

California Environmental Quality Act Environmental Checklist Form

City of Ontario
Planning Department
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Project Title/File No.: Armstrong Ranch Specific Plan/PSP 15-002

Lead Agency: City of Ontario, 303 East "B" Street, Ontario, California 91764, (909) 395-2036

Contact Person: Richard Ayala, (909) 395-2036

Project Sponsor: CVRC Ontario, LLC, 3121 Michelson Drive, Suite 150, Irvine, CA 92612

Project Location: The project site is located in southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County. As illustrated on Figures 1 through 3, below, the project site is located south of Riverside Drive, north of Chino Avenue, east of Vineyard Drive and west of the Cucamonga Creek channel.

Figure 1—REGIONAL LOCATION MAP



Figure 2—VICINITY MAP

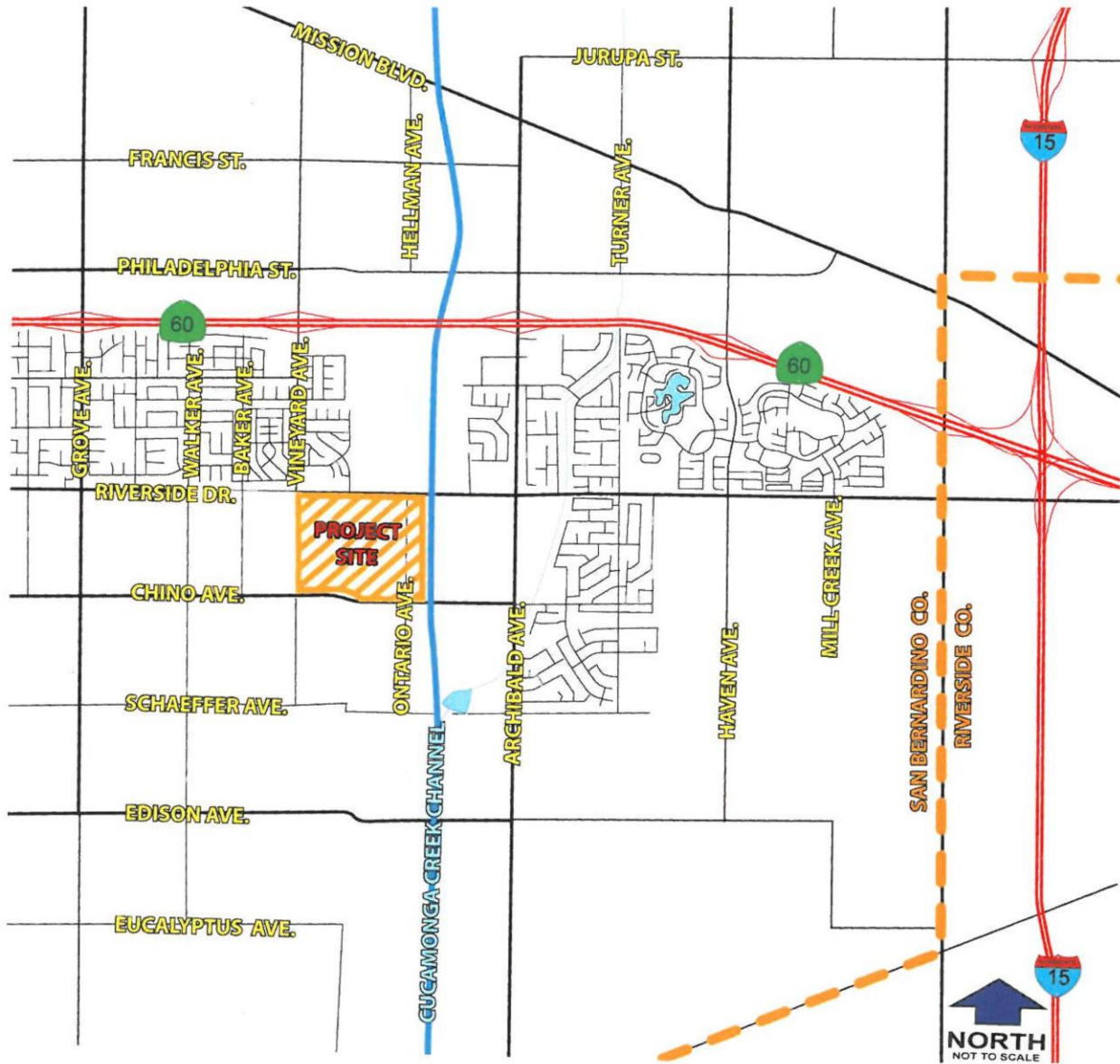


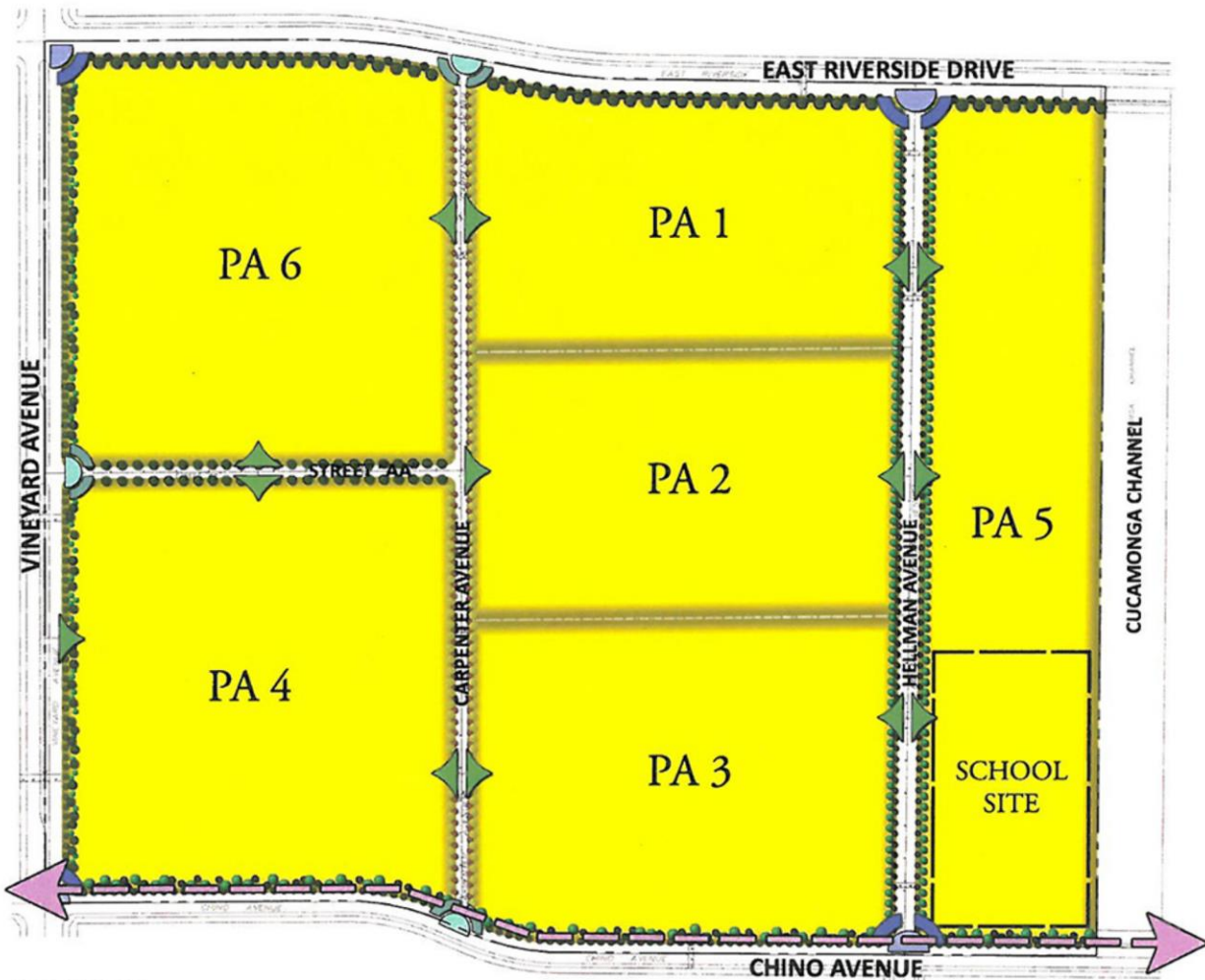
Figure 3—AERIAL PHOTOGRAPH



Source: Google Earth



Figure 4—SITE PLAN



LEGEND



LOW DENSITY RESIDENTIAL



CHARLOTTE ARMSTRONG TRAIL



NEIGHBORHOOD ENTRY

General Plan Designation: Residential Low Density (2.1-5.0 dwelling units per acre)

Zoning: SP/AG (Specific Plan AG Preserve)

Description of Project: The proposed Armstrong Ranch Specific Plan will establish land use, development and design standards for approximately 199 acres allowing up to 994 single-family detached and attached residential units at an overall density of 5.0 dwelling units per acre within six (6) Planning Areas (PA's). The proposed residential units include both conventional single family detached residential units on individual lots with vehicle access from local streets or private drives and "Z" lot homes with residential units on individual lots with "use easements" to optimize usable yard areas and reduce the visual impact of garage doors from neighborhood streets. In addition, single family attached townhomes and condominium residential units are proposed. Lot sizes will range from 2,700 square feet to 7,125 square feet. Residential units can be transferred among the planning areas as long as the total number of residential units of the Specific Plan does not exceed 994 units.

An elementary school is proposed within the specific plan. The proposed elementary school site is located on approximately 10 acres within the Mountain View School District and will serve the elementary students (K-5) that will live east of Carpenter Avenue. If the elementary school site is not developed, the land will revert to the underlying low density residential use.

The edges of the residential neighborhoods in each Planning Area will be developed to include pedestrian walkways to connect all residential areas with local streets and all private parks with the Armstrong Ranch Specific Plan. A multi-purpose trail is proposed along the east side of Vineyard Avenue and the north side of Chino Avenue adjacent to the site. A class II bike lane is proposed along the north side of Riverside Drive opposite the project. Pedestrian walkways are proposed throughout the project to connect the various planning areas and residential developments throughout the project and the adjacent surrounding areas. The project applicant proposes to provide private neighborhood parks throughout the site with of a minimum size of 0.25 acres. The neighborhood pocket parks may include a variety of recreational uses such as tot lots, basketball, volleyball or tennis courts, rose gardens, water features, covered picnic structures or gazebos, etc.

The project is consistent with the Residential Low Density land use designation for the property as designated by The Ontario Plan (TOP). In addition to the specific plan, the project applicant is requesting a development agreement with the City. The development agreement, authorized pursuant to California Government Code Section 65864 et seq., will include, but not limited to, the methods that will be used to finance the acquisition and construction of the required infrastructure, the construction timing of the parkland and the construction phasing of the proposed housing and related infrastructure for the various segments of the community for the City's consistency with its regional housing needs assessments.

A master sign program will allow the entry into each residential development to have its own identify and maintain the signage identity throughout each development. Neighborhood entry monuments will be provided at the entries from the main roadways into each residential development.

Design guidelines and development regulations for the residential units, landscaping, park features, etc. are proposed to provide architectural and design continuity throughout the project.

A homeowners association will be established to maintain the common landscaped areas, parks, open space areas and private roads within the residential areas. The project will be constructed in several phases over a period of several years with construction anticipated to start late 2016.

Project Setting: The approximately 199 acre site includes six property owners and under option with CVRC Ontario, LLC to purchase the properties. All of the properties are either currently in use as or have been used in the past for some type of agricultural use including dairy farms, field crops or horse farms. Planning Area 6 is currently used for field crops; PA's 1, 2, 3 and 4 are in dairy use. The northern portion of PA 5 is a vacant dairy and the middle and southern areas are used as a nursery and horse farm, respectively. None of the existing properties are currently in a Williamson Act contract.

Surrounding Land Uses:

	<u>Zoning</u>	<u>Current Land Use</u>
▪ North—	OS (Open Space), R-1 Single Family Residential (1-5 du/ac.), R-3 High Density Residential (18.1-25 du/ac.) and C1 (Shopping Center)	Shopping center, single family detached, pre-school, Whispering Lakes public golf course
▪ South—	AG (Specific Plan)	Dairies and flood control channel
▪ East—	Countryside Specific Plan	Cucamonga Creek Flood Control channel and further east is the Countryside Specific Plan development
▪ West—	AG (Specific Plan)	Dairy and Nursery

Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement): The project will require the approval by the City of Ontario of the Armstrong Ranch Specific Plan, Armstrong Ranch Specific Plan EIR, and the Development Agreement.

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 checked="" type="checkbox"/>	Agriculture Resources
<input checked="" type="checkbox"/>	Air Quality	<input checked="" type="checkbox"/>	Biological Resources
<input checked="" type="checkbox"/>	Cultural Resources	<input checked="" type="checkbox"/>	Geology / Soils
<input checked="" type="checkbox"/>	Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	Hazards & Hazardous Materials
<input checked="" type="checkbox"/>	Hydrology / Water Quality	<input type="checkbox"/>	Land Use / Planning
<input type="checkbox"/>	Population / Housing	<input type="checkbox"/>	Mineral Resources
<input checked="" type="checkbox"/>	Noise	<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	June 8, 2015 Date
Richard Ayala, Senior Planner Printed Name and Title	City of Ontario Planning Department 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, and 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 the "Earlier Analyses" Section 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.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1) AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CEQA Environmental Checklist Form
 File No(s): PSP 15-002

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
3) 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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"/>
6) GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7) GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8) 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
e) For a project located within the safety zone of the airport land use compatibility plan for ONT or Chino Airports, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
9) HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any other water quality standards or waste discharge requirements or potential for discharge of storm water pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?	<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 or volume of storm water runoff to cause environmental harm or potential for significant increase in erosion of the project site or surrounding areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site or potential for significant changes in the flow velocity or volume of storm water runoff to cause environmental harm?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 during construction and/or post-construction activity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality or potential for discharge of storm water to affect the beneficial uses of receiving water?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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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 type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10) 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, airport land use compatibility plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
11) 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 type="checkbox"/>	<input checked="" 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"/>
12) 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 the noise impact zones of the airport land use compatibility plan for ONT and Chino Airports, 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"/>
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"/>
13) 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 road or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14) 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:				
i) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15) 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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
16) TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

17) UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the City shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
18) MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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"/>
d) 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"/>

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

EXPLANATION OF ISSUES

1) **AESTHETICS.** Would the project:

a) **Have a substantial adverse effect on a scenic vista? *Less Than Significant Impact.***

Discussion of Effects: The TOP does not identify any scenic vistas within the City. However, TOP (Policy CD1-5) requires all major north-south streets be designed and redeveloped to feature views of the San Gabriel Mountains. The project site is located adjacent to and east of a principal arterial (Vineyard Avenue) as identified in the Functional Roadway Classification Plan (Figure M-2) of the Mobility Element of TOP. The Specific Plan will be required by the Community Design Element of TOP to provide project features to the east side of Vineyard Avenue adjacent to the project to protect views of the mountains. Therefore, no adverse scenic vista impacts to motorists on Vineyard Avenue are anticipated in relation to the project.

Mitigation: None required.

b) **Substantially damage scenic resources, including, but not limited to, tress, rock outcroppings and historic buildings within a state scenic highway? *No Impact.***

Discussion of Effects: The City of Ontario is served by three freeways: I-10, I-15, and SR-60. I-10 and SR-60 traverse the northern and central portion of the City, respectively, in an east-west direction. The project is located approximately $\frac{3}{4}$ of a mile south of SR-60, which is the closest of the three freeways to the site. I-15 traverses the northeastern portion of the City in a north-south direction. These segments of I-10, I-15, and SR-60 have not been officially designated as scenic highways by the California Department of Transportation. There are no historic buildings or any scenic resources on or adjacent to the project site. Thus, the project will not result in adverse scenic resource impacts to any features within a state scenic highway.

Mitigation: None required.

c) **Substantially degrade the existing visual character or quality of the site and its surroundings? *Less Than Significant Impact.***

Discussion of Effects: The project would not significantly degrade the existing visual character or quality of the site or its surroundings. The project site is located in an area that is characterized by agricultural development to the west, south and east and urban development to the north. Increased urban development is occurring on some of the agricultural properties in the general vicinity of the project.

The project will improve the visual quality of the area through development of the site with new streets with curbs and gutters, consistent neighborhood design, landscaped parkways and streets, new parks, etc. consistent with the policies of the Community Design Element of TOP and the City Development Code. The development of the project as proposed will change the visual character of the project site from agriculture to urban use that is consistent with the developing area and the land use proposed for the property by TOP. Therefore, the project will not significantly degrade the visual character or quality of the site and no adverse aesthetic impacts are anticipated.

Mitigation: None required.

d) **Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? *Less Than Significant Impact.***

Discussion of Effects: The project will introduce new lighting to the site and the immediate project area. Pursuant to the requirements of the City's Development Code, project lighting will be required to be shielded, diffused or indirect to avoid glare to both on and off-site residents,

pedestrians and motorists. In addition, lighting fixtures will be selected and located to confine the area of illumination within the project boundary to minimize off-site light spillage.

Site lighting plans will be subject to review by the Planning Department and Police Department prior to issuance of building permits (pursuant to the City's Building Security Ordinance). Therefore, no adverse light or glare impacts are anticipated.

Mitigation: None required.

- 2) **AGRICULTURE AND FOREST RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- 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?** *Potentially Significant Impact.*

Discussion of Effects: The site is presently used for agriculture including dairies, field crops and a horse farm. While one of the former dairies is vacant, the remaining properties continue to be used for agriculture. Approximately 20 acres in the southwest portion of the site is identified as Prime Farmland and approximately 20 acres in the southern central area of the site is shown as farmland of local importance on the map prepared by the California Resources Agency, pursuant to the Farmland Mapping and Monitoring Program.¹ A large portion of the site is, or has been in the recent past, used for dairy farming along with land that is used for field crops and a horse farm. The project will convert the land that is either currently or recently used for dairy farming, field crops and a horse farm to non-agricultural urban use. Some of the land on the site is considered by the Farmland Mapping and Monitoring Program of the California Resources Agency to be Prime Farmland and Farmland of Local Importance. The project would convert the Prime Farmland on the site to non-agricultural urban use. As noted in TOPFEIR (Page 5.2-10), conversion of agricultural land coupled with future development in the project vicinity could have a potentially significant impact on agricultural resources. Therefore, the preparation of a project EIR will be necessary to determine the existence of any significant prime farmland impacts and identify appropriate mitigation measures, as applicable.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- b) **Conflict with existing zoning for agricultural use, or a Williamson Act contract?** *Less Than Significant Impact.*

Discussion of Effects: The project site is zoned SP(AG) with an Agricultural Overlay Zone (Right to Farm Ordinance). Agricultural uses currently exist within the project site and agriculture is an allowed use in the SP (AG) zone under the terms of the Agricultural Overlay Zone. While residential and other non-agricultural uses are proposed for the site, agricultural uses are allowed on the project site with the Agricultural Overlay Zone. None of the properties within the project site are in a Williamson Act contract. While urban development is proposed, the existing agricultural uses are allowed to continue in conjunction with urban and non-agricultural uses and future residents are notified of the existing agricultural uses. While there could be potential conflicts between the existing agricultural uses and future residents, those conflicts would be

¹ California Department of Conservation, San Bernardino County Important Farmland 2012, sheet 2 of 2.

minimal and less than significant because all future residents would be properly notified prior to the purchase of a residence under the Right to Farm Ordinance. Therefore, no significant impacts to agricultural uses are anticipated and the project will not have any Williamson Act impacts.

Mitigation: None required.

- c) **Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?** *No Impact.*

Discussion of Effects: The project is zoned Specific Plan (AG). The proposed project is consistent with the Land Use Element (Exhibit LU-01) of TOP and the development standards and allowed land uses of the Specific Plan zone. TOP does not designate any forest land or timberland land uses within the City of Ontario. The project would be consistent with TOP and the development standards and allowed land uses of the Specific Plan zone. Therefore, the project would not have any adverse forest or timber land impacts.

Mitigation: None required.

- d) **Result in the loss of forest land or conversion of forest land to non-forest use?** *No Impact.*

Discussion of Effects: There is no land in the City of Ontario that qualifies as forest land as defined in Public Resources Code section 12220(g). Neither TOP nor the City's Zoning Code provide designations for forest land. Consequently, the proposed project would not result in the loss or conversion of forest land to non-forest use.

Mitigation: None required.

- e) **Involve other changes in the existing environment, which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use or conversion of forest land to non-forest use?** *Potentially Significant Impact.*

Discussion of Effects: The project site is currently zoned Specific Plan (AG) with an Agricultural Overlay Zone. Approximately 20 acres of the site are designated as Prime Farmland and approximately 20 acres are designated of Farmland of Local Importance. The project site is currently used for a variety of agricultural purposes including dairies, field crops and a horse farm. The project would convert existing prime farmland and farmland of local importance to non-agricultural use and have a significant impact. Additionally, there is currently no land in the City of Ontario that qualifies as forest land as defined in Public Resources Code Section 12220(g). Neither TOP nor the City's Zoning Code provide designations for forest land. Consequently, to the extent that the proposed project would result in changes to the existing environment, the changes would not impact any forest land. The EIR will evaluate the impacts of the project to agriculture and recommend mitigation measures to reduce agricultural impacts to acceptable levels.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- 3) **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?** *Less Than Significant Impact.*

Discussion of Effects: The project will not conflict with or obstruct implementation of any air

quality plan. As noted in TOP FEIR (Section 5.3), pollutant levels in the Ontario area already exceed Federal and State standards. To reduce pollutant levels, the City of Ontario is actively participating in efforts to enhance air quality by implementing Control Measures in the Air Quality Management Plan for local jurisdictions within the South Coast Air Basin.

The proposed project is consistent with TOP, for which the EIR was prepared and impacts evaluated. Furthermore, the project is consistent with the City's participation in the Air Quality Management Plan and, because of the project's limited size and scope, will not conflict with or obstruct implementation of the plan. However, out of an abundance of caution, the project will use low emission fuel, use low VOC architectural coatings and implement an alternative transportation program (which may include incentives to participate in carpool or vanpool) as recommended by the South Coast Air Quality Management District's Air Quality modeling program.

Mitigation: None required.

- b) **Violate any air quality standard or contribute substantially to an existing or projected air quality violation? *Potentially Significant Impact.***

Discussion of Effects: Short term air quality impacts will result from construction related activities associated with construction activity, such as excavation and grading, machinery and equipment emissions, vehicle emissions from construction employees commuting to the site, truck deliveries of building materials, etc. The daily emissions of nitrogen oxides and particulates from resulting grading and vehicular emissions may exceed threshold levels of the South Coast Air Quality Management District (SCAQMD). The EIR will evaluate the air quality impacts of the project and recommend mitigation measures to reduce noise to acceptable levels.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- 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 that exceed quantitative thresholds for ozone precursors)? *Potentially Significant Impact.***

Discussion of Effects: The project will generate criteria pollutants for which the region is in non-attainment under an applicable federal or state ambient air quality. Along with other cumulative development, the project could result in cumulative air quality impacts that are significant. The EIR will evaluate the cumulative air quality impacts of the project and recommend mitigation measures to reduce noise to acceptable levels.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- d) **Expose sensitive receptors to substantial pollutant concentrations? *Less Than Significant Impact.***

Discussion of Effects: Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. According to the SCAQMD, projects have the potential to create significant impacts if they are located within one-quarter mile of sensitive receptors and would emit toxic air contaminants identified in SCAQMD Rule 1401.

The application itself proposes the construction of residential units, a sensitive receptor. There are not, however, any known hot spots or heavy concentrations of pollutants in the area that would expose residents to potential adverse impacts.

Mitigation: None required.

- e) **Create objectionable odors affecting a substantial number of people?** *No Impact.*

Discussion of Effects: The residential uses proposed on the subject site by the project, as well as those permitted within the Specific Plan zoning district, do not create objectionable odors. Further, the project shall comply with the policies of the Ontario Municipal Code and TOP. Therefore, no adverse odor impacts are anticipated.

Mitigation: None required.

- 4) **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?** *Potentially Significant Impact.*

Discussion of Effects: The project site has been disturbed in the past from its natural state in association with the operation of dairy farms, field crops and horse property. The operation of dairy farms on a considerable portion of the site for over the past 40 years has substantially degraded the potential for the site to serve as native habitat. The project proposes changing the land use from the existing agricultural uses to suburban development, which could further reduce the viability of the site as habitat for these species.

The project site is located within an area that has been identified in the TOP FEIR as containing 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 Wildlife or the U.S. Fish and Wildlife Service. The loss of current/seasonal habitat could have a potentially significant impact upon certain sensitive/special status species in the area. A portion of the site is located within Delhi Soil, potential habitat for the Delhi Sand Flower-loving Fly (DSF), a federally listed, endangered species. In response, a protocol level survey, in accordance with U.S. Fish & Wildlife requirements, was conducted over approximately 160 acres of the 199 acre subject site approximately ten years ago. During the one survey, no DSF were observed. However, subsequent follow-up surveys are required in order to determine whether or not the DSF is present. Vacant areas of the site provide potential habitat for the western burrowing owl (*Athene cucularia hypugea*). Focused surveys will be required to determine if burrowing owls are present. The EIR will evaluate the biology impacts of the project and recommend mitigation measures to reduce noise to acceptable levels.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- 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 Wildlife or U.S. Fish and Wildlife Service?** *Potentially Significant Impact.*

Discussion of Effects: A biological constraints analysis was conducted in September 2004 on approximately 160 acres of the site. Based on the analysis, the preliminary results indicate there were no jurisdictional waters or wetlands that are regulated by the U.S. Army Corps of Engineers (Corps), California Department of Fish and Game (CDFG), or Regional Water Quality Control Board (RWQCB) on the 160 acres. The balance of the site remains to be surveyed to determine if any riparian habitat or other sensitive natural community are present. Although not observed during the September 2004 analysis or subsequent surveys conducted between July 1 and September 20, 2005, there is a potential for Delhi Sands Flower-Loving Fly habitat to exist. Several species of raptors use the site and surrounding area for hunting and existing stands of trees for roosting and nesting. Habitat for the Western Burrowing Owl may exist on the site.

Existing dairy ponds provide waterfowl habitat. The loss of habitat by the project could have a potentially significant impact upon certain sensitive/special status species in the area. The EIR will evaluate the riparian habitat impacts of the project and recommend mitigation measures to reduce noise to acceptable levels.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- 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?** *Potentially Significant Impact.*

Discussion of Effects: The TOP FEIR does not identify any federally protected wetlands within the project site. In addition, the biological constraints analysis conducted on approximately 160 acres of the 199 acre site in September 2004 did not identify any federally protected wetlands. Open water areas attract numerous waterfowl species and the loss of existing dairy ponds within the site may be considered a significant adverse impact to area waterfowl. The primary purpose of these ponds is to receive dairy runoff, provide for livestock watering, or irrigation. The loss of these ponds, if present on the site, could pose a significant adverse impact to waterfowl. The EIR will evaluate the potential wetlands impacts of the project and recommend mitigation measures to reduce noise to acceptable levels.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- 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?** *Potentially Significant Impact.*

Discussion of Effects: The site is part of an area that is identified in the TOPFEIR as important to several migratory bird species. The site has many characteristics resulting from agricultural development that makes it attractive to several bird species. Figure 5.4-2 of the TOP FEIR shows the presence of flood retention basins in the area of the project that attract a large number of migratory species of waterfowls while the open fields and windrows are attractive nesting and roosting sites for a variety of resident and migratory raptors. The destruction of open fields, windrows, and open water as a result of development could affect the survival of these species. The potential exists for the project to interfere with the movement of native and migratory wildlife species since the site is in close proximity to the Cucamonga Creek channel and associated retention basin and have a potentially significant impact on migratory wildlife. The EIR will evaluate the biological impacts of the project and recommend mitigation measures to reduce noise to acceptable levels.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- e) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?** *No Impact.*

Discussion of Effects: The City of Ontario does not have any ordinances protecting biological resources. As a result, no adverse tree preservation or other biological resource impacts are anticipated.

Mitigation: None required.

- f) **Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan?** *No Impact.*

Discussion of Effects: The City has one Habitat Conservation Plan (HCP): a 19-acre area near the intersection of Greystone Drive and the eastern City boundary established to protect the Delhi Sands Flower-Loving Fly. The proposed project is outside the HCP. If it is determined that the Delhi Sands Flower-Loving Fly is present, the project would be required to meet and comply with all applicable State and Federal regulations to protect the fly and/or its habitat. The project will not conflict with and impact an adopted HCP or any other approved habitat conservation plan and no environmental impacts are anticipated.

Mitigation: None required.

5) **CULTURAL RESOURCES.** Would the project:

- a) **Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?** *Potentially Significant Impact.*

Discussion of Effects: The City of Ontario conducted a Historic Context² of the buildings in the 8,200 acres of the New Model Colony area of the city to determine the historical significance of the properties that were present. Through the examination of building permits and pre-1950's aerial photographs, it was determined that 340 parcels contained structures that were at least 45 years old at that time. Further research and analysis was conducted for the structures on the 340 parcels to ultimately identify potential historic properties by providing an framework for identification and evaluation. Upon review of the Historic Context for the proposed project, it is possible that some of the existing residences and ancillary dairy buildings may qualify as a historical building based on established historic criteria.

The EIR will evaluate the potential historic impacts of the project and recommend mitigation measures to reduce any historic impacts to acceptable levels.

Mitigation: .Mitigation measures are not identified at this time and will be discussed in an EIR.

- b) **Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?** *Less Than Significant Impact.*

Discussion of Effects: The Ontario Plan FEIR (Section 5.5) indicates no archeological sites or resources have been recorded in the City with the Archeological Information Center at San Bernardino County Museum. However, only about 10 percent of the City of Ontario has been adequately surveyed for prehistoric or historic archaeology. While no adverse impacts to archeological resources are anticipated at this site due to its urbanized nature, standard conditions have been imposed on the project that in the event of unanticipated archeological discoveries, construction activities will not continue or will moved to other parts of the project site and a qualified archaeologist shall be contacted to determine significance of these resources. If the find is discovered to be historical or unique archaeological resources, as defined in Section 15064.5 of the CEQA Guidelines, avoidance or other appropriate measures shall be implemented.

Mitigation: None required.

- c) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?** *Less Than Significant Impact.*

Discussion of Effects: The City of Ontario is underlain by deposits of Quaternary and Upper-Pleistocene sediments deposited during the Pliocene and early Pleistocene time, Quaternary Older Alluvial sediments may contain significant, nonrenewable, paleontological resources and are, therefore, considered to have high sensitivity at depths of 10 feet or more below ground surface. In addition, the TOP FEIR (Section 5.5) indicates that one paleontological resource has

² The City of Ontario's Historic Context for the New Model Colony Area, Galvin & Associates, September 2004.

been discovered in the City. However, the project proposes excavation depths to be less than 10 feet. While no adverse impacts are anticipated, standard conditions have been imposed on the project that in the event of unanticipated paleontological resources are identified during excavation, construction activities will not continue or will be moved to other parts of the project site and a qualified paleontologist shall be contacted to determine significance of these resources. If the find is determined to be significant, avoidance or other appropriate measures shall be implemented.

Mitigation: None required.

- d) **Disturb any human remains, including those interred outside of formal cemeteries?** *No Impact.*

Discussion of Effects: The proposed project is in an area that has been previously disturbed by development. Because the area has been disturbed, no known religious or sacred sites exist within the project area. Thus, human remains are not expected to be encountered during any construction activities. However, in the unlikely event that human remains are discovered, existing regulations, including the California Public Resources Code Section 5097.98, would afford protection for human remains discovered during development activities. Furthermore, standard conditions will be imposed on the project that in the event of unanticipated discoveries of human remains are identified during excavation, construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and/or Native American consultation has been completed, if deemed applicable.

Mitigation: None required.

- 6) **GEOLOGY & SOILS.** Would the project:

- a) **Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:**

- i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.** *No Impact.*

Discussion of Effects: There are no active faults known on the site and the project site is located outside the Fault Rapture Hazard Zone (formerly Alquist-Priolo Zone). The TOP FEIR (Section 5.7/Figure 5.7-2) identifies eight active or potentially active fault zones near the City. Given that the closest fault zone is located more than ten miles from the project site, fault rupture within the project area is not likely. All development will comply with the Uniform Building Code seismic design standards to reduce geologic hazard susceptibility. Therefore, no adverse impacts due to a known earthquake fault are anticipated.

Mitigation: None required.

- ii) **Strong seismic ground shaking?** *Less Than Significant Impact.*

Discussion of Effects: There are no active faults known on the site and the project site is located outside the Fault Rapture Hazard Zone (formerly Alquist-Priolo Zone). Figure 5.7-2 of the TOP FEIR identifies eight active or potentially active fault zones near the City. The closest fault zone is located more than ten miles from the project site. The proximity of the site to the active faults will result in ground shaking during moderate to severe seismic events. All project construction will be in compliance with the California Building Code, the Ontario Municipal Code, TOP and all other ordinances adopted by the City related to construction and safety. Therefore, no adverse seismic ground shaking impacts are anticipated.

Mitigation: None required.

iii) **Seismic-related ground failure, including liquefaction?** *Less Than Significant Impact.*

Discussion of Effects: As identified in the TOP FEIR (Section 5.7), groundwater saturation of sediments is required for earthquake induced liquefaction. In general, groundwater depths shallower than 10 feet to the surface can cause the highest liquefaction susceptibility. Regional maps of the project area show the depth to ground water at 170 feet below ground surface. Therefore, the liquefaction potential within the project site is minimal. Implementation of TOP strategies, Uniform Building Code and Ontario Municipal code would reduce potential liquefaction impacts to a less than significant level.

Mitigation: None required.

iv) **Landslides?** *No Impact.*

Discussion of Effects: The project would not expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving landslides because the relatively flat topography of the project site (less than 2 percent slope across the City) makes the chance of landslides remote. Implementation of TOP strategies, Uniform Building Code and the Ontario Municipal Code would reduce any potential landslide impacts to a less than significant level. In addition, there are no slopes adjacent to the site that could impact the project due to an off-site landslide.

Mitigation: None required.

b) **Result in substantial soil erosion or the loss of topsoil?** *Less Than Significant Impact.*

Discussion of Effects: The project will not result in significant soil erosion or loss of topsoil because of the previously disturbed and developed nature of the project site and the limited size and scope of the project. Grading increases the potential for erosion by removing the protective vegetation, changing the natural drainage patterns, and constructing slopes. However, compliance with the California Building Code and review of grading plans by the City Engineer will ensure no significant soil erosion impacts will occur. In addition, the City requires an erosion/dust control plan for projects located within this area. Implementation of a NPDES program, the TOP Environmental Resources Element strategies, Uniform Building Code and Ontario Municipal code would reduce impacts to a less than significant level.

Mitigation: None Required.

c) **Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?** *Less Than Significant Impact.*

Discussion of Effects: The project would not result in the location of development on a geologic unit or soil that is unstable, or that would become unstable because as previously discussed, the potential for liquefaction and landslides associated with the project is less than significant. The Ontario Plan FEIR (Section 5.7) indicates that subsidence is generally associated with large decreases or withdrawals of water from the aquifer. The project would not withdraw water from the existing aquifer. Furthermore, implementation of TOP strategies, Uniform Building Code and Ontario Municipal code would reduce potential unstable soil impacts to a less than significant level.

Mitigation: None required.

d) **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?** *Potentially Significant Impact.*

Discussion of Effects: The majority of Ontario is located on alluvial soil deposits and not considered to be expansive. Near surface soils on and near the site have a low to moderate expansion potential. As a result, on-site soils could potentially be expansive and impact the project. The EIR will evaluate the expansive soil impacts of the project and recommend mitigation measures to reduce noise to acceptable levels.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- e) **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?** *No Impact.*

Discussion of Effects: The area is served by the local sewer system and the use of alternative wastewater disposal systems by the project, including septic tanks, is not allowed. The project will be required to connect to the public sewer system that serves the area. The project will not impact local soils due to the use of septic tanks or alternative wastewater disposal systems.

Mitigation: None required.

- 7) **GREENHOUSE GAS EMISSIONS.** Would the project:

- a) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?** *Potentially Significant Impact.*

Discussion of Effects: The impact of the buildout of TOP on the environment due to the emission of greenhouse gases ("GHGs") was analyzed in the TOP FEIR. According to the FEIR, this impact would be significant and unavoidable. (Re-circulated Portions of TOP Draft Environmental Impact Report, p. 2-118.) This FEIR was certified by the City on January 27, 2010, at which time a statement of overriding considerations was also adopted for TOP's significant and unavoidable impacts, including that concerning the emission of greenhouse gases.

The City adopted a Community Climate Action Plan (CAP) on December 16, 2014. The purpose of the City's Community CAP is to reduce greenhouse gas emissions by the targeted 30% below business-as-usual 2020 levels. The City's Community CAP includes existing state measures and existing and proposed local measures that would result in GHG emission reductions from 2008-2020. While GHG reductions will be achieved through state, county and city-level programs, the largest GHG reductions are identified in the areas of building energy, agriculture and transportation. As shown in Table ES-2 of the Community CAP, the performance standard for new development that emit more than 3,000 MT CO₂e per year requires these projects to reduce emissions by 24%. To comply with the City's adopted Community CAP, a greenhouse gas analysis will be prepared to determine the greenhouse gas emissions estimated to be generated by the project and identify the energy reduction measures proposed by the project to reduce GHG emissions to acceptable levels. The EIR will evaluate the level of GHG emission reduction proposed by the project and its ability to meet the requirements of the Community CAP.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR

- b) **Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?** *Potentially Significant Impact.*

Discussion of Effects: The project is consistent with TOP Goal ER 4 of improving air quality by, among other things, implementation of Policy ER4-3, regarding the reduction of greenhouse gas emissions in accordance with regional, state and federal regulations. In addition, the proposed project is consistent with the policies outlined in Section 5.6.4 of the TOP FEIR, which aims to reduce the City's contribution of greenhouse gas emissions at build-out by fifteen (15%), because the project is upholding the applicable City's adopted mitigation measures as represented in 6-1

through 6-6. While the proposed project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases, the project will be required to prepare an air quality analysis to identify the measures proposed for the project to reduce greenhouse gas emissions to acceptable levels.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

8) **HAZARDS & 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?** *No Impact.*

Discussion of Effects: The residential and elementary school uses proposed for the site will not involve the transport, use or disposal of hazardous materials during either project construction or the operations of the proposed uses. Therefore, no adverse impacts with the transportation of hazardous materials are anticipated.

Mitigation: None required.

- 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?** *Potentially Significant Impact.*

Discussion of Effects: Due to the agricultural uses that currently exist and existed in the past, herbicides and pesticides were likely stored and used on the site. In addition, underground and above ground storage tanks were used for fuel storage for the operation of the agricultural equipment. There is the potential for these chemicals, and other hazardous or potentially hazardous materials, being on the site. It is also likely that the existing buildings and structures may contain hazardous materials such as lead based paint, asbestos, mercury lighting fixtures and switches, etc.

Phase I Environmental Site Assessments (ESAs) were completed in 2004 and 2005 on approximately 136 acres of the 199 acre site. The ESAs indicate the presence of above ground storage tanks (ASTs) and in one case an underground storage tank (UST) was removed from one property in 1996. The existing buildings on the site, including residences, milking barns, etc., were constructed in the 1950s and 1960s and could have asbestos, lead paint, and other hazardous materials. The removal of these buildings and structures will require the handling and removal of the hazardous materials and pose a risk to the public or the environment. The project could have a potentially significant impact associated with the disposal of hazardous materials on the site. The EIR will evaluate the hazardous impacts of the project and recommend mitigation measures to reduce noise to acceptable levels.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?** *No Impact.*

Discussion of Effects: There is a pre-school adjacent to and north of the site, north of Riverside Drive that is located within one-quarter mile of the site. The project proposes a 10-acre elementary school site in the southeast corner of the site. The project, which includes residential use, does not include the use, emissions or handling of any hazardous or acutely hazardous materials, substances or waste. Therefore, no hazardous materials are proposed to be emitted that could impact any existing or proposed schools within one-quarter mile of the project.

Mitigation: None required.

- 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?** *Potentially Significant Impact.*

Discussion of Effects: While Phase I Environmental Site Assessments (ESA's) were completed for some of the properties within the project in the past and hazardous materials identified on the surveyed properties, the ESAs did not identify whether or not there are any properties that are considered to be hazardous sites per Government Code 65962.5. There is a potential for property within the project site to be a listed hazardous materials site. The EIR will determine if any property within the project site are a hazardous site per Government Code 65962.5.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- e) **For a project located within the safety zone of the airport land use compatibility plan for ONT or Chino Airports, would the project result in a safety hazard for people residing or working in the project area?** *Less Than Significant Impact.*

Discussion of Effects: According to Exhibit LU-06 of the TOP, the southwest portion of the proposed site is located within the influence of the Chino Airport land use plan. Although the southwest portion of the project is within the Chino Airport land use plan, there are no operations of the airport that would significantly impact the safety of the project residents because the project will not obstruct aircraft operations at the Chino Airport. The project site is also within the influence area of the Ontario International Airport as shown on Map 2-1 of the Ontario International Airport Land Use Compatibility Plan. Although within the influence area of the Ontario Airport, the project is outside of all designated airport safety zones. The potential safety hazard impacts to project residents or students of the proposed elementary school associated with the on-going operations at the Ontario International and Chino airports would be less than significant.

Mitigation: None required.

- f) **For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?** *No Impact.*

Discussion of Effects: The project site is not located within the vicinity of a private airstrip. Therefore, no safety impacts to the project by a private airstrip are anticipated.

Mitigation: None required.

- g) **Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?** *Less Than Significant Impact.*

Discussion of Effects: The City's Safety Element, as contained within TOP, includes policies and procedures to be administered in the event of a disaster. The TOP seeks interdepartmental and inter-jurisdictional coordination and collaboration to be prepared for, respond to and recover from every day and disaster emergencies. The project will be required to comply with the requirements of the Ontario Fire Department and all City requirements for fire and other emergency access. Because the project is required to comply with all applicable City codes, any emergency evacuation or emergency response plan impacts would be reduced to a less than significant level.

Mitigation: None required.

- 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?** *No Impact.*

Discussion of Effects: The project site is not located in or near any designated wildlands. Therefore, no wildland impacts to the project are anticipated.

Mitigation: None required.

9) **HYDROLOGY & WATER QUALITY.** Would the project:

- a) **Violate any other water quality standards or waste discharge requirements or potential for discharge of storm water pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas? *Less Than Significant Impact.***

Discussion of Effects: The project site is served by City water and sewer service and will not affect water quality standards or waste discharge requirements. Discharge of storm water pollutants from areas of materials storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing, waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work) areas could result in a temporary increase in the amount of suspended solids, trash and debris, oil and grease, organic compounds, pesticides, nutrients, heavy metals and bacteria pathogens in surface flows during a concurrent storm event, thus resulting in surface water quality impacts. The project will be required to comply with the statewide National Pollutant Discharge Elimination System (NPDES) General Industrial Activities Stormwater Permit, the San Bernardino County Area-Wide Urban Runoff Permit (MS4 permit) and the City of Ontario's Municipal Code (Title 6, Chapter 6 (Stormwater Drainage System)). The compliance by the project with all applicable state, San Bernardino County and Ontario water quality standards would reduce water quality impacts to below a level of significance.

Mitigation: None required.

- 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)? *Less Than Significant Impact.***

Discussion of Effects: Inland Empire Utilities Agency (IEUA) has a master plan for the construction and improvements to the water supply system in the project area. These new and improved water supply facilities will ensure that development of the project will eliminate existing groundwater pumping for agricultural use and not deplete groundwater supplies. The elimination of existing groundwater pumping will have a positive impact to the local aquifer. The development of the site will require the grading of the site and excavation will not impact the existing aquifer, which is estimated to be about 530 to 590 feet below the ground surface. Although the project will increase the amount of impervious surfaces compared to the existing condition, proposed open space will allow some percolation of rainfall to recharge the aquifer. The elimination of groundwater pumping and continued percolation of rainfall to recharge the aquifer would have a positive impact to groundwater supplies. The project will not have a significant impact to the local aquifer.

Mitigation: None required.

- 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 or volume of storm water runoff to cause environmental harm or potential for significant increases in erosion of the project site or surrounding areas? *Potentially Significant Impact.***

Discussion of Effects: The existing drainage pattern on the project site may be altered to grade the site for development based on the specific plan. The conversion of the site from agricultural to urban use will result in increased runoff due to an increase in the amount of impermeable surfaces such as sidewalks, buildings, streets, etc. The increase in the amount of water generated by the project could have a potentially significant impact to erosion or siltation on- or off the site. There are no streams or streambeds on the site. The project is not anticipated to have any significant off-site erosion changes or impacts. The EIR will discuss the existence of any significant drainage pattern impacts by the project and identify appropriate mitigation measures, as applicable

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- 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 that would result in flooding on- or off-site or potential for significant changes in the flow velocity or volume of storm water runoff to cause environmental harm? *Potentially Significant Impact.***

Discussion of Effects: As discussed in 9 "c" above, the existing drainage pattern on the project site may be altered to grade the site for development based on the Specific Plan. The conversion of the site from agricultural to urban use will result in increased runoff due to an increase in the amount of impermeable surfaces such as sidewalks, buildings, streets, etc. The increase in the amount of water generated by the project could have a potentially significant impact to the volume of storm water generated from the site. There are no streams or streambeds on or off the site that would be altered by the project. The EIR will discuss the potential impact associated with any drainage pattern alternations by the project and identify appropriate mitigation measures, as applicable to mitigate impacts.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- 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 and/or post-construction activity? *Less Than Significant Impact.***

Discussion of Effects: The agricultural uses on the site do not generate a large amount of surface runoff. The project will result in a substantial increase in surface runoff due to an increase in impervious surfaces due to the construction of buildings, sidewalks, streets, etc. It is not anticipated that the project would create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems that will serve the project or create or contribute stormwater runoff pollutants during construction and/or post-construction activity. Pursuant to the requirements of TOP, the City's Development Code, and the San Bernardino County MS4 Permit's "Water Quality Management Plan" (WQMP), individual developments must provide site drainage and WQMP plans according to guidelines established by the City's Engineering Department. If master drainage facilities are not in place at the time of project development, then standard engineering practices for controlling post-development runoff may be required, which could include the construction of on-site storm water detention and/or retention/infiltration facilities. Therefore, no significant stormwater runoff capacity impacts are anticipated.

Mitigation: None required.

- f) **Otherwise substantially degrade water quality or potential for discharge of storm water to affect the beneficial uses of receiving water? *Less Than Significant Impact.***

Discussion of Effects: Some of the grading and construction activities during project construction could result in a temporary increase in the amount of suspended solids that are present in surface stormwater flows during a concurrent storm event to result in surface water quality impacts. The

project will be required to comply with the statewide NPDES General Construction Permit and the City of Ontario Municipal Code (Title 6, Chapter 6 (Stormwater Drainage System)) to minimize surface water pollution. Therefore, it is anticipated that there will not be the potential by the project to discharge stormwater during construction that will affect the beneficial uses of the receiving waters. However, the General Construction Permit requirements and the implementation of the applicable policies in The Ontario Plan to reduce stormwater pollutants, any water quality impacts associated with the project would be reduced to less than significant.

Mitigation: None required.

- 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?** *No Impact.*

Discussion of Effects: The project site is not located 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. Therefore, the project will not place housing in a 100-year flood hazard area and no flooding impacts are anticipated.

Mitigation: None required.

- h) **Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?** *No Impact.*

Discussion of Effects: As identified in Exhibit S-2 of the Safety Element of TOP, the site lies outside of a 100-year flood hazard area. Therefore, the project will not place any structures in a 100-year flood hazard area and impede or redirect flood flows. The project will not have any flood flow impacts.

Mitigation: None required.

- 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?** *No Impact.*

Discussion of Effects: As identified in Exhibit S-2 of the Safety Element of TOP, the site lies outside of the 100-year flood hazard area. The Cucamonga Creek Channel extends along and forms the east project boundary. The channel provides 100-year flood protection for the site. The project site is upstream of Prado Dam and is not exposed to significant risk due to the failure of the Prado Dam. There are no other dams or levees that would expose project residents or structures on the site to significant risk involving flooding as a result of the failure of a levee or dam. The project would not be impacted due to the failure of a levee or dam.

Mitigation: None required.

- j) **Expose people or structures to inundation by seiche, tsunami or mudflow?** *No Impact.*

Discussion of Effects: There are no lakes or substantial reservoirs either on or near the project site that would impact the site due to a seiche. The project is more than 40 miles from the ocean and the project will not be exposed to a tsunami. The topography across the City, including the project site, is less than two percent and relatively flat. Therefore, the chance of mudflow either on- or off-site that would impact the project is remote. There is no impact to the project due to a seiche, tsunami, or mudflow.

Mitigation: None required.

10) **LAND USE & PLANNING.** Would the project:

- a) **Physically divide an established community?** *No Impact.*

Discussion of Effects: The land uses proposed for the site are consistent with the land uses designated by The Ontario Plan. The project will not physically divide an established community and will become an integrated part of the approved TOP. The project will not physically divide and impact any established communities.

Mitigation: None required.

- b) **Conflict with applicable land use plan, policy or regulation of agencies with jurisdiction over the project (including, but not limited to general plan, airport land use compatibility plan, specific plan, or development code) adopted for the purpose of avoiding or mitigation an environmental effect? *No Impact.***

Discussion of Effects: The proposed project is consistent with TOP and does not interfere with any policies for environmental protection. As such, no impacts are anticipated.

Mitigation: None required.

- c) **Conflict with any applicable habitat conservation plan or natural community conservation plan? *No Impact.***

Discussion of Effects: The project site is not located within any adopted habitat conservation plans or natural community conservation plans. The project will not conflict with or have any impacts to a habitat conservation or community conservation plan.

Mitigation: None required.

11) **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? *No Impact.***

Discussion of Effects: There are no known mineral resources either on the site or in the immediate vicinity of the site that would be impacted by the project. TOP does not identify any known or suspected mineral resources in the project area that could be impacted. The project is located in MRZ-3 per Figure 5.11-1 of TOP FEIR. Areas designated by the State of California Geologist as MRZ-3 include land that the significance of mineral deposits cannot be determined from the available data. Since there are no known mineral resources present that are of value to the State, the project would not impact mineral resources.

Mitigation: None required.

- 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? *No Impact.***

Discussion of Effects: As discussed in 11 "a" above, there are no known mineral resources either on the site or within in the immediate project area. The project would not impact any locally important mineral resources.

Mitigation: None required.

12) **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? *Potentially Significant Impact.***

Discussion of Effects: As shown in Figure 5.12-6 of TOP FEIR, the future (2035) traffic along Riverside Drive and Vineyard Avenue adjacent to the project could expose project residents to traffic noise levels that exceed adopted City exterior noise standards of 65 dBA CNEL. Depending upon the existing noise levels and the increase in those levels by project traffic, both exterior and interior noise levels could exceed adopted noise standards. The EIR will evaluate the noise levels of the project and recommend mitigation measures to reduce noise to acceptable levels.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR

- b) **Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?** *Less Than Significant Impact.*

Discussion of Effects: The uses associated with the project, including residential and an elementary school, normally do not induce groundborne vibrations. As such, no significant groundborne vibration or noise impacts are anticipated.

Mitigation: None required.

- c) **A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?** *Potentially Significant Impact.*

Discussion of Effects: The traffic generated by the project will permanently increase the existing noise levels in the project vicinity. As a result, the 65 CNEL noise threshold at the edge of the roadways adjacent to the site could be exceeded and significantly impact surrounding uses. A noise study will be prepared to identify potential significant noise impacts and if required, propose appropriate noise mitigation measures to reduce operational noise impacts.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- d) **A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?** *Potentially Significant Impact.*

Discussion of Effects: Temporary construction activities will increase the ambient noise levels and could result in a significant short-term noise impact to the project area. The area most affected by this temporary increase in ambient noise is the residential development north of the project. Due to the relatively close proximity of the project to the residential development north of Riverside Drive, a potentially significant noise impact is likely. A noise study will be prepared to identify potential temporary noise impacts during project construction and if required, propose appropriate mitigation measures to reduce temporary noise impacts.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- e) **For a project located within the noise impact zones of the airport land use compatibility plan for ONT and Chino Airports, would the project expose people residing or working in the project area to excessive noise levels?** *No Impact.*

Discussion of Effects: According to Figure 5.12-3 of the Ontario International Airport Land Use Compatibility Plan, the project site is located outside the 60 dB CNEL noise contour of the Ontario airport. Based on Map CH-3 of the Riverside County Airport Land Use Compatibility Plan Policy Document, the project site is outside the 55 CNEL noise contour of the Chino Airport that is located approximately 2.5 miles to the southwest. The project will not be impacted by noise from the operations at either the Los Angeles Ontario International Airport or the Chino Airport.

Mitigation: None required.

- f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?** *No Impact.*

Discussion of Effects: The project site is not located within the vicinity of a private airstrip. Therefore, no noise impacts from a private airstrip are anticipated.

Mitigation: None required.

13) **POPULATION & 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 road or other infrastructure)?** *No Impact.*

Discussion of Effects: The project is located in a lightly populated area and will induce a population growth with the construction of new homes. The project is consistent with the urban development that is allowed for the site by TOP. The TOP FEIR evaluated the population growth that is anticipated to occur with the development of the project site as currently proposed. Therefore, the project will not generate a population growth greater than anticipated and planned for the site by TOP. Therefore, no significant population impacts are anticipated.

Mitigation: None required.

- b) **Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?** *Less Than Significant Impact.*

Discussion of Effects: The project site is mostly used for agricultural purposes. However, there are approximately six residences on the site that would be displaced by the project. Most of the existing residents are current landowners and have acknowledged their willingness relocate with the future development of the site. Because the existing residents are landowners and willing to relocate with development of the project, the project will not displace a substantial number of houses requiring the construction of a substantial number of replacement houses elsewhere. The project will not have a significant impact on existing housing.

Mitigation: None required.

- c) **Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?** *Less Than Significant Impact.*

Discussion of Effects: As discussed in 13 "b" above, the project site is used mostly for agricultural purposes with six residences on the site. The project will require that the existing residents and current landowners move from the site with the development of the project. There are not a large number of residents that will be displaced by the project and they should be able to find suitable replacement housing elsewhere in the region. The project will not displace a substantial number of people and have a significant impact on existing residents.

Mitigation: None required.

14) **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:**

i) **Fire protection? Potentially Significant Impact.**

Discussion of Effects: The site is located in an area that is mostly undeveloped, but undergoing development from agriculture to urban uses. The City of Ontario Fire Department provides fire protection service to the site. The project will require fire protection services that may require the construction of new facilities in order to provide an adequate level of fire protection and medical services to the project. The project could have a potentially significant impact to the Fire Department. The EIR will analyze the potential impacts of the project on fire protection service and identify appropriate mitigation measures, as applicable.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an

ii) **Police protection? Potentially Significant Impact.**

Discussion of Effects: The City of Ontario Police Department provides police protection to the project site. The project may require the construction of new police facilities and/or expansion of existing operations, including additional police personnel, to ensure the project receives and adequate level of police protection. The project could have a potentially significant impact on the Police Department. The EIR will analyze the potential impacts of the project on police protection services and identify appropriate mitigation measures, as applicable.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

iii) **Schools? Potentially Significant Impact.**

Discussion of Effects: The development of 994 residences will generate students that will attend area schools and have a potentially significant impact to the schools that serve the site. The project proposes a 10-acre site for an elementary school to serve students from the project as well as surrounding development. The EIR will evaluate the impact of the project on schools, including the proposed elementary school site, and identify appropriate mitigation measures, as applicable.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

iv) **Parks? Potentially Significant Impact.**

Discussion of Effects: The site is undeveloped and served by the City of Ontario Parks and Recreation Department. Project residents will increase the need for new parks as well as increase the use of existing citywide park facilities. The need for additional parks and use of existing city parks could have a potentially significant impact to parks. The project proposes mini-neighborhood parks to serve the project residents. In addition, the project developer will pay in-lieu park fees to the City for additional park facilities. The EIR will analyze the impact of the project on park facilities and recommend mitigation measures, as applicable.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR

v) **Other public facilities? No Impact.**

Discussion of Effects: The site is served by the City of Ontario, which provides a variety of public services. While the project residents are expected to incrementally increase the demand on public services, any increase by project residents for public facilities is anticipated to be less than significant.

Mitigation: None required.

15) **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?** *Less Than Significant Impact.*

Discussion of Effects: The project will increase housing and indirectly cause an increase in the demand for and use of existing neighborhood parks and other citywide recreational facilities. The Ontario Plan includes the development of additional parkland throughout the City, including the Great Park in TOP that includes the Armstrong Ranch Specific Plan, and the expansion of hiking trails and improved bikeways. As a result of these planned park facilities, TOP may result in the construction of new and/or the expansion of existing recreational facilities that will serve project residents. The majority of the areas planned for new or expanded park and recreational facilities are located in TOP. The project proposes neighborhood parks in addition to payment of park fees to meet the recreational needs of the project residents. The dedication of the proposed on-site parkland and the payment of park fees will meet the recreational needs of the project to reduce park and recreational impacts to less than significant.

Mitigation: None required.

- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities that have an adverse physical effect on the environment?** *Less Than Significant Impact.*

Discussion of Effects: The project proposes to develop neighborhood parks throughout the site for use by project residents. The developer will also pay in-lieu park fees to provide additional park and recreational facilities for project residents. The proposed parkland will be constructed during development of the project. Because the park facilities are planned and part of the project, their construction will have a less than significant impact on the environment. The future use by the city of developer in-lieu park fees to improve or expand existing city park facilities outside the project will undergo separate environmental analysis as required by the California Environmental Quality Act.

Mitigation: None required.

16) **TRANSPORTATION/TRAFFIC.** Would the project:

- a) **Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited?** *Less Than Significant Impact.*

Discussion of Effects: The project is not anticipated to conflict with any transportation policies, plans, or programs supporting alternative transportation because the project will be required to incorporate all forms of alternative transportation as required by TOP. The project will have no impact with regards to adopted alternative transportation policies, plans, or programs.

Mitigation: None Required.

- b) **Conflict with an applicable congestion management program, including, but not limited to, level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?** *Potentially Significant Impact.*

Discussion of Effects: As shown in Figure 5.16-4 and discussed in Section 5 of the TOP FEIR, the San Bernardino County Congestion Management Program (CMP) has identified four arterials

in close proximity to the project area that are part of the County's CMP network. These arterials include: Euclid Avenue; Archibald Avenue, south of SR-60; Riverside Drive, west of Archibald Avenue; and the SR-60 Freeway. The project traffic could have a potentially significant impact to the level of service standard established by the County CMP for these designated roads or highways. The project EIR will evaluate the impact of project traffic to these CMP roadways and recommend mitigation measures, as applicable.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- 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?** *No Impact.*

Discussion of Effects: The project will not create a substantial safety risk or interfere with air traffic patterns at Ontario International Airport or Chino Airport because the site is at least two miles from both airports and outside of areas of FAA-imposed height restrictions. The project will not impact air traffic patterns at either airport.

Mitigation: None required.

- d) **Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?** *Less Than Significant Impact.*

Discussion of Effects: The project is required to comply with the City of Ontario's right of way design standards. Because the project must meet all applicable City road design standards, no significant road design hazard impacts are anticipated.

Mitigation: None required.

- e) **Result in inadequate emergency access?** *Less Than Significant Impact.*

Discussion of Effects: The project will be designed to provide access for all emergency vehicles and meet all applicable City of Ontario Fire and Police Department access requirements. As a result, the project will not have any significant impacts to emergency access.

Mitigation: None required.

- f) **Result in inadequate parking capacity?** *Less Than Significant Impact.*

Discussion of Effects: The project will be required to meet all applicable parking standards established by the Ontario Development Code. The project will have no parking capacity impacts.

Mitigation: None required.

- g) **Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?** *No Impact.*

Discussion of Effects: The project is not anticipated to conflict with any transportation policies, plans, or programs supporting alternative transportation because the project will be required to incorporate all forms of alternative transportation as required by TOP. The project will have no impact to adopted alternative transportation policies, plans, or programs.

Mitigation: None required.

17) **UTILITIES AND SERVICE SYSTEMS.** Would the project:

- a) **Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? *Less Than Significant Impact.***

Discussion of Effects: The City of Ontario will provide wastewater collection and the Inland Empire Utilities Agency (IEUA) will provide wastewater treatment for the project. The wastewater will be treated at the Inland Empire Utilities Agency at Regional Plant 5 (RP5). The quality of wastewater treated at IEUA is overseen by two agencies, the Santa Ana Regional Water Quality Control Board (RWQCB) and the California Department of Public Health (CDPH). The Santa Ana RWQCB has regional permitting authority over water quality issues and the CDPH oversees standards and health concerns (MWD 2005). Title 22 of the California Code of Regulations provides the regulatory setting for drinking water quality in California and is followed by these agencies when they assess water quality. The wastewater treated in all of IEUA's regional plants meets or exceeds the standards of water quality set by Title 22 of the California Code of Regulations (IEUA 2005). The land use proposed for the project is included in the City's approved Sewer Master Plan. As a result, the wastewater that would be generated by the project has been planned for in the capacity of RP5 to accommodate and treat the wastewater generated by the project. Therefore, the project would not have any significantly impact to the water quality standards of the Santa Ana RWQCB and the CDPH.

Mitigation: None required.

- 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? *Potentially Significant Impact.***

Discussion of Effects: The project will be served by both the City of Ontario sewer system and IEUA, which treats wastewater at Regional Plant 5. Water service is provided by the City of Ontario. The project will require the construction of both on and off-site sewer and water mains to serve the site. The construction of these facilities could have a potentially significant impact. The EIR will evaluate the potential impacts of the construction of new sewer and water facilities and recommend mitigation measures, as applicable.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- 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? *Potentially Significant Impact.***

Discussion of Effects: Due to the frequency of flooding and the lack of adequate storm water drainage facilities in the project area to carry surface water away from the site, the project will require the construction of new and the expansion of existing facilities if existing facilities are not adequately sized. The project will increase the amount of surface water from the site due to an increase in the amount of impermeable surfaces on the site. The construct new storm drain facilities could have a potentially significant impact. The project EIR will evaluate the potential impacts of the construction of project required storm drain facilities and recommend mitigation measures, as applicable.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- d) **Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the City shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221). *Potentially Significant Impact.***

Discussion of Effects: The project area is served with potable water by IEUA. The project proposes more than 500 residential units, therefore the provisions of SB 221 and SB 610 are applicable, and IEUA must prepare a water supply assessment for the project to determine if an adequate supply of water is available to serve the project. The project EIR will evaluate the availability of adequate water supplies to serve the project and recommend mitigation measures, as applicable.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- e) **Result in a determination by the wastewater treatment provider that 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? *Less Than Significant Impact.***

Discussion of Effects: Wastewater treatment for the project will be provided by IEUA's RP5 treatment plant. The RP5 wastewater treatment plant has an average flow of 11.5 million gallons per day (mgd) and a current capacity of 16.3 mgd. The RP5 treatment plant has capacity and the proposed project will not cause the plant to exceed its capacity. The project will have a less than significant impact on the capacity of the RP5 wastewater treatment plant.

Mitigation: None required.

- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? *Less Than Significant Impact.***

Discussion of Effects: The City of Ontario will provide solid waste collection services to the project. Currently, the City of Ontario contracts with a waste disposal company that transports trash to a landfill with sufficient capacity to handle the City's solid waste disposal needs. The project would increase in the amount of solid waste generated, thereby resulting in a contribution of waste that would add to the capacity at the landfills that are designated to serve the project. The incorporation of all applicable measures of the Environmental Resources Element of TOP and Title 6, Sanitation and Health, Chapter 3, Integrated Solid Waste Management of the Ontario Municipal Code will reduce solid waste impacts of the project to less than significant.

Mitigation: None required.

- g) **Comply with federal, state, and local statutes and regulations related to solid waste? *No Impact.***

Discussion of Effects: The project will comply with federal, state, and local statutes and regulations regarding solid waste. Therefore, no impacts are anticipated.

Mitigation: None required.

18) 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? *Potentially Significant Impact.***

Discussion of Effects: Although the project site has been previously disturbed due to development of adjacent parcels and agricultural use on the site, the site is located in an area that contains the Delhi Sands soil type. This soil type has been identified as habitat for the Delhi Sands Flower Loving Fly, a Federally Endangered Species and a habitat assessment is required. The site has not been designated as a planned recovery zone for the fly; however it may provide a suitable

habitat. Habitat for the Western Burrowing Owl may exist on the site. The loss of owl habitat, if present, could have a potentially significant impact. The EIR will analyze the potential impact of the project on biological resources and recommend mitigation measures, as applicable.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- b) **Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?** *Potentially Significant Impact.*

Discussion of Effects: The project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- c) **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.)** *Potentially Significant Impact.*

Discussion of Effects: The extension of roads and public works infrastructure are individually limited but may be cumulatively considerable. The project will introduce light sources to an area that is presently relatively dark at night. Incremental increases in air pollutants are likely. The project will reduce agricultural land and open space. The potential for cumulatively considerable significant impacts exist, and a project specific EIR will be necessary to identify significant impacts and recommend mitigation measures, as applicable.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- d) **Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?** *Potentially Significant Impact.*

Discussion of Effects: The project potentially has environmental effects such as air quality and noise that will cause substantial adverse effects on human beings, either directly or indirectly.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

EARLIER ANALYZES

(Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D)):

- 1) Earlier analyzes used. Identify earlier analyzes used and state where they are available for review.
 - a) The Ontario Plan Final EIR
 - b) The Ontario Plan
 - c) City of Ontario Zoning
 - d) LA/Ontario International Airport Land Use Compatibility Plan
 - e) The City of Ontario's Historic Context For the New Model Colony Area
 - f) Comprehensive Land Use Plan – Chino AirportAll documents listed above are on file with the City of Ontario Planning Department, 303 East "B" Street, Ontario, California 91764, (909) 395-2036.
- 2) 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.