

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING (MS 725)

464 WEST 4th STREET, 6th FLOOR

SAN BERNARDINO, CA 92401-1400

PHONE (909) 388-7017

FAX (909) 383-5936

TTY 711

www.dot.ca.gov/dist8



*Serious Drought.
Help save water!*

August 4, 2015

File: 08-SBd-60-PM 7.382

Richard Ayala
City of Ontario
303 East B Street
Ontario, CA 91764

Armstrong Ranch Specific Plan – Initial Study

Dear Mr. Ayala:

Thank you for providing the California Department of Transportation (Department) the opportunity to review and comment on the Initial Study for the Armstrong Ranch Specific Plan (Project), located at North West corner of Chino Avenue and Cucamonga Creek Channel. The Project proposes land use, development, and design standards for approximately 994 Single-family attached townhouses and condominium residential units and an elementary school on 199 acres.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act, it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the City of Ontario, due to the project's potential impact to the State facilities, it is also subject to the policies and regulations that govern the SHS.

Due to potentially significant impacts of the Project on SHS, we recommend the following to be analyzed in the preceding DEIR:

Traffic Operations:

A traffic study to accurately evaluate the extent of potential impacts to the operational characteristics of the existing highway. We offer the following guidance on the preparation of the Traffic Impact Analysis:

- All state facilities impacted by the project area, which include Interstate Route 15 (I-15) and State Route 60 (SR-60), should be analyzed in the traffic study; intersections impacted by the project should also be analyzed. Where applicable, synchro analyses, merge/diverge analyses, and queuing analyses are recommended to analyze such mitigation measures as signalized

intersections and ramp interchanges. The data used in the Traffic Impact Study should not be more than 2 years old.

- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + ambient growth, and existing + project + ambient growth + cumulative growth.
- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities, where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.
- The lead agency should monitor impacts to ensure that roadway segments and intersections remain at an acceptable Level of Service (LOS). Should the LOS reach unacceptable levels, the lead agency should delay the issuance of building permits for any project until the appropriate impact mitigation is implemented. Clearly indicate LOS with and without mitigation improvements. Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.
- Mitigation measures to State facilities should be included in the traffic impact analysis. Mitigation identified in the traffic study, subsequent environmental documents, and mitigation monitoring reports, should be coordinated with the Department to identify and implement the appropriate mitigation, as well as the appropriate timing of the mitigation. Mitigation improvements should be compatible with the Department concepts.
- Submit two hard copies and three electronic copies of all Traffic Impact Analysis documents and an electronic Synchro Analysis file.

Additionally, we recommend the traffic study be submitted prior to the circulation of the DEIR to ensure timely review of the submitted materials and a preliminary scoping meeting to discuss any potential issues.

Highway Operations:

Increased traffic volumes associated with the development of the Project may impact traffic flow, circulation, highway capacity, and operational characteristics of I-15 and SR-60. Please be advised that per Transportation System Development Plan and District System Management Plan:

- I-15 is a major interstate goods-movement commuter corridor and a primary link between major economic centers and geographic regions. Currently, our system planning document for this segment of I-15's 20 year outlook calls for widening the facility from 6 mixed flow lanes to 8 lanes to maintain LOS "D" by 2035.

Mr. Ayala
August 4, 2015
Page 3

- SR-60 is a freeway/expressway ranges from four lanes in rural areas to ten lanes in the urbanized areas. Our system planning document for SR-60's 20 year outlook proposes no improvement from the Los Angeles-San Bernardino County line to San Bernardino-Riverside County line; therefore, the route will operate at the LOS "E" by 2035.

Multimodal Accessibility:

The Department is committed to providing a safe transportation system for all users. We encourage the City to embark a safe, sustainable, integrated and efficient transportation system and complete street to enhance California's economy and livability within a mixed use development. A pedestrian/bike-friendly environment served by multimodal transportation would reduce traffic congestion prevalent in the surrounding areas. We offer the following comments:

- The Department supports a specific plan that fosters a transportation facility that is planned, designed, operated, and maintained to provide safe mobility for all users, including pedestrians, bicyclist transit vehicles, and motorists, appropriate to the function and context of the Residential projects (Complete Street Implementation action Plan 2.0).
- When the City considers striping the street to include a bicycle facility, we encourage the City to utilize roadway configurations and design standards found in the National Association of City Transportation Officials' Urban Street Design Guide and the Urban Bikeway Design Guide. The Department officially endorsed these innovate design guidelines on April 11, 2014. These guidelines provide safety treatments that separate cyclists from through traffic and provide increased visibility at intersections.
- It appears that the San Bernardino County Non-Motorized Transportation Plan calls for Class II Bike Lanes on Riverside Drive, Class I Bike Lanes on Vineyard Avenue and Cucamonga Creek Channel, and no bike path on Chino Avenue. We recommend a Class IV Protected Bike Lane (as detailed in the design guides mentioned above) as opposed to Class II Bike Lanes and no bike path.

Please continue to keep us informed of this project and other future updates, which could potentially impact the SHS and interfacing transportation facilities. If you have any questions or need to contact us, please do not hesitate to contact Adrineh Melkonian (909) 806-3928 or myself at (909) 383-4557.

Sincerely,



MARK ROBERTS

Office Chief

Intergovernmental Review, Community and Regional Planning

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING (MS 725)

464 WEST 4th STREET, 6th FLOOR

SAN BERNARDINO, CA 92401-1400

PHONE (909) 388-7017

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*Serious Drought.
Help save water!*

June 30, 2015

File: 08-SBd-60-PM R7.382

Richard Ayala
City of Ontario
303 East B Street
Ontario, CA 91764

Armstrong Ranch Specific Plan – Notice of Preparation

Dear Mr. Ayala:

Thank you for providing the California Department of Transportation (Department) the opportunity to review the Notice of Preparation on the City of Ontario Armstrong Ranch Specific Plan. The information provided is inadequate for a thorough review of potential impacts to the nearby State transportation facilities. In order to fully assess the impacts, please provide the Department:

- Two hard copies of the project Traffic Impact Analysis,
- Three CDs of the project Traffic Impact Analysis (including the appendices).

If you have any questions regarding this letter, please contact Adrineh Melkonian (909) 806-3928 or myself at (909) 383-4557.

Sincerely,

A handwritten signature in black ink that reads "Mark Roberts".

MARK ROBERTS

Office Chief

Intergovernmental Review, Community and Regional Planning

DENNIS R. YATES
Mayor

EUNICE M. ULLOA
Mayor Pro Tem



GLENN DUNCAN
EARL C. ELROD
TOM HAUGHEY
Council Members

MATTHEW C. BALLANTYNE
City Manager

CITY of CHINO

July 1, 2015

Richard Ayala
City of Ontario, Planning Department
303 East "B" Street
Ontario, CA 91764

Subject: Notice of Preparation – Armstrong Ranch Specific Plan (PSP 15-002)

Dear Mr. Ayala,

Thank you for providing the City of Chino an opportunity to review and comment on the Notice of Preparation of a Draft Environmental Impact Report for the Armstrong Ranch Specific Plan. Please review the following comments;

1. The City of Chino would like the opportunity to participate in the review and comment of the traffic study scoping letter and subsequent traffic study.
2. Study all intersections within the City of Chino where project contributes 50 or more peak hour trips (including Caltrans Ramps) identifying the mitigation measures required and fair share contribution specifically for Armstrong Ranch traffic impacts, consistent with the approved New Model Colony CMP Traffic Impact Analysis.
3. Include cumulative projects within the City of Chino.
4. Meet all SANBAG CMP requirements for traffic study.
5. Include queuing analysis to determine pocket length requirements and lane requirements; provide conceptual plans for improvements; verify that improvements within the City of Chino can be constructed. Verify right-of-way and actual constructability (utility conflicts, etc.)
6. If additional lanes are required, include the cost of receiving lanes consistent with the CMP guidelines.
7. Collect Development Impact Fees for intersections within the City of Chino, per approved New Model Colony CMP Traffic Impact Analysis.



Thank you again for providing the City of Chino an opportunity to review and comment on this project. Should you have any questions, please feel free to contact me at (909) 334-3448.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Hitz', with a long horizontal flourish extending to the right.

Michael Hitz,
Associate Planner

cc: Karen Campbell, Transportation Division
Community Development Department File



CITY OF FONTANA CALIFORNIA

June 22, 2015

Mr. Richard Ayala
Senior Planner
City of Ontario
303 East "B" Street
Ontario, CA 91764

RE: NOP for Armstrong Ranch Specific Plan (PSP15-002)

Dear Mr. Ayala:

On June 10, 2015, the City of Fontana received information regarding the Notice of Preparation for the preparation of a Draft Environmental Impact report (DEIR) for the Armstrong Ranch Specific Plan (PSP15-002) near Riverside Drive in the City of Ontario.

At this time, the City has no comments or concerns. Please provide the Notice of Availability/DEIR to my attention when it is available for public review. If you have any questions, please contact me directly at (909) 350-6566.

Respectfully,

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

Rina Leung
Assistant Planner

c: Zai AbuBakar, Planning Manager



State of California - Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764
(909) 484-0459
www.wildlife.ca.gov

EDMUND G. BROWN, Jr., Governor
CHARLTON H. BONHAM, Director



July 8, 2015

Mr. Richard Ayala
Senior Planner
City of Ontario
303 East B Street
Ontario, CA 91764

Subject: Notice of Preparation of a Draft Environmental Impact Report
Armstrong Ranch Specific Plan
State Clearinghouse No. 2006111009

Dear Mr. Ayala:

The Department of Fish and Wildlife (Department) appreciates the opportunity to comment on the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Armstrong Ranch Specific Plan (Project) [State Clearinghouse No. 2006111009]. The Department is responding to the NOP as a Trustee Agency for fish and wildlife resources (California Fish and Game Code Sections 711.7 and 1802, and the California Environmental Quality Act [CEQA] Guidelines Section 15386), and as a Responsible Agency regarding any discretionary actions (CEQA Guidelines Section 15381), such as the issuance of a Lake or Streambed Alteration Agreement (California Fish and Game Code Sections 1600 *et seq.*) and/or a California Endangered Species Act (CESA) Permit for Incidental Take of Endangered, Threatened, and/or Candidate species (California Fish and Game Code Sections 2080 and 2080.1).

The proposed Project will establish land use, development, and design standards for the site, allowing up to 994 single-family detached and attached residential units at an overall density of 5.0 units per acre within six (6) Planning Areas (PAs). An approximately 10-acre elementary school is proposed at the southeastern corner of the Project, along with a multi-purpose trail along the east side of Vineyard Avenue and the north side of Chino Avenue, a class II bike lane along the north side of Riverside Drive, and neighborhood parks. The approximately 199-acre Project site is located north of Chino Avenue, east of Vineyard Avenue, south of East Riverside Drive, and west of Cucamonga Creek, in the City of Ontario, San Bernardino County, California.

COMMENTS AND RECOMMENDATIONS

The Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and the habitat necessary for biologically sustainable

populations of those species (i.e., biological resources); and administers the Natural Community Conservation Planning Program (NCCP Program). The Department offers the comments and recommendations presented below to assist the City of Ontario (City; the CEQA lead agency) in adequately identifying and/or mitigating the project's significant, or potentially significant, impacts on biological resources. The comments and recommendations are also offered to enable the Department to adequately review and comment on the proposed project with respect to impacts on biological resources. The Department recommends that the forthcoming DEIR address the following:

Assessment of Biological Resources

Section 15125(c) of the CEQA Guidelines states that knowledge of the regional setting of a project is critical to the assessment of environmental impacts and that special emphasis should be placed on environmental resources that are rare or unique to the region. To enable Department staff to adequately review and comment on the project, the DEIR should include a complete assessment of the flora and fauna within and adjacent to the project footprint, with particular emphasis on identifying rare, threatened, endangered, and other sensitive species and their associated habitats. The Department recommends that the DEIR specifically include:

1. An assessment of the various habitat types located within the project footprint, and a map that identifies the location of each habitat type. The Department recommends that floristic, alliance- and/or association based mapping and assessment be completed following *The Manual of California Vegetation*, second edition (Sawyer et al. 2009). Adjoining habitat areas should also be included in this assessment where site activities could lead to direct or indirect impacts offsite. Habitat mapping at the alliance level will help establish baseline vegetation conditions;
2. A general biological inventory of the fish, amphibian, reptile, bird, and mammal species that are present or have the potential to be present within each habitat type onsite and within adjacent areas that could be affected by the project. The Department's California Natural Diversity Database (CNDDDB) in Sacramento should be contacted at (916) 322-2493 or bdb@dfg.ca.gov to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code, in the vicinity of the proposed project. The Department recommends that CNDDDB Field Survey Forms be completed and submitted to CNDDDB to document survey results. Online forms can be obtained and submitted at:
http://www.dfg.ca.gov/biogeodata/cnddb/submitting_data_to_cnddb.asp

Please note that the Department's CNDDDB is not exhaustive in terms of the data it houses, nor is it an absence database. The Department recommends that it be used as a starting point in gathering information about the *potential presence* of species within the general area of the project site.

3. A complete, *recent* inventory of rare, threatened, endangered, and other sensitive species located within the project footprint and within offsite areas with the potential to be effected, including California Species of Special Concern (CSSC) and California Fully Protected Species (Fish and Game Code § 3511). Species to be addressed should include all those which meet the CEQA definition (CEQA Guidelines § 15380). The inventory should address seasonal variations in use of the project area and should not be limited to resident species. Focused species-specific surveys, completed by a qualified biologist and conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service, where necessary. Note that the Department generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of the proposed project may warrant periodic updated surveys for certain sensitive taxa, particularly if the project is proposed to occur over a protracted time frame, or in phases, or if surveys are completed during periods of drought.
4. A thorough, recent, floristic-based assessment of special status plants and natural communities, following the Department's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (see <https://www.wildlife.ca.gov/Conservation/Plants>);
5. Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region (CEQA Guidelines § 15125[c]);

Analysis of Direct, Indirect, and Cumulative Impacts to Biological Resources

The DEIR should provide a thorough discussion of the direct, indirect, and cumulative impacts expected to adversely affect biological resources as a result of the project. To ensure that project impacts to biological resources are fully analyzed, the following information should be included in the DEIR:

1. A discussion of potential impacts from lighting, noise, human activity, and wildlife-human interactions created by zoning of development projects or other project activities adjacent to natural areas, exotic and/or invasive species, and drainage. The latter subject should address project-related changes on drainage patterns and water quality within, upstream, and downstream of the project site, including: volume, velocity, and frequency of existing and post-project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-project fate of runoff from the project site.
2. A discussion of potential indirect project impacts on biological resources, including resources in areas adjacent to the project footprint, such as nearby public lands (e.g.

National Forests, State Parks, etc.), open space, adjacent natural habitats, riparian ecosystems, wildlife corridors, and any designated and/or proposed reserve or mitigation lands (e.g., preserved lands associated with a Natural Community Conservation Plan, or other conserved lands).

3. A cumulative effects analysis developed as described under CEQA Guidelines § 15130. Please include all potential direct and indirect project related impacts to riparian areas, wetlands, vernal pools, alluvial fan habitats, wildlife corridors or wildlife movement areas, aquatic habitats, sensitive species and other sensitive habitats, open lands, open space, and adjacent natural habitats in the cumulative effects analysis. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

Mitigation Measures for Project Impacts to Biological Resources

The DEIR should include appropriate and adequate avoidance, minimization, and/or mitigation measures for all direct, indirect, and cumulative impacts that are expected to occur as a result of the construction and long-term operation and maintenance of the project. When proposing measures to avoid, minimize, or mitigate impacts, the Department recommends consideration of the following:

1. *Mitigation*: The Department considers adverse project-related impacts to sensitive species and habitats to be significant to both local and regional ecosystems, and the DEIR should include mitigation measures for adverse project-related impacts to these resources. Mitigation measures should emphasize avoidance and reduction of project impacts. For unavoidable impacts, onsite habitat restoration and/or enhancement should be evaluated and discussed in detail. If onsite mitigation is not feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, offsite mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed.

The DEIR should include measures to perpetually protect the targeted habitat values within mitigation areas from direct and indirect adverse impacts in order to meet mitigation objectives to offset project-induced qualitative and quantitative losses of biological values. Specific issues that should be addressed include restrictions on access, proposed land dedications, long-term monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc.

2. *Nesting Birds and Migratory Bird Treaty Act*: Please note that it is the project proponent's responsibility to comply with all applicable laws related to nesting birds and birds of prey. Migratory non-game native bird species are protected by international treaty under the federal Migratory Bird Treaty Act (MBTA) of 1918, as amended (16 U.S.C. 703 *et seq.*). In addition, sections 3503, 3503.5, and 3513 of the Fish and Game Code (FGC) also afford protective measures as follows: Section

3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by FGC or any regulation made pursuant thereto; Section 3503.5 states that it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by FGC or any regulation adopted pursuant thereto; and Section 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

The Department recommends that the DEIR include the results of avian surveys, as well as specific avoidance and minimization measures to ensure that impacts to nesting birds do not occur. Project-specific avoidance and minimization measures may include, but not be limited to: project phasing and timing, monitoring of project-related noise (where applicable), sound walls, and buffers, where appropriate. The DEIR should also include specific avoidance and minimization measures that will be implemented should a nest be located within the project site. If pre-construction surveys are proposed in the DEIR, the Department recommends that they be required no more than three (3) days prior to vegetation clearing or ground disturbance activities, as instances of nesting could be missed if surveys are conducted sooner.

3. *Translocation of Species*: The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species as studies have shown that these efforts are experimental in nature and largely unsuccessful.

California Endangered Species Act

The Department is responsible for ensuring appropriate conservation of fish and wildlife resources including threatened, endangered, and/or candidate plant and animal species, pursuant to the California Endangered Species Act (CESA). The Department recommends that a CESA ITP be obtained if the project has the potential to result in "take" (California Fish and Game Code Section 86 defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") of State-listed CESA species, either through construction or over the life of the project. CESA ITPs are issued to conserve, protect, enhance, and restore State-listed CESA species and their habitats. The Department encourages early consultation, as significant modification to the proposed project and mitigation measures may be necessary to obtain a CESA ITP. Revisions to the California Fish and Game Code, effective January 1998, require that the Department issue a separate CEQA document for the issuance of a CESA ITP unless the Project CEQA document addresses all Project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of a CESA permit.

Lake and Streambed Alteration Program

For any activity that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of a river or stream or use material from a streambed, the project applicant (or "entity") is required to provide written notification to the Department pursuant to Section 1602 of the Fish and Game Code. Based on the notification and supporting information, the Department then determines if the proposed project activities may substantially adversely affect existing fish and wildlife resources and whether a Lake and Streambed Alteration (LSA) Agreement is required.

The Department's issuance of an LSA Agreement is a "project" subject to CEQA (see Pub. Resources Code 21065). To facilitate issuance of an LSA Agreement, if necessary, the DEIR should fully identify the potential impacts to the lake, stream, or riparian resources, and provide adequate avoidance, mitigation, and monitoring and reporting commitments. Early consultation with the Department is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources. To obtain a Lake or Streambed Alteration notification package, please go to <https://www.wildlife.ca.gov/Conservation/LSA/Forms>.

Further Coordination

The Department appreciates the opportunity to comment on the NOP of a DEIR for the Armstrong Ranch Specific Plan (SCH No. 2006111009) and recommends that the City address the Department's comments and concerns in the forthcoming DEIR. If you should have any questions pertaining to the comments provided in this letter, or wish to schedule a meeting and/or site visit, please contact Gabriele Quillman at (909) 980-3818 or at gabriele.quillman@wildlife.ca.gov.

Sincerely,

 *Leslie MacNair, EPM (A)*

 Leslie MacNair
Regional Manager

Literature Cited

Sawyer, J. O., T. Keeler-Wolf, and J. M. Evens. 2009. A manual of California Vegetation, 2nd ed. California Native Plant Society Press, Sacramento, California.
<http://vegetation.cnps.org/>



Corporate Headquarters

3788 McCray Street
Riverside, CA 92506
951.686.1070

Palm Desert Office

41-990 Cook St., Bldg. I - #801B
Palm Desert, CA 92211
951.686.1070

Murrieta Office

41391 Kalmia Street #320
Murrieta, CA 92562
951.686.1070

OFFICE OF THE DISTRICT ENGINEER

W.O. No.: 2015-0222
District Project: N/A

July 8, 2015

Mr. Richard Ayala, Senior Planner
City of Ontario Planning Department
303 East "B" Street
Ontario, California 91764

RE: Notice of Preparation of a Draft Environmental Impact Report for the
Armstrong Ranch Specific Plan/PSP 15-002 (SCH No. 2006111009)

Dear Mr. Ayala:

On behalf of the Jurupa Community Services District (JCSD), Albert A. Webb Associates, as District Engineer, has reviewed the Notice of Preparation of a Draft Environmental Impact Report for the Armstrong Ranch Specific Plan Project. We appreciate the opportunity to provide comments on this project.

The Armstrong Specific Plan area is located within the City of Ontario in San Bernardino County, and is therefore outside of JCSD's current service area. Development of the project is not anticipated to affect JCSD operations at this time; however, please ensure JCSD is included on the distribution list for both the Draft and Final Environmental Impact Reports when they become available for review.

Sincerely yours,
ALBERT A. WEBB ASSOCIATES

A handwritten signature in black ink, appearing to read "Cheryl DeGano", with a horizontal line extending to the right.

Cheryl DeGano
Principal Environmental Analyst

c: JCSD



LETTER OF TRANSMITTAL



To: City of Ontario
303 East "B" Street
Ontario, CA 91764

Date 07-10-2015 PN
Attention: Richard Ayala
RE: NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT
REPORT
ARMSTRONG RANCH SPECIFIC
PLAN/PSP 15-002

PLAN CHECK ONLY

- WE ARE SENDING YOU: THE FOLLOWING: FOR:
Hand Carried Attached Your Review
Via Mail Plans Your Files/Use
Submittals Return for Correction
UPS Change Order As Requested

The plan check due date to return this set of plans back to the Developer's Engineer is no later
Please allow adequate time before the due date for both AAWA & JCSD to review.

REMARKS: Transmitting a response for the Draft Environmental Impact Report mentioned above. Please contact our Office at 951-685-7434 if you have any questions or concerns. I can be reached at x141, or Saul Martinez, Development Engineering Supervisor at x101. Thank you.

Prepared By: Nickie Hamic, Development Engineering Representative

Copy To:

Returned from Operations to Development Engineering on



OFFICE OF THE DISTRICT ENGINEER

Corporate Headquarters

3788 McCray Street
Riverside, CA 92506
951.686.1070

Palm Desert Office

41-990 Cook St., Bldg. I - #801B
Palm Desert, CA 92211
951.686.1070

Murrieta Office

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Murrieta, CA 92562
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W.O. No.: 2015-0222
District Project: N/A

July 8, 2015

Mr. Richard Ayala, Senior Planner
City of Ontario Planning Department
303 East "B" Street
Ontario, California 91764

RE: Notice of Preparation of a Draft Environmental Impact Report for the
Armstrong Ranch Specific Plan/PSP 15-002 (SCH No. 2006111009)

Dear Mr. Ayala:

On behalf of the Jurupa Community Services District (JCSD), Albert A. Webb Associates, as District Engineer, has reviewed the Notice of Preparation of a Draft Environmental Impact Report for the Armstrong Ranch Specific Plan Project. We appreciate the opportunity to provide comments on this project.

The Armstrong Specific Plan area is located within the City of Ontario in San Bernardino County, and is therefore outside of JCSD's current service area. Development of the project is not anticipated to affect JCSD operations at this time; however, please ensure JCSD is included on the distribution list for both the Draft and Final Environmental Impact Reports when they become available for review.

Sincerely yours,
ALBERT A. WEBB ASSOCIATES

A handwritten signature in blue ink that reads "Cheryl DeGano".

Cheryl DeGano
Principal Environmental Analyst

c: JCSD



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

Notice of Preparation

June 9, 2015

To: Reviewing Agencies
Re: Armstrong Ranch Specific Plan
SCH# 2006111009

Attached for your review and comment is the Notice of Preparation (NOP) for the Armstrong Ranch Specific Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Richard Ayala
City of Ontario
303 East B Street
Ontario, CA 91764

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2006111009
Project Title Armstrong Ranch Specific Plan
Lead Agency Ontario, City of

Type NOP Notice of Preparation

Description The Armstrong Ranch Specific Plan will establish land use, development and design standards for 199 acres to allow up to 994 single-family detached and attached residential units at a density of 5 dwelling units per acre within six Planning Areas (PA's). The residential units include both conventional single family detached units on individual lots and "Z" lot homes with residential units on individual lots. In addition, single family attached townhomes and condominium residential units are proposed. Lot sizes will range from 2,700 sf to 7,125 sf. 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 site is proposed in the southeast corner of the site on approximately 10 acres within the Mountain View School District and will serve the elementary students (K-5) that live east of Carpenter Avenue. If the elementary school site is not developed, the land will revert to the underlying low density residential use.

Lead Agency Contact

Name Richard Ayala
Agency City of Ontario
Phone 909 395 2421 **Fax**
email
Address 303 East B Street
City Ontario **State** CA **Zip** 91764

Project Location

County San Bernardino
City Ontario
Region
Cross Streets Riverside Drive and Vineyard Avenue
Lat / Long
Parcel No. Numerous
Township 2S **Range** 6W **Section** 9/10 **Base**

Proximity to:

Highways SR 83, I-60
Airports Chino Airport and Ontario Int'l
Railways UPRR
Waterways Cucamonga Creek
Schools
Land Use The present land use includes vacant open spaces, dairy farms, agrocultural uses, and a landscape nursery. The City of Ontario General Plan land use designations for the site include Residential-Low Density (4.6 dwelling units/gross acre), Neighborhood Center, Elementary School, PArk, and Community Facilities. the zoning is SP/AG (Specific Plan/Agricultural Preserve)

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Flood Plain/Flooding; Geologic/Seismic; Noise; Public Services; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Growth Inducing; Cumulative Effects

Reviewing Agencies Caltrans, Division of Aeronautics; Department of Parks and Recreation; Department of Water Resources; Resources Agency; Department of Fish and Wildlife, Region 6; Department of Housing and Community Development; Office of Emergency Services, California; Native American Heritage Commission; California Highway Patrol; Caltrans, District 8; Air Resources Board; Regional Water Quality Control Bd., Region 6 (Victorville)

Document Details Report
State Clearinghouse Data Base

Date Received 06/09/2015

Start of Review 06/09/2015

End of Review 07/08/2015

Notice of Completion and Environmental Document Transmittal Form

Mail to: State Clearinghouse, 1400 Tenth Street Sacramento, CA 95814 916/445-0613

See NOTE below
SCH 2006111009

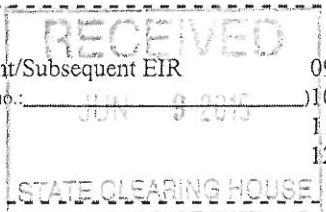
1. Project Title: Armstrong Ranch Specific Plan
 2. Lead Agency: City of Ontario
 3a. Street Address: 303 East "B" Street
 3c. County: San Bernardino
 3. Contact Person: Richard Ayala
 3b. City: Ontario
 3d. Zip: 91764
 3e. Phone: (909) 395-2421

Project Location: The project site is located south of Riverside Drive, east of Vineyard Avenue, north of Chino Avenue, and west of the Cucamonga Creek flood control channel

4. County: San Bernardino
 4a. City/Community: City of Ontario
 4b. Assessor's Parcel No.: Numerous
 4c. Section: 9 and 10 Twp. 2 South Range: 6 West

5a. Cross Streets: Riverside Drive and Vineyard Avenue
 5b. For Rural, Nearest Community _____
 6. Within 2 Miles: 6a. State Hwy No.: SR83, I-60
 6b. Airports: Chino Airport and Ontario International Airport
 6c. Railways: Union Pacific
 6d. Waterways: Cucamonga Creek

7. Document Type
 CEQA 01. NOP 05. Supplement/Subsequent EIR 09. NOI 13. Joint Document-IS/EA
 02. Early Cons (PRIOR sch no.: JUN 9 2015) 10. Draft FONSI 14. Final Document
 03. Draft Negative Dec 06. NOE 11. Draft EIS 15. Other _____
 04. Draft EIR 07. NOC 12. EA
 08. NOD



8. Local Action Type
 01. General Plan Update 05. Annexation 09. Rezone 12. Waste Mgmt Plan
 02. New Element 06. Specific Plan 10. Land Division (Subdivision, Parcel Map, Tract Map, etc.) 13. Cancel AG Preserve
 03. General Plan Amendment 07. Community Plan 11. Use Permit 14. Other:
 04. Master Plan 08. Redevelopment Plan Adoption

9. Development Action Type
 01. Residential: Units 994 Acres 199
 02. Office: Sq. ft. _____ Acres _____ Employees _____
 03. Shopping/Commercial: Sq. ft. _____ Acres _____ Employees _____
 04. Industrial: Sq. ft. _____ Acres _____ Employees _____
 05. Water Facilities: MGD _____
 06. Transportation: Type _____
 07. Mining: Mineral _____
 08. Power: Type _____ Watts _____
 09. Waste Treatment: Type _____
 10. OCS Related: _____
 11. Other: _____
 Educational: 10 acre elementary school site
 Recreational: _____
 Hazardous Waste: Type _____

10. Total Acres _____ 11. Total Jobs Created _____

12. Project Issues Discussed In Document:
 01. Aesthetic/Visual 10. Jobs/Housing Balance 19. Solid Waste 28. Incompatible Land Use
 02. Agricultural Land 11. Minerals 20. Toxic/Hazardous 29. Cumulative Effects
 03. Air Quality 12. Noise 21. Traffic/Circulation 30. Other -
 04. Archeological/Historical 13. Public Services 22. Vegetation 31. Land use
 05. Coastal Zone 14. Schools 23. Water Quality
 06. Economic 15. Septic Systems 24. Water Supply
 07. Fire Hazard 16. Sewer Capacity 25. Wetland/Riparian
 08. Flooding/Drainage 17. Social 26. Wildlife
 09. Geologic/Seismic 18. Soil Erosion 27. Growth Inducing

13. Funding (approx.) Federal \$ _____ State \$ _____ Total \$ _____

14. Present Land Use/Zoning/General Plan Use: The present land use includes vacant open space, dairy farms, and agricultural uses. The Ontario Plan designates the site as Residential Low Density (2.1-5.0 dwelling units per acre). The zoning is SP/AG (Specific Plan Agricultural Preserve).

15. Project Description. The Armstrong Ranch Specific Plan will establish land use, development and design standards for 199 acres to allow up to 994 single-family detached and attached residential units at a density of 5.0 dwelling units per acre within six (6) Planning Areas (PA's). The residential units include both conventional single family detached units on individual lots and "Z" lot homes with residential units on individual lots. 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 site is proposed in the southeast corner of the site on approximately 10 acres within the Mountain View School District and will serve the elementary students (K-5) that live east of Carpenter Avenue. If the elementary school site is not developed, the land will revert to the underlying low density residential use.

16. Signature of Lead Agency Representative _____ Date June 5, 2015

Reviewing Agencies Checklist

KEY	
T	= Document sent by lead agency
X	= Document sent by SCH
✓	= Suggested distribution

Resources Agency

- Resources Agency
- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game (Region 6 – Eastern Sierra/Inland Deserts)
- Forestry
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Department Water Resources (DWR)

Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- Caltrans District #8
- Department of Transportation Planning
- Housing & Community Development

Food & Agriculture

Health & Welfare

- Health Services _____
- Statewide Health Planning

State & Consumer Services

- General Services
- OLA (Schools)

Cal-EPA

- Air Resources Board
- APCD
- California Waste Management Board
- Dept. of Toxic Substances Control
- Regional WQCB #8 – Santa Ana
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- SWRCB: Clean Water Grants

Youth & Adult Corrections

- Corrections

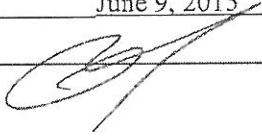
Independent Commissions & Offices

- Bureau of Land Management
- Energy Commission
- Forest Service
- Native American Heritage Commission
- OPR Coastal
- OPR OLGA
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency
- Other _____

Public Review Period (to be filled in by lead agency)

Starting Date: June 9, 2015

Ending Date: July 8, 2015

Signature: 

Date: June 5, 2015

Lead Agency (complete if applicable):

Consulting Firm: Phil Martin & Associates, Inc.
 Address: 4860 Irvine Boulevard, Suite 203
 City/State/Zip: Irvine, CA 92620
 Contact: Phil Martin
 Phone: 949-454-1800

Applicant: City of Ontario

Address: 303 East "B" Street
 City/State/Zip: Ontario, CA 91764
 Phone: 909-395-2421

For SCH Use Only:

Date Received at SCH: _____

Date Review Starts: _____

Date to Agencies: _____

Date to SCH: _____

Clearance Date: _____

Notes: _____

<input type="checkbox"/> Resources Agency Nadell Gayou	<input type="checkbox"/> Fish & Wildlife Region 1E Laurie Harnsberger	<input type="checkbox"/> OES (Office of Emergency Services) Marcia Scully	<input type="checkbox"/> Regional Water Quality Control Board (RWQCB)
<input type="checkbox"/> Dept. of Boating & Waterways Denise Peterson	<input type="checkbox"/> Fish & Wildlife Region 2 Jeff Drongesen	<input type="checkbox"/> Native American Heritage Comm. Debbie Treadway	<input type="checkbox"/> RWQCB 1 Cathleen Hudson North Coast Region (1)
<input type="checkbox"/> California Coastal Commission Elizabeth A. Fuchs	<input type="checkbox"/> Fish & Wildlife Region 3 Charles Armor	<input type="checkbox"/> Public Utilities Commission Leo Wong	<input type="checkbox"/> RWQCB 2 Environmental Document Coordinator San Francisco Bay Region (2)
<input type="checkbox"/> Colorado River Board Lisa Johansen	<input type="checkbox"/> Fish & Wildlife Region 4 Julie Vance	<input type="checkbox"/> Santa Monica Bay Restoration Guangyu Wang	<input type="checkbox"/> RWQCB 3 Central Coast Region (3)
<input type="checkbox"/> Dept. of Conservation Elizabeth Carpenter	<input type="checkbox"/> Fish & Wildlife Region 5 Leslie Newton-Reed Habitat Conservation Program	<input type="checkbox"/> State Lands Commission Jennifer Deleong	<input type="checkbox"/> RWQCB 4 Teresa Rodgers Los Angeles Region (4)
<input type="checkbox"/> California Energy Commission Eric Knight	<input type="checkbox"/> Fish & Wildlife Region 6 Tiffany Ellis Habitat Conservation Program	<input type="checkbox"/> Tahoe Regional Planning Agency (TRPA) Cherry Jacques	<input type="checkbox"/> RWQCB 5S Central Valley Region (5)
<input type="checkbox"/> Cal Fire Dan Foster	<input type="checkbox"/> Fish & Wildlife Region 6 I/M Heidi Calvert Inyo/Mono, Habitat Conservation Program	<input type="checkbox"/> Cal State Transportation Agency CalSTA	<input type="checkbox"/> RWQCB 5F Central Valley Region (5) Fresno Branch Office
<input type="checkbox"/> Central Valley Flood Protection Board James Herota	<input type="checkbox"/> Dept. of Fish & Wildlife M George Isaac Marine Region	<input type="checkbox"/> Caltrans - Division of Aeronautics Philip Crimmins	<input type="checkbox"/> RWQCB 5R Central Valley Region (5) Redding Branch Office
<input type="checkbox"/> Office of Historic Preservation Ron Parsons	<input type="checkbox"/> Other Departments	<input type="checkbox"/> Caltrans - Planning HQ LD-IGR Terri Pencovic	<input type="checkbox"/> RWQCB 6 Lahontan Region (6)
<input type="checkbox"/> Dept of Parks & Recreation Environmental Stewardship Section	<input type="checkbox"/> Food & Agriculture Sandra Schubert Dept. of Food and Agriculture	<input type="checkbox"/> California Highway Patrol Suzann Ikeuchi Office of Special Projects	<input checked="" type="checkbox"/> RWQCB 6V Lahontan Region (6) Victorville Branch Office
<input type="checkbox"/> California Department of Resources, Recycling & Recovery Sue O'Leary	<input type="checkbox"/> Dept. of General Services Public School Construction	<input type="checkbox"/> Dept. of Transportation	<input type="checkbox"/> RWQCB 7 Colorado River Basin Region (7)
<input type="checkbox"/> S.F. Bay Conservation & Dev't. Comm. Steve McAdam	<input type="checkbox"/> Dept. of General Services Anna Garbeff Environmental Services Section	<input type="checkbox"/> Caltrans, District 1 Rex Jackman	<input type="checkbox"/> RWQCB 8 Santa Ana Region (8)
<input checked="" type="checkbox"/> Dept. of Water Resources Resources Agency Nadell Gayou	<input type="checkbox"/> Delta Stewardship Council Kevan Samsam	<input type="checkbox"/> Caltrans, District 2 Marcelino Gonzalez	<input type="checkbox"/> RWQCB 9 San Diego Region (9)
<input type="checkbox"/> Fish and Game	<input checked="" type="checkbox"/> Housing & Comm. Dev. CEQA Coordinator Housing Policy Division	<input type="checkbox"/> Caltrans, District 3 Eric Federicks - South Susan Zanchi - North	<input type="checkbox"/> Other
<input type="checkbox"/> Dept. of Fish & Wildlife Scott Flint Environmental Services Division	<input type="checkbox"/> Independent Commissions, Boards	<input type="checkbox"/> Caltrans, District 4 Patricia Maurice	
<input type="checkbox"/> Fish & Wildlife Region 1 Curt Babcock	<input type="checkbox"/> Delta Protection Commission Michael Machado	<input type="checkbox"/> Caltrans, District 5 Larry Newland	
		<input type="checkbox"/> Caltrans, District 6 Michael Navarro	
		<input type="checkbox"/> Caltrans, District 7 Dianna Watson	
		<input type="checkbox"/> Dept. of Toxic Substances Control CEQA Tracking Center	
		<input type="checkbox"/> Department of Pesticide Regulation CEQA Coordinator	
		<input type="checkbox"/> Conservancy	

825 East Third Street, San Bernardino, CA 92415-0835 | Phone: 909.387.8109 Fax: 909.387.7876

www.SBCounty.gov

Department of Public Works

- Environmental & Construction • Flood Control
- Operations • Solid Waste Management
- Surveyor • Transportation

Gerry Newcombe
Director

July 9, 2015

File: 10(ENV)-4.01

Richard Ayala, Senior Planner
City of Ontario
303 East "B" Street
Ontario, CA. 91764-4105
Fax 909-395-2420

RE: CEQA – NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE ARMSTRONG RANCH SPECIFIC PLAN FOR THE CITY OF ONTARIO

Dear Mr. Ayala:

Thank you for giving the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. **We received this request on June 10, 2015**, and pursuant to our review, the following comments are provided:

Environmental Management Division (Kim Romich, Ecological Resource Specialist, 909-387-7971):

1. Within the Biological Resources Discussion of Effects (pg. 20, b and c), it states: "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." It should also be noted that the western pond turtle (*Actinemys marmorata*), a California species of special concern, has been observed within dairy ponds in Chino and should be addressed.

Environmental Management Division (Marc Rodabaugh, Stormwater Program Manager, 909-387-8112):

1. Mitigation Item (9)(a): The development would not be subject to the National Pollutant Discharge Elimination System (NPDES) General Industrial Permit. If an applicable industrial business begins operation in this area, they would need to obtain coverage at that time. Inclusion of this in the checklist is not appropriate.

Mitigation Item (9)(a): This project proponent should prepare a preliminary Water Quality Management Plan (WQMP) as part of their specific plan design (although the detailed requirement for this process are contained in the City's Local Implementation Plan) to address stormwater runoff quality and quantity.

BOARD OF SUPERVISORS

ROBERT A. LOVINGOOD
Vice Chairman, First DistrictJANICE RUTHERFORD
Second DistrictJAMES RAMOS
Chairman, Third DistrictCURT HAGMAN
Fourth DistrictJOSIE GONZALES
Fifth DistrictGREGORY C. DEVEREAUX
Chief Executive Officer

R. Ayala, City of Ontario
Comments – NOP of DEIR for Armstrong Ranch Specific Plan
July 9, 2015
Page 2 of 2

2. Mitigation Item (9)(c): The proposed development will alter existing drainage patterns. The project proponent shall address these changes in pattern and flow through the preparation of a WQMP.
3. Mitigation Item (9)(e): The project proponent states that “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...” The current NPDES MS4 Permit, Section XI(H) requires Permittees “ensure that post-construction BMPs ... have been built as per the approved WQMPs or other conditions of approval and are fully functional *prior* to issuance of certificates of occupancy.”

Water Resources Division (Mary Lou Mermilliod, PWE III, 909-387-8213):

1. In general, it appears that the Specific Plan has addressed the major concerns of the San Bernardino County Flood Control District (District).
2. Prior to any activity on District right-of-way, a permit shall be obtained from the District's Permits/Operations Support Division, Permit Section. Other on-site or off-site improvements may be required, which cannot be determined at this time.
3. We recommend that the project includes, and the City enforces, its most recent regulations for development within a floodplain.

Environmental Management Division (Nancy Sansonetti, Senior Planner, 909-387-1866):

1. Impacts to the county transportation system and flood control/stormwater system should be fully examined in the Environmental impact report and we should request to be sent the DEIR for review.

Environmental Management Division (Erma Hurse, Senior Planner, 909-387-1864):

1. In meeting state mandated source reduction, recycling, and composting requirements, the Draft EIR should state specific programs that are in place to help reduce, recycle, or divert waste from being landfilled.

If you have any questions, please contact the individuals who provided the specific comment, as listed above.

Sincerely,



NIDHAM ARAM ALRAYES, MSCE, PE, QSD/P
Public Works Engineer III
Environmental Management



July 7, 2015

Mr. Richard Ayala, Senior Planner
City of Ontario, Planning Department
303 East "B" Street
Ontario, California 91764
Phone: (909) 395-2036
Email: rayala@ci.ontario.ca.us

RE: SCAG Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Armstrong Ranch Specific Plan [SCAG NO. IGR8494]

Main Office
818 West Seventh Street
12th Floor
Los Angeles, California
90017-3435
t (213) 236-1800
f (213) 236-1825
www.scag.ca.gov

Dear Mr. Ayala,

Thank you for submitting the Notice of Preparation of a Draft Environmental Impact Report for the Armstrong Ranch Specific Plan ("proposed project") to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review (IGR) of programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12372. Additionally, SCAG reviews the Environmental Impact Reports of projects of regional significance for consistency with regional plans pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

SCAG is also the designated Regional Transportation Planning Agency under state law, and is responsible for preparation of the Regional Transportation Plan (RTP) including its Sustainable Communities Strategy (SCS) component pursuant to SB 375. As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans.¹ Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of the regional goals and policies in the RTP/SCS.

SCAG staff has reviewed the Notice of Preparation of a Draft Environmental Impact Report for the Armstrong Ranch Specific Plan in the San Bernardino County. The proposed project will establish land use, development, and design standards for approximately 199 acres allowing up to 994 single-family detached and attached residential units within six (6) Planning Areas. An elementary school site on approximately 10 acres within the Mountain View School District is also proposed.

When available, please send environmental documentation to SCAG's office in Los Angeles or by email to sunl@scag.ca.gov providing, at a minimum, the full public comment period for review. If you have any questions regarding the attached comments, please contact the Inter-Governmental Review (IGR) Program, attn.: Lijin Sun, Esq., Senior Regional Planner, at (213) 236-1882 or sunl@scag.ca.gov. Thank you.

Sincerely,

A handwritten signature in cursive script that reads 'Ping Chang'.

Ping Chang
Program Manager II, Land Use and Environmental Planning

¹ SB 375 amends CEQA to add Chapter 4.2 Implementation of the Sustainable Communities Strategy, which allows for certain CEQA streamlining for projects consistent with the RTP/SCS. Lead agencies (including local jurisdictions) maintain the discretion and will be solely responsible for determining "consistency" of any future project with the SCS. Any "consistency" finding by SCAG pursuant to the IGR process should not be construed as a finding of consistency under SB 375 for purposes of CEQA streamlining.

**COMMENTS ON THE NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT FOR
THE ARMSTRONG RANCH SPECIFIC PLAN [SCAG NO. IGR8494]**

CONSISTENCY WITH RTP/SCS

SCAG reviews environmental documents for regionally significant projects for their consistency with the adopted RTP/SCS.

2012 RTP/SCS GOALS

The SCAG Regional Council adopted the 2012 RTP/SCS in April 2012. The 2012 RTP/SCS links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations (see <http://rtpscs.scag.ca.gov>). The goals included in the 2012 RTP/SCS may be pertinent to the proposed project. These goals are meant to provide guidance for considering the proposed project within the context of regional goals and policies. Among the relevant goals of the 2012 RTP/SCS are the following:

SCAG 2012 RTP/SCS GOALS	
RTP/SCS G1:	<i>Align the plan investments and policies with improving regional economic development and competitiveness</i>
RTP/SCS G2:	<i>Maximize mobility and accessibility for all people and goods in the region</i>
RTP/SCS G3:	<i>Ensure travel safety and reliability for all people and goods in the region</i>
RTP/SCS G4:	<i>Preserve and ensure a sustainable regional transportation system</i>
RTP/SCS G5:	<i>Maximize the productivity of our transportation system</i>
RTP/SCS G6:	<i>Protect the environment and health for our residents by improving air quality and encouraging active transportation (non-motorized transportation, such as bicycling and walking)</i>
RTP/SCS G7:	<i>Actively encourage and create incentives for energy efficiency, where possible</i>
RTP/SCS G8:	<i>Encourage land use and growth patterns that facilitate transit and non-motorized transportation</i>
RTP/SCS G9:	<i>Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies</i>

For ease of review, we encourage the use of a side-by-side comparison of SCAG goals with discussions of the consistency, non-consistency or non-applicability of the policy and supportive analysis in a table format. Suggested format is as follows:

SCAG 2012 RTP/SCS GOALS	
Goal	Analysis
RTP/SCS G1: <i>Align the plan investments and policies with improving regional economic development and competitiveness</i>	Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference
RTP/SCS G2: <i>Maximize mobility and accessibility for all people and goods in the region</i>	Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference
etc.	etc.

RTP/SCS STRATEGIES

To achieve the goals of the 2012 RTP/SCS, a wide range of strategies are included in SCS Chapter (starting on page 152) of the RTP/SCS focusing on four key areas: 1) Land Use Actions and Strategies; 2) Transportation Network Actions and Strategies; 3) Transportation Demand Management (TDM) Actions and Strategies and; 4) Transportation System Management (TSM) Actions and Strategies. If applicable to the proposed project, please refer to these strategies as guidance for considering the proposed project within the context of regional goals and policies. To access a listing of the strategies, please visit <http://rtpscs.scag.ca.gov/Documents/2012/final/f2012RTPSCS.pdf> (Tables 4.3 – 4.7, beginning on page 152).

REGIONAL GROWTH FORECASTS

At the time of this letter, the most recently adopted SCAG forecasts consists of the 2020 and 2035 RTP/SCS population, household and employment forecasts. To view them, please visit <http://scag.ca.gov/Documents/2012AdoptedGrowthForecastPDF.pdf>. The forecasts for the region and applicable jurisdictions are below.

	Adopted SCAG Region Wide Forecasts		Adopted City of Ontario Forecasts	
	Year 2020	Year 2035	Year 2020	Year 2035
Population	19,663,000	22,091,000	203,800	307,600
Households	6,458,000	7,325,000	57,700	87,300
Employment	8,414,000	9,441,000	142,900	214,400

MITIGATION

SCAG staff recommends that you review the SCAG 2012 RTP/SCS Final Program EIR Mitigation Measures for guidance, as appropriate. See Chapter 6 (beginning on page 143) at: <http://rtpscs.scag.ca.gov/Documents/peir/2012/final/Final2012PEIR.pdf>

As referenced in Chapter 6, a comprehensive list of example mitigation measures that may be considered as appropriate is included in Appendix G: *Examples of Measures that Could Reduce Impacts from Planning, Development and Transportation Projects*. Appendix G can be accessed at: http://rtpscs.scag.ca.gov/Documents/peir/2012/final/2012fPEIR_AppendixG_ExampleMeasures.pdf