate important examples of the major periods of California history or prehistory.
- The proposed project's impacts as they relate to the potential to achieve short-term goals to the disadvantage of long term environmental goals would be analyzed in the EIR.
- The proposed project may have environmental impacts, which are individually limited but cumulatively considerable, when considering planned or proposed development in the immediate vicinity of the site. The EIR would analyze the project's cumulative impacts.
- The proposed project may have environmental impacts, which may have adverse effects on humans, either directly or indirectly. The project's impacts on adjacent land uses and residents would be analyzed in the EIR.

Since the existing conditions at the site and surrounding area have changed and development of the proposed Ontario Walmart Supercenter project was not known at the times the previous EIRs were prepared, a Subsequent EIR would be prepared for the project. The Subsequent EIR would provide an update of the existing conditions at the project site and analyze the impacts of the proposed changes to the operations and activities that may occur with the proposed project. Mitigation measures in the previous EIRs which would be applicable to the project and any new mitigation would also be identified, to reduce or avoid any significant adverse impacts.

SECTION 5.0: PREPARERS AND REFERENCES

5.1 PREPARERS OF THE INITIAL STUDY

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Amy Gramlich, Environmental Planner/Analyst

5.2 REFERENCES

The following references were used in the preparation of this Initial Study and are available for review by the public at the offices of the City of Ontario at 303 East B Street in Ontario, California 91764 or at the offices of David Evans and Associates at 800 North Haven Avenue, Suite 300, Ontario, California 91764 during normal business hours.

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Section 5.0

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SCAQMD website, SCAQMD Rule Book at <http://www.aqmd.gov/rules/rulesreg.html>, February 2006.

State Water Resources Control Board, NPDES General Permit For Storm Water Discharges Associated With Construction Activity (General Permit) Water Quality Order 99-08-DWQ, 2002.

Thomas Brothers Maps, The Thomas Guide for San Bernardino and Riverside Counties; 2004.

Section 5.0

Preparers and References (continued)

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

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U. S. Fish and Wildlife Service website, Migratory Bird Treaty Act at <http://www.fws.gov/pacific/migratorybirds/mbta.htm>, September 2006.

U. S. Geological Survey, 7 ½ Minute Quadrangle for Ontario, 1978.

West Valley Airport Land Use Commission, Cable Airport Comprehensive Airport Land Use Plan, December 9, 1981.

5.3 PERSONS AND AGENCIES CONTACTED

Business Office, Chaffey Joint Union High School
Business Office, Ontario Montclair School District
Business Office, Upland Unified School District
Cecilia House, City of Ontario
Chuck Mercier, City of Ontario
Redeemer Lutheran School
Reymundo Trejo, City of Ontario
Richard Ayala, City of Ontario

Appendix A - Environmental Checklist Form

ENVIRONMENTAL CHECKLIST FORM

1. Project Title: Ontario Walmart Supercenter
2. Lead Agency Name and Address: City of Ontario
Planning Department
303 East B Street
Ontario, California 91764
3. Contact Person and Phone Number: Richard Ayala, Project Manager
(909) 395-2421
4. Project Location: 1333 N. Mountain Avenue
(west of Mountain Avenue and north of Fifth Street)
City of Ontario, CA 91762
5. Project Sponsor's Name & Address: EN Engineering
1920 Main Street, Suite 850
Irvine, CA 92614
(949) 486-0777
6. General Plan Designation: General Commercial
7. Zoning: Specific Plan (Mountain Village Specific Plan)
8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary.)

The proposed project would involve the demolition of existing on-site structures that are currently not in use and the construction of an approximately 190,803-square-foot building on the western portion of the site, with parking areas on the eastern portion. The proposed Walmart Supercenter would include a general merchandise store, a grocery, the sale of alcoholic beverages, a game arcade, banking services, and an outside garden center. Infrastructure and street improvements would also accompany the project. The existing gas station (Union 76 station on an approximately 0.52-acre parcel) at the northwestern corner of the intersection of Mountain Avenue and Fifth Street and the video store (Hollywood Video on approximately 1.06 acres) at the northeastern corner of the site are expected to remain in place.

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

Adjacent land uses to the site include a multi-family residential development on Elderberry Court to the west; Fifth Street, Munoz Park and single-family residential uses to the south; the Union 76 gas station, Mountain Avenue and single-family residential uses to the east; and commercial uses (Four Seasons Surgery Center, Sixth Street Center office building, Jazz Café, Leslie's Swimming Pool Supplies, Mary's Mexican Food, and Carl's Jr. restaurant) to the north.

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

California Department of Alcoholic Beverage Control
State Water Resources Control Board

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:


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

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

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

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

Signature 
Printed Name RICHARD AYALA
SENIOR PLANNER

Date 10/19/06
City of Ontario
For

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

ENVIRONMENTAL ANALYSIS QUESTIONS:

| Issues: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---------------------------------------|---|-------------------------------------|-------------------------------------|
| I. AESTHETICS. Would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input 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 day or nighttime views in the area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| II. AGRICULTURAL RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project: | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| Issues: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---------------------------------------|---|-------------------------------------|------------------|
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | ■ | □ | □ | □ |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? | ■ | □ | □ | □ |
| d) Expose sensitive receptors to substantial pollutant concentrations? | ■ | □ | □ | □ |
| e) Create objectionable odors affecting a substantial number of people? | □ | □ | □ | ■ |
| IV. BIOLOGICAL RESOURCES. Would the project: | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ■ | □ | □ | □ |
| 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? | □ | □ | □ | ■ |
| 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? | □ | □ | □ | ■ |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | □ | □ | □ | ■ |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | □ | □ | □ | ■ |

| Issues: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---------------------------------------|---|-------------------------------------|-------------------------------------|
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| V. CULTURAL RESOURCES. Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| VI. GEOLOGY AND SOILS -- Would the project: | | | | |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: | | | | |
| a) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| Issues: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---------------------------------------|---|-------------------------------------|-------------------------------------|
| h) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| VII. HAZARDS AND HAZARDOUS MATERIALS. | | | | |
| Would the project: | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| Issues: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---------------------------------------|---|-------------------------------------|-------------------------------------|
| VIII. HYDROLOGY AND WATER QUALITY. Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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"/> |

Issues:

| | | | |
|---|---|---|------------------|
| Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|------------------|

IX. LAND USE AND PLANNING. Would the project:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of 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 community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

X. MINERAL RESOURCES. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XI. NOISE. Would the project result in:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| Issues: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---------------------------------------|---|-------------------------------------|-------------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XII. POPULATION AND HOUSING. Would the project:

| | | | | |
|--|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of a road or other infrastructure)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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"/> |

XIII. PUBLIC SERVICES. Would the project:

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

| | | | | |
|--------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Fire protection? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Police protection? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

XIV. RECREATION. Would the project:

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

| Issues: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---------------------------------------|---|-------------------------------------|-------------------------------------|
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| XV. TRANSPORTATION / TRAFFIC. Would the project: | | | | |
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location, that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| XVI. UTILITIES AND SERVICE SYSTEMS. Would the project: | | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

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

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JH INVESTMENTS LLC
341 BAYSIDE DR STE 7
NEWPORT BEACH CA 92660-7233

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Tribes

San Manuel Band of Mission Indians
Henry Duro, Chairperson
26569 Community Center Drive
Highland, CA 92346

Gabrieleno/Tongva Tribal Council
Anthony Morales, Chairperson
309 S Walnut Grove Avenue
San Gabriel, CA 91776

San Manuel Band of Mission Indians
Bernadette Brierty
26569 Community Center Drive
Highland, CA 92346

Soboba Band of Mission Indians
Robert Salgado, Chairperson
23904 Soboba Road
San Jacinto, CA 92581

Morongo Band of Mission Indians
Britt Wilson, Cultural Resources
Coordinator
245 N. Murray Street, Suite C
Banning, CA 92220

Serrano Band of Indians
Goldie Walker
6588 Valeria Drive
Highland, CA 92346



Notice of Preparation

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

Consulting Firm Preparing the Draft EIR:
DAVID EVANS AND ASSOCIATES
800 North Haven Avenue
Suite 300
Ontario, CA 91764
Contact: David Agnew

The City of Ontario will be the Lead Agency and will prepare a Subsequent Environmental Impact Report (EIR) for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the Subsequent EIR prepared by our agency when considering your permit or other approval for the project.

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

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

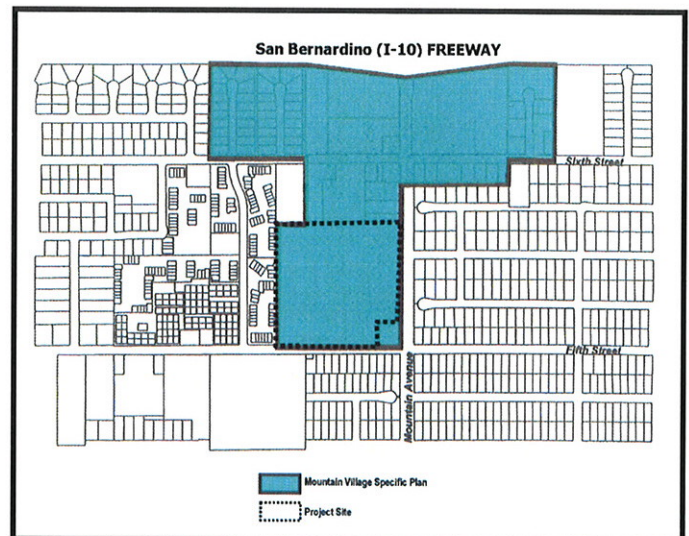
Please send your response to Richard Ayala, Senior Planner, at the City of Ontario address shown above.

Project Title: ONTARIO WALMART SUPERCENTER

Project Applicants: EN Engineering

Project Description: The proposed project would involve the demolition of existing on-site structures that are currently not in use and the construction of an approximately 190,803-square-foot building on the western portion of the site, with parking areas on the eastern portion. The proposed Walmart Supercenter would include the sale of general merchandise, groceries, alcoholic beverages, and garden supplies. It would also include a pharmacy, vision center, food service, photo studio, bank, and game arcade. Infrastructure and street improvements would also accompany the project. The existing gas station (76 Station on an approximately 0.52-acre parcel southeast of the site) at the northwestern corner of the intersection of Mountain Avenue and Fifth Street and the video store (Hollywood Video on approximately 1.06 acres) at the northeastern corner of the site are expected to remain in place.

Project Location: The project site for the Walmart Supercenter is approximately 15.23 acres of land located west of Mountain Avenue and north of Fifth Street, approximately ¼ mile south of the San Bernardino (I-10) Freeway in the northwestern section of the City of Ontario. The site is located within the Main Street District of the Mountain Village Specific Plan area and



is currently developed with commercial buildings that were formerly used by Target, Toys R Us, Food 4 Less, and Jack's Key Service. The site is not included in government databases as a hazardous material user or hazardous waste generator.

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

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

The Subsequent EIR will address the short- and long-term effects of the project on the environment. It will also evaluate the potential for the project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed project will be evaluated that may reduce impacts that are determined to be significant in the Subsequent EIR. Mitigation will be proposed for those impacts that are determined to be significant. A mitigation monitoring program will also be developed as required by §15150 of the CEQA Guidelines.

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

A scoping meeting will be held by the City of Ontario. The scoping meeting will be held on Monday, November 20, 2006 at 6:00 PM at the :

Ontario Convention Center
2000 Convention Center Way
Ontario, CA 91764

Date: October 19, 2006

Signature _____



Richard Ayala
Senior Planner
City of Ontario
(909) 395-2421