

California Environmental Quality Act
Notice of Preparation

City of Ontario
Planning Department
303 East "B" Street
Ontario, California
Phone: (909) 395-2036
Fax: (909) 395-2420



DATE FILED & POSTED

To: v Responsible/Trustee Agency v Office of Planning and Research
1400 Tenth Street, Room 121,
Sacramento, CA 95814

SUBJECT: *Notice of Preparation of a Draft Environmental Impact Report (DEIR)*

Lead Agency:

City of Ontario Planning Department
303 East "B" Street
Ontario, CA 91764
Contact: Richard Ayala, Senior Planner
Telephone Number: (909) 395-2421
Email: rayala@ci.ontario.ca.us

CLERK OF THE BOARD

JUL 28 2005

**COUNTY OF
SAN BERNARDINO**

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

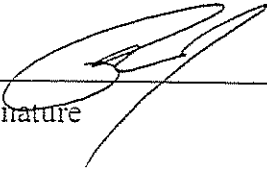
The project description, location, and potential environmental effects are contained in the attached materials.

Your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Richard Ayala, Senior Planner, at the address shown above. We will need the name for a contact person at your agency.

Project Title: Esperanza (formerly Legacy) Specific Plan --

Project Applicant: Armada Ontario LLC
430 Thirty Second Street
Suite 200
Newport Beach, CA 92663

	Senior Planner	June 20, 2005
Signature	Title	Date

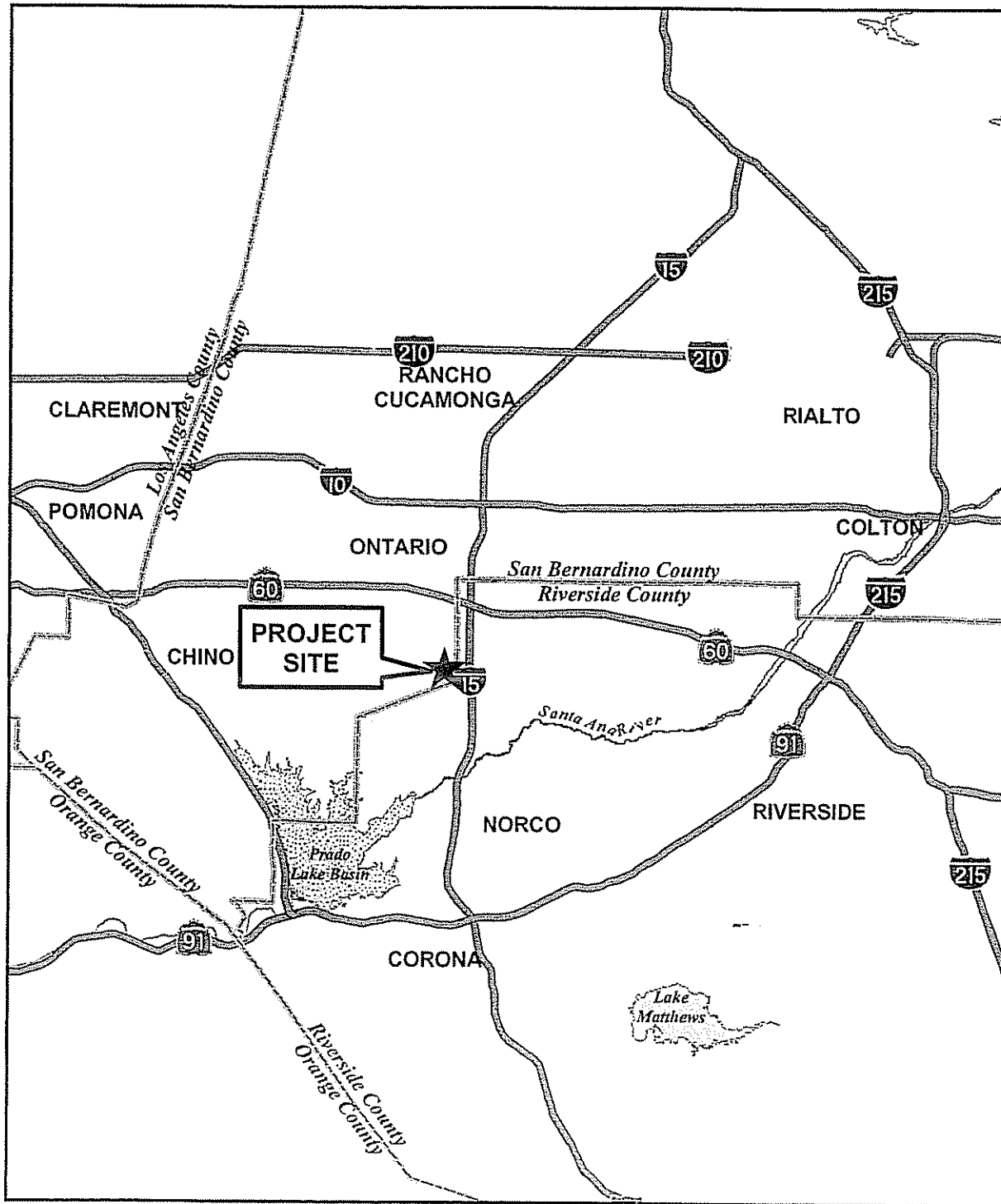
Project Location: The project is located in southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles east of downtown Los Angeles, 20 miles west of San Bernardino, and 30 miles northeast of Orange County. The project site consists of approximately 223 gross acres of land generally located north of Bellegrave Avenue, south of Edison Avenue, east of Mill Creek Avenue (Cleveland), and west of Milliken/Hammer Avenue. Vicinity, regional, and site locations are shown in Figures 1 through 3. The location is identified as Assessor's Parcel Numbers 218-332-001, -002, -004, -005, 218-252-003, -004, -005, and -007, -008, -009, 010.

Project Background: The project site is located in the southern portion of what was formerly the City's Sphere of Influence (SOI), an 8,200 acre area south of Riverside Drive that was annexed into the City of Ontario on November 30, 1999, and is now called the New Model Colony. The Sphere of Influence General Plan Amendment was adopted on January 7, 1998 to establish land use designations, goals, and implementation policies for the development of the New Model Colony (NMC). All the property within the NMC has been pre-zoned as Specific Plan (SP) to create cohesive, identifiable neighborhoods, in order to carry out the objectives of the SOI General Plan.

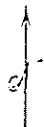
Project Description: The Esperanza Specific Plan (SP) proposes the development of approximately 1,410 residential dwelling units. The general breakdown of these units consists of 914 single-family detached residential units and 496 multi-family attached residential units. Also, the proposed project provides for a 10 acre school site near the central area of the site, approximately 9 acres dedicated for neighborhood parks, and all major streets will include enhanced parkway landscaping and medians.

The Draft Environmental Impact Report (DEIR) will provide an analysis of the environmental effects of the Esperanza SP. At this time, it is anticipated that the DEIR for the project will address the following probable environmental effects. These effects will be further defined based upon responses to the NOP.

- > Agricultural Resources – This issue will address the potential impacts of development of property related to the potential loss of “Prime Farmland” and impacts to Williamson Act contracts.
- > Air Quality – This issue will address the potential impacts (both during construction and long term) associated with the development.
- > Biological Resources - This issue will address the potential impact to endangered, threatened and/or rare species and associated sensitive habitats.
- > Cultural Resources – This issue will address potential impacts to cultural resources, if present, and identify further study/field surveys that may be required.
- > Geology – This issue will address the potential impacts of development within a soil erosion control area and other potential geologic constraints.
- > Hazards and Hazardous Materials - This issue will address the potential impacts of hazardous materials/waste on the site, including potential

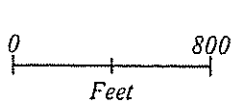
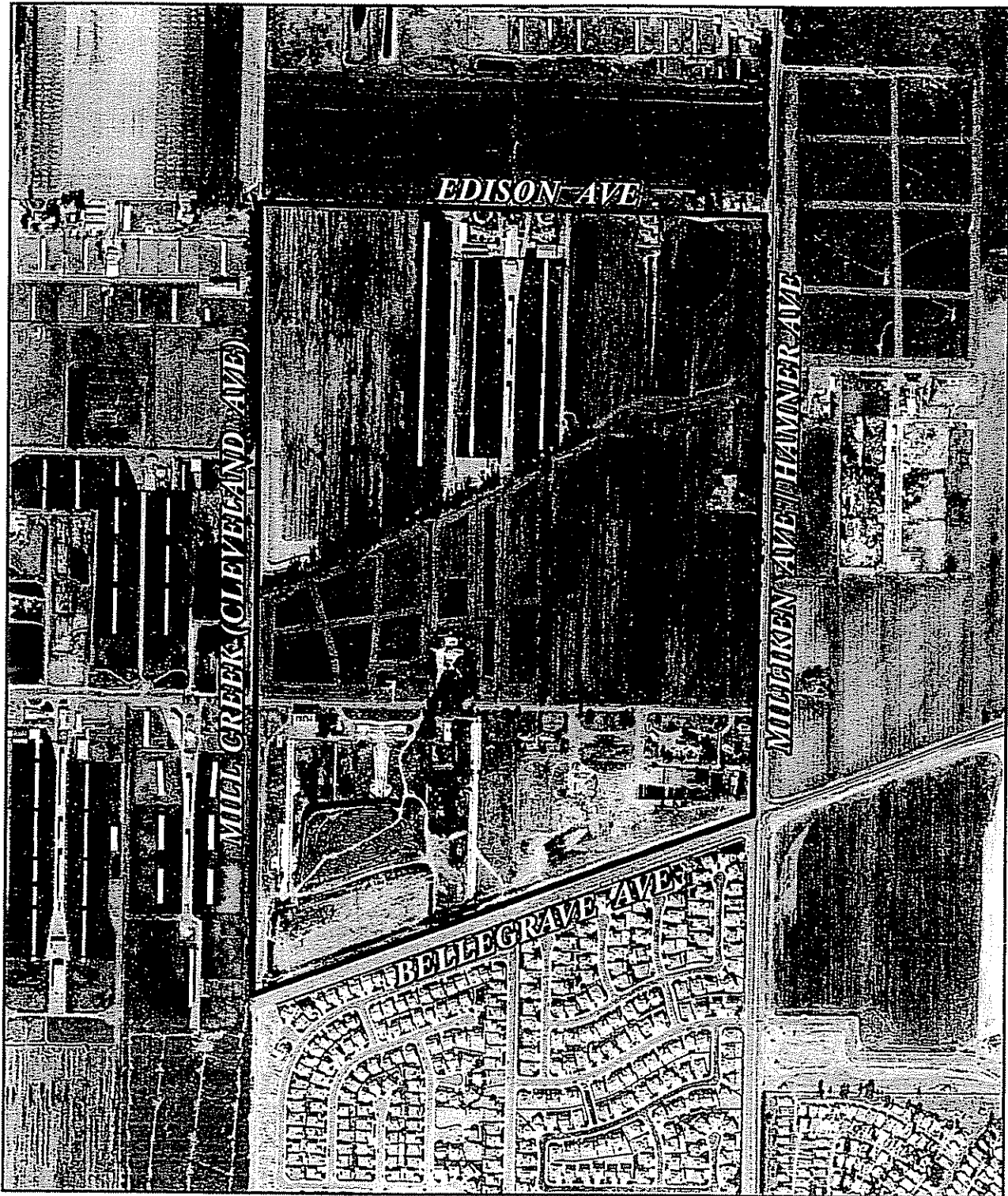


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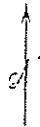
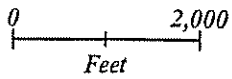
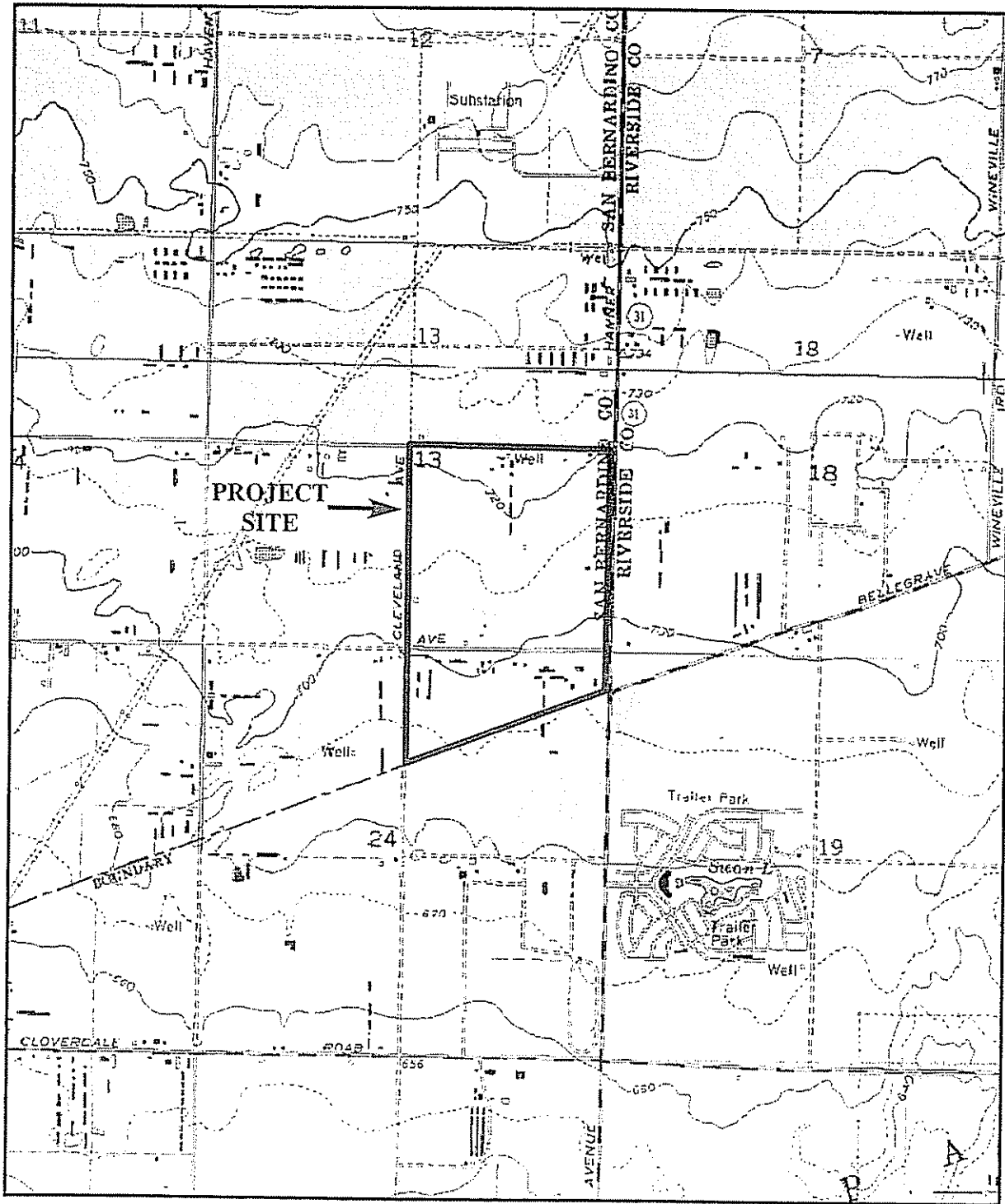


Vicinity Map

Figure 1



Aerial Site Location



USGS Topographic Map

California Home

Wednesday,



OPR Home > CEQAnet Home > CEQAnet Query > Search Results > Document Description

Esperanza (formerly Legacy) Specific Plan

SCH Number: 2002061047

Type: NOP - Notice of Preparation

Project Description

The Specific Plan is proposed to establish the standards and guidelines for development of the 185 acres. The Specific Plan envision development of 600 single-family residential units, 300 cluster/townhome/single-family attached residential units, one 10-acre neighborhood elementary school, and two 2-acre mini-parks. The second component of the project involves the subdivision of 74 acres into The area to be subdivided is located on the northeast corner of Bellegrave and Cleveland Avenues. The preliminary plans for the tent indicate roughly 250 lots for single-family residences, a two-acre mini-park, and approximately 9 acres being reserved for the elementary school. The subdivision is divided into five neighborhoods with average lot sizes of 6,300 square feet and 7,000 square feet in area.

Project Lead Agency

Ontario, City of

Contact Information

Primary Contact:

Scott Murphy
City of Ontario
909-395-2036
303 East B Street
Ontario, CA 91764

Project Location

County: San Bernardino
City: Ontario
Region:
Cross Streets: Miliken (Hamner) Avenue and Bellegrave Avenue
Parcel No: 218-252-03, 04, 05, 07, 08, 09, and 10, and 218-332-01, 02, 04, and 05
Township:
Range:
Section:
Base:
Other Location Info:

Proximity To

Highways:
Airports:
Railways:
Waterways:
Schools:
Land Use: Vacant, agricultural uses (dairies) Zoning: "SP"- Specific Plan Residential Low & Medium Densities

Development Type

Residential

Local Action

Specific Plan, Subdivision

Project Issues

Agricultural Land, Air Quality, Drainage/Absorption, Traffic/Circulation, Geologic/Seismic, Noise, Public Services, Water Quality, School
Toxic/Hazardous, Recreation/Parks, Soil Erosion/Compaction/Grading, Wildlife

Reviewing Agencies (Agencies in **Bold Type** submitted comment letters to the State Clearinghouse)

Resources Agency; Department of Conservation; Department of Parks and Recreation; **Native American Heritage Commission**; State
Commission; State Clearinghouse; California Highway Patrol; Integrated Waste Management Board; State Water Resources Control
Department of Toxic Substances Control; **Regional Water Quality Control Bd., Region 6 (Victorville)**

Date Received: 6/10/2002 Start of Review: 6/10/2002 End of Review: 7/9/2002

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7004 0550 0001 5561 6502

U.S. Army Corps of Engineers
L.A. District Office
911 Wilshire Boulevard
Los Angeles, CA 90053-2325
Attn: Gerry Salas

7005 0390 0002 4786 6098

San Bernardino Association of
Governments
472 N. Arrowhead Avenue
San Bernardino, CA 92401-1421

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Chino Valley Unified School District
5130 Riverside Drive
Chino, CA 91710

105 0390 0002 4786 5985

U.S. Fish & Wildlife Service
Carlsbad Field Office
2730 Loker Avenue West
Carlsbad, CA 92008

7005 0390 0002 4786 6104

Inland Empire Utilities Agency
6075 Kimball Avenue
Chino, CA 91710

7005 0390 0002 4786 4193

California Department of Conservation
801 K Street, MS 24-01
Sacramento, CA 95814

7005 0390 0002 4786 5992

California Dept. of Fish and Game
Inland Deserts Region
Attention: Jeff Brandt
4775 Bird Farm Road
Chino Hills, CA 91709

7005 0390 0002 4786 6111

State Clearinghouse
Governor's Office of Planning and
Research
1400 Tenth Street, Room 212
Sacramento, CA 95814

7005 0390 0002 4786 4209

California Resources Agency
1416 Ninth Street, Suite 1311
Sacramento, CA 95814

7005 0390 0002 4786 6005

San Bernardino County
Agricultural Commissioner
777 E. Rialto Avenue
San Bernardino, CA 92415-0720

7005 0390 0002 4786 6128

Southern California Edison
1351 E. Francis Street
Ontario, CA 91761

7005 0390 0002 4786 4216

San Bernardino County Parks
777 E. Rialto Avenue
San Bernardino, CA 92415-0763

705 0390 0002 4786 6029

County of San Bernardino
Public Works Department
385 N. Arrowhead Avenue
San Bernardino, CA 92415-0182

7005 0390 0002 4786 6135

California Air Resources Board
1001 I Street
P. O. Box 2815
Sacramento, CA 95812

7005 0390 0002 4786 4223

California Department of Water
Resources
P. O. Box 942836
Sacramento, CA 94236

005 0390 0002 4786 6036

South Coast Air Quality Management
District
21865 E. Copley Drive
Diamond Bar, CA 91765

7005 0390 0002 4786 6142

County of Riverside Planning Dept.
4080 Lemon Street
Riverside, CA 92502-1629

7005 0390 0002 4786 4230

California Division of Aeronautics, MS4
P. O. Box 942874
Sacramento, CA 94274-0001

7005 0390 0002 4786 6043

Santa Ana Regional Water Quality
Control Board
Attention: Mark Adelson
3737 Main Street, Suite 500
Riverside, CA 92501

7005 0390 0002 4786 6159

City of Fontana
Community Development
8353 Sierra Avenue
Fontana, CA 92335

7005 0390 0002 4786 4247

California State Lands Commission
100 Howe Avenue, Suite 100 South
Sacramento, CA 95825-8202

7005 0390 0002 4786 6067

Chaffey Joint Union High School
District
211 W. 5th Street
Ontario, CA 91762

7005 0390 0002 4786 6166

City of Rancho Cucamonga
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

7005 0390 0002 4786 4254

City of Chino
Community Development
13220 Central Avenue
Chino, CA 91710

7005 0390 0002 4786 6074

San Bernardino County Flood Control
District
825 E. 3rd Street
San Bernardino, CA 92415

7005 0390 0002 4786 6173

City of Upland
Planning Division
P. O. Box 460
Upland, CA 91785

7005 0390 0002 4786 4261

County of San Bernardino
Planning Division
385 N. Arrowhead
San Bernardino, CA 92415-0182

7005 0390 0002 4786 6081

California Department of
Transportation, District 8
Attn: Richard Doyle
464 West 4th Street, 6th Floor
San Bernardino, CA 92401

7005 0390 0002 4786 6180

Southern California Edison/Right of
Way
P. O. Box 410
Long Beach, CA 90801

7005 0390 0002 4786 4278

Department of Toxic Substance Control
5796 Corporate Avenue
Cypress, CA 90630

7005 0390 0002 4786 4285

Inland Empire West Resource
Conservation District
2816 East 4th Street
Ontario, CA 91764-4603

7005 0390 0002 4786 4360

San Bernardino Environmental
Analysis
385 N. Arrowhead
San Bernardino, CA 92415

7005 0390 0002 4786 4438

Inland Empire Resource Conservation
District
28564-K Business Center Dr
Redlands, CA 92374

7005 0390 0002 4786 4292

Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814

7005 0390 0002 4786 4377

Endangered Habitat's League
8424-A Santa Monica Blvd
Los Angeles, CA 90069-4267

7005 0390 0002 4786 4469

Jurupa Community Services District
11201 Harrell Street
Mira Loma, CA 91752

7005 0390 0002 4786 4308

Mr. Emil Marzullo, Director
Office of Special Districts
County of San Bernardino
157 W. Fifth Street, 2nd Floor
San Bernardino, CA 92415-0450

7005 0390 0002 4786 4384

Ontario-Montclair School District
950 W. D Street
Ontario, CA 91762

7005 0390 0002 4786 4476

Cucamonga School District
8776 Archibald Avenue
Rancho Cucamonga, CA 91730

005 0390 0002 4786 4315

California Integrated Waste
Management Board
1001 I Street
P. O. Box 4025
Sacramento, CA 95812-4025

7005 0390 0002 4786 4391

Jurupa Unified School District
4850 Pedley Road
Riverside, CA 92509

7005 0390 0002 4786 4483

Omnitrans
1700 West Fifth Street
San Bernardino, CA 92411

7005 0390 0002 4786 4322

USDA-Natural Resource Conservation
Service
4500 Glenwood Drive, Bldg. B
Riverside, CA 92501

7005 0390 0002 4786 4414

Southern California Agricultural Land
13839 Bon View Avenue
Ontario, CA 91762

7005 0390 0002 4786 4490

Armada LLC
Attn: Rhonda Neeley
430 Thirty Second Street
Newport Beach, CA 92663

005 0390 0002 4786 4339

Verizon
P. O. Box 2920
Pomona, CA 91766

7005 0390 0002 4786 4421

Amberhill Development, LTD.
245 Fischer Avenue, Suite C-1
Costa Mesa, CA 92626

7005 0390 0002 4786 4506

ANSO Properties
Attn: Steve Hathaway
333 El Camino Real, Suite 201
Tustin, CA 92780

005 0390 0002 4786 4346

Albert A. Webb Associates
Attn: Juan Villalobos
3788 McCray Street
Riverside, CA 92506

7005 0390 0002 4786 4445

Mountain View School District
2585 S. Archibald Avenue
Ontario, CA 91761

7005 0390 0002 4786 4513

Southern California Gas Co.
P. O. Box 3003, SC8031
Redlands, CA 92373-0306

7005 0390 0002 4786 4353

Sierra Club - San Gorgonio Chapter
4079 Mission Inn Avenue
Riverside, CA 92501



Surrounding Owners

7005 0390 0002 4786 4520

164-160-023
Rosa Dorantes
10586 Refugio St
Las Vegas, NV 89141

7005 0390 0002 4786 4636

164-153-006
K Hovnanian Forecast Homes I
3536 Concoors 100
Ontario, CA 91764

7005 0390 0002 4786 4735

164-153-007
K Hovnanian Forecast Homes I
3536 Concoors 100
Ontario, CA 91764

7005 0390 0002 4786 4544

~~164-140-032~~
~~Jack & Anita Firestone~~
848 Via Maria
Upland, CA 91784

DO NOT SEND

7005 0390 0002 4786 4643

~~164-140-033~~
~~Jack & Anita Firestone~~
848 Via Maria
Upland, CA 91784

DO NOT SEND

7005 0390 0002 4786 4742

~~164-140-034~~
~~Jack & Anita Firestone~~
848 Via Maria
Upland, CA 91784

7005 0390 0002 4786 4537

164-171-015
Brian C & Mary Jacobs
3869 Grandview Pl
Bonita, CA 91902

7005 0390 0002 4786 4650

164-020-005
Pinnacle Norco 47 Llc
15 Enterprise 250
Aliso Viejo, CA 92656

7005 0390 0002 4786 4759

164-153-005
Javad K Mehrvije
27702 Crown Valley Pky D422
Ladera Ranch, CA 92694

7005 0390 0002 4786 4568

164-160-036
Jeffrey & Cindy Erselius
1311 Glen View Dr
Fullerton, CA 92835

7005 0390 0002 4786 4667

164-140-005
Alicia Stone
PO Box 5740
Norco, CA 92860

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164-140-008
Bradley J & Jean Morton
5514 Alexandria Ave
Corona, CA 92880

7005 0390 0002 4786 4551

164-140-010
Barry R & Zadi Chappell
5534 Alexandria Ave
Corona, CA 92880

7005 0390 0002 4786 4674

164-140-011
Heidi M & Edward Bruggeman
5544 Alexandria Ave
Corona, CA 92880

7005 0390 0002 4786 4773

164-140-012
Jose G Arellano
5554 Alexandria Ave
Corona, CA 92880

7005 0390 0002 4786 4575

164-140-013
Edward & Sheryl Blazer
5564 Alexandria Ave
Corona, CA 92880

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164-140-015
Edward & Sandy Bruggeman
5584 Alexandria Ave
Corona, CA 92880

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164-140-016
Helen Malster
5594 Alexandria Ave
Corona, CA 92880

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164-140-017
Eddie D & Tracy Shannon
5604 Alexandria Ave
Corona, CA 92880

7005 0390 0002 4786 4698

164-140-018
Bok Choe
5614 Alexandria Ave
Corona, CA 92880

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164-140-019
Rudolph A & Susan Hazboun
5617 Annandale Pl
Corona, CA 92880

7005 0390 0002 4786 4599

164-140-021
Jeffery & Donna Quam
5597 Annandale Pl
Corona, CA 92880

7005 0390 0002 4786 4704

164-140-022
John & Yara Pitt
5587 Annandale Pl
Corona, CA 92880

7005 0390 0002 4786 4803

164-140-023
Christopher & Leftridge Hadn
5577 Annandale Pl
Corona, CA 92880

7005 0390 0002 4786 4612

164-140-024
Leonila & Jesus Soriano
5667 Annandale Pl
Corona, CA 92880

7005 0390 0002 4786 4711

164-140-025
Chris & Crump Knighton
5557 Annandale Pl
Corona, CA 92880

7005 0390 0002 4786 4810

164-140-026
Paulo J & Grace Bettencourt
5547 Annandale Pl
Corona, CA 92880

7005 0390 0002 4786 4629

164-140-027
Travis J & Jodi Wooldridge
5537 Annandale Pl
Corona, CA 92880

7005 0390 0002 4786 4728

164-140-028
Jose L & Guadalupe Huerta
5542 Annandale Pl
Corona, CA 92880

7005 0390 0002 4786 4834

164-140-029
Sharen S Stallworth
5552 Annandale Pl
Corona, CA 92880

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7005 0390 0002 4786 4889 164-142-009 Raymond J & Yolanda Dominice 5549 Alexandria Ave Corona, CA 92880	7005 0390 0002 4786 4995 164-142-010 Joshua D & Irma Bates 5539 Alexandria Ave Corona, CA 92880	7005 0390 0002 4786 5213 164-142-011 Keith A & Danielle Green 5529 Alexandria Ave Corona, CA 92880
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7005 0390 0002 4786 4902 164-150-003 Trevor J & Andrea Painton 5664 Alexandria Ave Corona, CA 92880	7005 0390 0002 4786 5138 164-150-004 Leland D & Vanessa Sparks 5674 Alexandria Ave Corona, CA 92880	7005 0390 0002 4786 5237 164-150-005 Everett & Jacqueline Smit 5684 Alexandria Ave Corona, CA 92880
005 0390 0002 4786 4926 164-150-006 Mark & Rosa Estep 5694 Alexandria Ave Corona, CA 92880	7005 0390 0002 4786 5145 164-150-007 Joy A Morgan 5704 Alexandria Ave Corona, CA 92880	7005 0390 0002 4786 5244 164-150-008 Sander J & Teresa Lavau 5714 Alexandria Ave Corona, CA 92880
7005 0390 0002 4786 4933 164-150-009 Jason & Michele Mccarron 5724 Alexandria Ave Corona, CA 92880	7005 0390 0002 4786 5152 164-150-010 Bonnie L Moore 5734 Alexandria Ave Corona, CA 92880	7005 0390 0002 4786 5251 164-150-011 Pamela Bradford 5744 Alexandria Ave Corona, CA 92880
7005 0390 0002 4786 4940 164-150-012 Charles D & Candace Mcdougal 5754 Alexandria Ave Corona, CA 92880	7005 0390 0002 4786 5169 164-150-013 Spring Mcwaters 5764 Alexandria Ave Corona, CA 92880	7005 0390 0002 4786 5268 164-150-019 Agustine M & Baudelia Raya 5757 Annandale Pl Corona, CA 92880

7005 0390 0002 4786 5275	7005 0390 0002 4786 5374	7005 0390 0002 4786 5473
164-150-020 Victor M & Denise Lainez 5747 Annandale Pl Corona, CA 92880	164-150-021 Steven & Abigail Long 5737 Annandale Pl Corona, CA 92880	164-150-022 Misael & Carmen Rivera 5727 Annandale Pl Corona, CA 92880
7005 0390 0002 4786 5282	7005 0390 0002 4786 5381	7005 0390 0002 4786 5480
164-150-023 Celerino & Lilia Castro 5707 Annandale Pl Corona, CA 92880	164-150-024 Julian & Marina Medina 5687 Annandale Pl Corona, CA 92880	164-150-025 Michael J & Mary Bailey 5677 Annandale Pl Corona, CA 92880
7005 0390 0002 4786 5299	7005 0390 0002 4786 5398	7005 0390 0002 4786 5497
164-150-026 Judith A Fleischhacker 5667 Annandale Pl Corona, CA 92880	164-150-027 Thomas O & Edith Mummert 5647 Annandale Pl Corona, CA 92880	164-151-001 Alex & Patricia Vazquez 5642 Annandale Pl Corona, CA 92880
7005 0390 0002 4786 5305	7005 0390 0002 4786 5404	7005 0390 0002 4786 5503
164-151-002 Kelvin B Young 5672 Annandale Pl Corona, CA 92880	164-151-003 Anthony T & La Donerson 5692 Annandale Pl Corona, CA 92880	164-151-004 Rick A Mccary 5712 Annandale Pl Corona, CA 92880
7005 0390 0002 4786 5312	7005 0390 0002 4786 5411	7005 0390 0002 4786 5510
164-151-005 Frances Santana 5732 Annandale Pl Corona, CA 92880	164-151-006 Joseph G & Lourdes Santos 5742 Annandale Pl Corona, CA 92880	164-153-001 Jacquelyn Jones 5729 Alexandria Ave Corona, CA 92880
7005 0390 0002 4786 5329	7005 0390 0002 4786 5428	7005 0390 0002 4786 5527
164-153-004 Earl D & Elizabeth Allison 12969 Nassau Ct Corona, CA 92880	164-153-008 Gerald R & Cheryl Bethurum 12984 Nassau Ct Corona, CA 92880	164-153-009 Michael E & Julie Meehan 12974 Nassau Ct Corona, CA 92880
7005 0390 0002 4786 5336	7005 0390 0002 4786 5435	7005 0390 0002 4786 5534
164-153-010 Ismael P & Celina Martin 5669 Alexandria Ave Corona, CA 92880	164-153-011 Gerard & Julie Napske 12989 Nassau Ct Corona, CA 92880	164-153-012 Scott A & Christie Joines 5649 Alexandria Ave Corona, CA 92880
7005 0390 0002 4786 5343	7005 0390 0002 4786 5442	7005 0390 0002 4786 5541
164-153-013 Jason A & Andrea Underhill 5639 Alexandria Ave Corona, CA 92880	164-160-003 Lorenzo & Linda Martinez 12626 Amberhill Ave Corona, CA 92880	164-160-005 Larry & Cathy Miller 12643 Silas Phelps Dr Corona, CA 92880
7005 0390 0002 4786 5350	7005 0390 0002 4786 5459	7005 0390 0002 4786 5558
164-160-006 Joseph A & Janet Simonetta 12631 Silas Phelps Dr Corona, CA 92880	164-160-007 Brian & Thelma Clarkson 12619 Silas Phelps Dr Corona, CA 92880	164-160-008 Antonio M & Simona Casas 5734 Canoe Dr Corona, CA 92880
7005 0390 0002 4786 5367	7005 0390 0002 4786 5466	7005 0390 0002 4786 5565
164-160-009 Leonard & Juanita Lopez 5728 Canoe Dr Corona, CA 92880	164-160-010 Larry O Brown 5722 Canoe Dr Corona, CA 92880	164-160-011 Shang Y Chao 5716 Canoe Dr Corona, CA 92880

7005 0390 0002 4786 5572	7005 0390 0002 4786 5671	7005 0390 0002 4786 6265
164-160-012 Lawrence & Makissa Stephens 5710 Canoe Dr Corona, CA 92880	164-160-013 Faustino Boria 5704 Canoe Dr Corona, CA 92880	164-160-014 Jeffrey H Ruff 5707 Canoe Dr Corona, CA 92880
7005 0390 0002 4786 5589	7005 0390 0002 4786 5688	7005 0390 0002 4786 6272
164-160-015 Winston & Dana Grant 5713 Canoe Dr Corona, CA 92880	164-160-016 Peter D & Jennifer Nicholson 5719 Canoe Dr Corona, CA 92880	164-160-017 Leopoldo R & Martha Lopez 5725 Canoe Dr Corona, CA 92880
7005 0390 0002 4786 5596	7005 0390 0002 4786 5695	7005 0390 0002 4786 6289
164-160-018 Lee Van Donald 5731 Canoe Dr Corona, CA 92880	164-160-019 Robert James 5737 Canoe Dr Corona, CA 92880	164-160-020 Laurence P & Laura Kemmer 5743 Canoe Dr Corona, CA 92880
7005 0390 0002 4786 5602	7005 0390 0002 4786 5701	7005 0390 0002 4786 6296
164-160-021 Arthur G & J Kinslow 5742 Peter Wilks Ct Corona, CA 92880	164-160-022 Arthur E & Samantha Siler 5736 Peter Wilks Ct Corona, CA 92880	164-160-024 Robert B & Yang Barth 5724 Peter Wilks Ct Corona, CA 92880
7005 0390 0002 4786 5619	7005 0390 0002 4786 6203	7005 0390 0002 4786 6302
164-160-025 Fahd Azam 5716 Peter Wilks Ct Corona, CA 92880	164-160-026 John & Francine Mcgwire 5712 Peter Wilks Ct Corona, CA 92880	164-160-027 Rita Gonzales 5706 Peter Wilks Ct Corona, CA 92880
7005 0390 0002 4786 5626	7005 0390 0002 4786 6210	7005 0390 0002 4786 6319
164-160-028 Daryle S & Linda Hawkins 5715 Peter Wilks Ct Corona, CA 92880	164-160-029 Joselito L & Arlene Sanjose 5721 Peter Wilks Ct Corona, CA 92880	164-160-030 Eric Martin 5727 Peter Wilks Ct Corona, CA 92880
7005 0390 0002 4786 5633	7005 0390 0002 4786 6227	7005 0390 0002 4786 6326
164-160-031 Manuel & Carolina Jaime 5733 Peter Wilks Ct Corona, CA 92880	164-160-032 Thomas & Hahn Poer 5739 Peter Wilks Ct Corona, CA 92880	164-160-033 Teresa Atwood 5745 Peter Wilks Ct Corona, CA 92880
7005 0390 0002 4786 5640	7005 0390 0002 4786 6234	7005 0390 0002 4786 6333
164-161-001 Kil & Young Chung 12667 Silas Phelps Dr Corona, CA 92880	164-161-002 Daniel Chan 12679 Silas Phelps Dr Corona, CA 92880	164-161-003 Courtney T & Pauline Luong 12662 Amberhill Ave Corona, CA 92880
7005 0390 0002 4786 5657	7005 0390 0002 4786 6241	7005 0390 0002 4786 6340
164-161-004 Chris V & Kohnson Chan 12674 Amberhill Ave Corona, CA 92880	164-170-001 Ronald A Welch 12686 Amberhill Ave Corona, CA 92880	164-170-002 Sheng Liu 12698 Amberhill Ave Corona, CA 92880
7005 0390 0002 4786 5664	7005 0390 0002 4786 6258	7005 0390 0002 4786 6357
164-170-003 Martin G Gonzales 12710 Amberhill Ave Corona, CA 92880	164-170-004 Balvant G & Kokila Gorajia 12722 Amberhill Ave Corona, CA 92880	164-170-005 Chad & Kim Decker 12734 Amberhill Ave Corona, CA 92880

7005 0390 0002 4786 6364

164-170-008
Peggy J Vandyk
12751 Silas Phelps Dr
Corona, CA 92880

7005 0390 0002 4786 6463

164-170-009
Shin & Shin Lee
12739 Silas Phelps Dr
Corona, CA 92880

7005 0390 0002 4786 6579

164-170-010
Michael P & Peter Tran
12727 Silas Phelps Dr
Corona, CA 92880

7005 0390 0002 4786 6371

164-170-011
Keng Ng
12715 Silas Phelps Dr
Corona, CA 92880

7005 0390 0002 4786 6470

164-170-012
Arsalaan & Linda Arif
12703 Silas Phelps Dr
Corona, CA 92880

7005 0390 0002 4786 6581

164-170-013
Ronald L & Suzanne Smith
12691 Silas Phelps Dr
Corona, CA 92880

7005 0390 0002 4786 6388

164-171-001
Christopher & Emma Geach
5744 Raft Cir
Corona, CA 92880

7005 0390 0002 4786 6487

164-171-002
Martin E Sweed
5732 Raft Cir
Corona, CA 92880

7005 0390 0002 4786 6593

164-171-003
Rafael A & Socorro Morales
5726 Raft Cir
Corona, CA 92880

7005 0390 0002 4786 6395

164-171-004
Rudolf & Darlene Schuurmans
5720 Raft Cir
Corona, CA 92880

7005 0390 0002 4786 6494

164-171-005
Sean T Smith
5714 Raft Cir
Corona, CA 92880

7005 0390 0002 4786 660

164-171-006
Loving Ronan B
5708 Raft Cir
Corona, CA 92880

7005 0390 0002 4786 6401

164-171-007
Pardeep & Baljit Singh
5705 Raft Cir
Corona, CA 92880

7005 0390 0002 4786 6500

164-171-008
Samuel T & Shirley Jones
5711 Raft Cir
Corona, CA 92880

7005 0390 0002 4786 6616

164-171-009
Heung & Sun Kim
5717 Raft Cir
Corona, CA 92880

7005 0390 0002 4786 6418

164-171-010
David Jimenez
5723 Raft Cir
Corona, CA 92880

7005 0390 0002 4786 6517

164-171-011
Hugo S & Gloria Alvarado
5729 Raft Cir
Corona, CA 92880

7005 0390 0002 4786 6623

164-171-012
Cynthia G Woods
5735 Raft Cir
Corona, CA 92880

7005 0390 0002 4786 6425

164-171-013
Dennis R & Donna Stockhausen
12708 Silas Phelps Dr
Corona, CA 92880

7005 0390 0002 4786 6531

164-171-014
Stephen F & Barbara Gebhart
12720 Silas Phelps Dr
Corona, CA 92880

7005 0390 0002 4786 6630

164-171-016
Jose & Esperanza Menes
12744 Silas Phelps Dr
Corona, CA 92880

7005 0390 0002 4786 6432

164-171-017
Jose A & Emma Horta
5740 Mark Twain Ct
Corona, CA 92880

7005 0390 0002 4786 6548

164-171-018
Roberto & Maria Hulsey
5734 Mark Twain Ct
Corona, CA 92880

7005 0390 0002 4786 6647

164-171-019
Lewis R & Mattie Roberson
5728 Mark Twain Ct
Corona, CA 92880

7005 0390 0002 4786 6449

164-171-020
Patrick J & Robyn Birkett
5722 Mark Twain Ct
Corona, CA 92880

7005 0390 0002 4786 6555

164-171-021
K C Cheung
5716 Mark Twain Ct
Corona, CA 92880

7005 0390 0003 7444 5357

164-171-022
Dorothe A Balija
5713 Mark Twain Ct
Corona, CA 92880

7005 0390 0002 4786 6456

164-171-023
Floyd A & Alice Henry
5719 Mark Twain Ct
Corona, CA 92880

7005 0390 0002 4786 6562

164-171-024
Patty Rosales
5725 Mark Twain Ct
Corona, CA 92880

7005 0390 0003 7444 5364

164-171-025
Seo & Linda Nguyen
5731 Mark Twain Ct
Corona, CA 92880

7005 0390 0002 4785 5696

7005 0390 0002 4785 5634

7005 0390 0002 4785 5788

164-171-026
James Tobin
5737 Mark Twain Ct
Corona, CA 92880

164-171-027
Margie Chrin
5743 Mark Twain Ct
Corona, CA 92880

164-171-028
Jesus & Gloria Mena
5749 Mark Twain Ct
Corona, CA 92880

7005 0390 0003 7444 5371

164-171-029
Albert & Connie Lapp
5755 Mark Twain Ct
Corona, CA 92880

7005 0390 0002 4785 5702

164-171-030
Michael & Sherrie Conley
5761 Mark Twain Ct
Corona, CA 92880

7005 0390 0002 4785 5023

164-171-031
Vernie W & Sharon Fletcher
5767 Mark Twain Ct
Corona, CA 92880

7005 0390 0003 7444 5388

164-140-002
Michael & Kuen Ma
5671 Jamestown Ave
Corona, CA 92880

7005 0390 0002 4785 5719

164-140-003
Edwin Vargas
5661 Jamestown Ave
Corona, CA 92880

7005 0390 0002 4785 5016

164-140-004
Evelyn L Anderson
5651 Jamestown Ave
Corona, CA 92880

7005 0390 0002 4785 5610

164-140-006
Jee W Lim
5631 Jamestown Ave
Corona, CA 92880

7005 0390 0002 4785 5726

164-140-007
Robert & Jillanne McGary
5621 Jamestown Ave
Corona, CA 92880

7005 0390 0002 4786 6654

164-140-009
Ramon & Eva Castro
524 Alexandria Ave
Corona, CA 92880

7005 0390 0002 4785 5627

164-140-014
David & Tamie Waters
5574 Alexandria Ave
Corona, CA 92880

7005 0390 0002 4785 5733

164-140-020
Esequiel Ochoa
5607 Annandale Pl
Corona, CA 92880

7005 0390 0002 4786 6661

164-141-001
Bobby D & Sylvia Alvarado
5703 Carolinas Ln
Corona, CA 92880

7005 0390 0002 4785 5641

164-142-007
Jose Martinez
5569 Alexandria Ave
Corona, CA 92880

7005 0390 0002 4785 5740

164-142-013
Ramona G Barkley
5509 Alexandria Ave
Corona, CA 92880

7005 0390 0002 4786 6678

164-151-016
Nida Jenkins
5735 Westchester Way
Corona, CA 92880

7005 0390 0002 4785 5658

164-151-017
Josh D Rydbeck
5725 Westchester Way
Corona, CA 92880

7005 0390 0002 4785 5757

164-151-018
Warren G & Pamela Hackett
5715 Westchester Way
Corona, CA 92880

7005 0390 0002 4786 6685

164-152-012
Javad K Mehrvije
5769 Alexandria Ave
Corona, CA 92880

7005 0390 0002 4785 5665

164-152-013
Aaron & Natasha Hallenbeck
5759 Alexandria Ave
Corona, CA 92880

7005 0390 0002 4785 5764

164-152-014
Roberto & Dolores Sanchez
5749 Alexandria Ave
Corona, CA 92880

7005 0390 0002 4786 6692

164-153-002
Dan Guadalupe
5719 Alexandria Ave
Corona, CA 92880

7005 0390 0002 4785 5689

164-153-003
Heather R Huss
5709 Alexandria Ave
Corona, CA 92880

7005 0390 0002 4785 5771

164-160-004
West America Bank
2893 Sunrise Blvd 106
Rancho Cordova, CA 95742

*** 176 Printed ***

Surrounding OWNERS

7005 0390 0002 4786 6708

0218-251-05
Barcelos-Ontario Llc
18876 Jeffrey Ave
Cerritos, CA 90703

7005 0390 0002 4786 6746

0218-252-07
Ronald & Kristine Pietersma
PO Box 2500
Chino, CA 91708

7005 0390 0002 4786 6784

0218-252-08
Ronald & Kristine Pietersma
PO Box 2500
Chino, CA 91708

7005 0390 0002 4786 6715

0218-252-09
Ronald & Kristine Pietersma
PO Box 2500
Chino, CA 91708

7005 0390 0002 4786 6753

0218-331-28
Case & Evelyn De Vries
1765 N Euclid Ave
Upland, CA 91784

7005 0390 0002 4786 6791

0218-252-03
Regent-Ontario Llc
245 Fischer Ave C-1
Costa Mesa, CA 92626

7005 0390 0002 4786 6722

0218-332-04
Regent-Ontario Llc
245 Fischer Ave C-1
Costa Mesa, CA 92626

7005 0390 0002 4786 6760

0218-332-05
Regent-Ontario Llc
245 Fischer Ave C-1
Costa Mesa, CA 92626

7005 0390 0002 4786 6807

0218-331-25
Warm Springs Investments Ltd
4100 Newport Place Dr 800
Newport Beach, CA 92660

7005 0390 0002 4786 6739

0218-331-27
Warm Springs Investments Ltd
4100 Newport Place Dr 800
Newport Beach, CA 92660

7005 0390 0002 4786 6777

0218-251-07
Herman G Douma
325 Island Green Way
Lynden, WA 98264

*** 11 Printed ***

399 D ST, SAN BERNARDINO, CA 92401
Telephone (909) 386-3960 / Fax (909) 381-3976

MARGARET EWING
ALBERT A. WEBB ASSOCIATES
3788 MCCRAY ST
RIVERSIDE, CA - 92506-2973

SBS #: 849279

NOTICE OF
PREPERATION
ESPERANZA SPECIFIC
PLAN

Project Location: The project is located in southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles east of downtown Los Angeles, 20 miles west of San Bernardino, and 30 miles northeast of Orange County. The project site consists of approximately 223 gross acres of land generally located north of Bellegrave Avenue, south of Edison Avenue, east of Mill Creek Avenue (Cleveland), and west of Milliken/Hammer Avenue. Vicinity, regional, and site locations are shown in Figures 1 through 3. The location is identified as Assessor's Parcel Numbers 218-332-001, -002, -004, -005, 218-252-003, -004, -005, and -007, -008, -009, 010.

Project Background: The project site is located in the southern portion of what was formerly the City's Sphere of Influence (SOI), an 8,200 acre area south of Riverside Drive that was annexed into the City of Ontario on November 30, 1999, and is now called the New Model Colony. The Sphere of Influence General Plan Amendment was adopted on January 7, 1998 to establish land use designations, goals, and implementation policies for the development of the New Model Colony (NMC). All the property within the NMC has been pre-zoned as Specific Plan (SP) to create cohesive, identifiable neighborhoods, in order to carry out the objectives of the SOI General Plan.

Project Description: The Esperanza Specific Plan (SP) proposes the development of approximately 1,410 residential dwelling units. The general breakdown of these units consists of 914 single-family detached residential units and 496 multi-family attached residential units. Also, the proposed project provides for a 10 acre school site near the central area of the site, approximately 9 acres dedicated for neighborhood parks, and all major streets will include enhanced parkway landscaping and medians. The Draft Environmental Impact Report (DEIR) will

provide an analysis of the environmental effects of the Esperanza SP. At this time, it is anticipated that the DEIR for the project will address the following probable environmental effects. These effects will be further defined based upon responses to the NCF.

• Agricultural Resources - This issue will address the potential impacts of development of property related to the potential loss of "Prime Farmland" and impacts to Williamson Act contracts.

• Air Quality - This issue will address the potential impacts (both during construction and long term) associated with the development.

• Biological Resources - This issue will address the potential impact to endangered, threatened and/or rare species and associated sensitive habitats.

• Cultural Resources - This issue will address potential impacts to cultural resources, if present, and identify further study/field surveys that may be required.

• Geology - This issue will address the potential impacts of development within a soil erosion control area and other potential geologic constraints.

• Hazards and Hazardous Materials - This issue will address the potential impacts of hazardous materials/waste on the site, including potential methane generation resulting from historic dairy operations in the area and household waste handling.

• Hydrology/Water Quality - This issue will address the potential impacts to hydrology and water quality resulting from new development.

• Noise - This issue will address the potential impacts to the residential development within areas of severe noise levels (e.g., vehicular noise).

• Public Services - This issue will address the potential impacts to public services, such as schools, libraries, police and fire, including temporary or interim services needed to serve the site.

• Transportation and Traffic - This issue will address the potential impacts to transportation and circulation resulting from the proposed development and alterations to the

existing street system, including the phasing of improvements to serve the development.

• Utilities and Service Systems - This issue will address the potential impacts to availability of utilities and service systems to the new development.

Project Applicant:
Armanda Ontario LLC
403 Thirty Second Street
Suite 200
Newport Beach, CA 92663
Date: June 20, 2005
Signature:
Richard Ayala, Senior
Planner
08/01/2005

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of SAN BERNARDINO) ss

Notice Type: GPN - GOVT PUBLIC NOTICE

Ad Description: NOTICE OF PREPERATION ESPERANZA SPECIFIC PLAN

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the SAN BERNARDINO COUNTY SUN, a newspaper published in the English language in the city of SAN BERNARDINO, county of SAN BERNARDINO, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of SAN BERNARDINO, State of California, under date 06/20/1952, Case No. 73084. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

08/01/2005

Executed on: 08/01/2005
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Helen Tang

Signature

**INLAND VALLEY
DAILY BULLETIN**
(formerly The Daily Report)

2041 E. 4th Street
Ontario, CA 91764

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of San Bernardino

I am a citizen of the United States, I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of INLAND VALLEY DAILY BULLETIN, a newspaper of general circulation printed and published daily in the City of Ontario, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Bernardino, State of California, on the date of August 24, 1951, Case Number 70663. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

8/1/05

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Ontario, San Bernardino Co. California
this 1 day of AUGUST, 2005

signature

(Space below for Clerk only)

NOTICE OF PREPARATION ESPERANZA SPECIFIC PLAN

Project Location: The project is located in southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles east of downtown Los Angeles, 20 miles west of San Bernardino, and 30 miles northeast of Orange County. The project site consists of approximately 223 gross acres of land generally located north of Bellegrove Avenue, south of Edison Avenue, east of Mill Creek Avenue (Cleveland), and west of Milliken/Hammer Avenue. Vicinity, regional, and site locations are shown in Figures 1 through 3. The location is identified as Assessor's Parcel Numbers 218-332-001, -002, -004, -005, 218-252-003, -004, -005, and -007, -008, -009, 010.

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Agricultural Resources - This issue will address the potential impacts of development of property related to the potential loss of "Prime Farmland" and impacts to Williamson Act contracts.

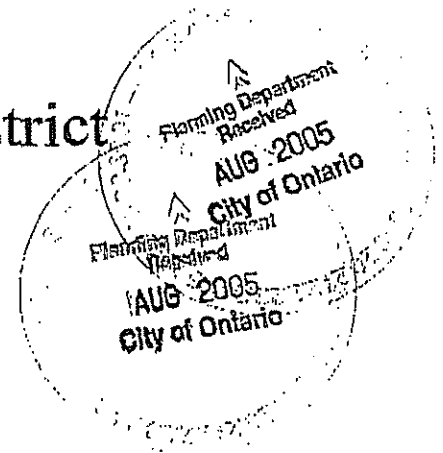
- **Air Quality** - This issue will address the potential impacts (both during construction and long term) associated with the development.
 - **Biological Resources** - This issue will address the potential impact to endangered, threatened and/or rare species and associated sensitive habitats.
 - **Cultural Resources** - This issue will address potential impacts to cultural resources, if present, and identify further study/field surveys that may be required.
 - **Geology** - This issue will address the potential impacts of development within a soil erosion control area and other potential geologic constraints.
 - **Hazards and Hazardous Materials** - This issue will address the potential impacts of hazardous materials/waste on the site, including potential methane generation resulting from historic dairy operations in the area and household waste handling.
 - **Hydrology/Water Quality** - This issue will address the potential impacts to hydrology and water quality resulting from new development.
 - **Noise** - This issue will address the potential impacts to the residential development within areas of severe noise levels (e.g., vehicular noise).
 - **Public Services** - This issue will address the potential impacts to public services, such as schools, libraries, police and fire, including temporary or interim services needed to serve the site.
 - **Transportation and Traffic** - This issue will address the potential impacts to transportation and circulation resulting from the proposed development and alterations to the existing street system, including the phasing of improvements to serve the development.
 - **Utilities and Service Systems** - This issue will address the potential impacts to availability of utilities and service systems to the new development.
- Project Applicant: Armanda Ontario LLC

403 Thirty Second Street Suite 200 Newport Beach, CA 92663
Date: June 20, 2005
Signature: Richard Ayala, Senior Planner 08/01/2005 CNS-849282# INLAND VALLEY DAILY BULLETIN/ ONTARIO #18924



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 • www.aqmd.gov



July 29, 2005

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

Dear Mr. Ayala:

Notice of Preparation of a Draft Environmental Impact Report for Esperanza (formerly Legacy) Specific Plan

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Draft Environmental Impact Report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. In addition, please send with the Draft EIR all appendices or technical documents related to the air quality analysis and electronic versions of all air quality modeling and health risk assessment files.

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2002 Model. This model is available on the SCAQMD Website at: www.aqmd.gov/ceqa/models.html.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

Consistent with the SCAQMD's environmental justice enhancement I-4, in October 2003, the SCAQMD Governing Board adopted a methodology for calculating localized air quality impacts and localized significance

Mr. Richard Ayala

-2-

July 29, 2005

thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ccqa/handbook/LST/LST.html>.

It is recommended that lead agencies for projects generating or attracting vehicular trips, especially heavy-duty diesel-fueled vehicles, perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA webpages at the following internet address: http://www.aqmd.gov/ccqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Charles Blankson, Ph.D., Air Quality Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,



Steve Smith, Ph.D.
Program Supervisor, CEQA Section
Planning, Rule Development and Area Sources

SS:CB:li

SBC050729-04LI
Control Number

DEPARTMENT OF PUBLIC WORKS

FLOOD CONTROL • SOLID WASTE MGMT • SURVEYOR • TRANSPORTATION

COUNTY OF SAN BERNARDINO
PUBLIC AND SUPPORT
SERVICES GROUP

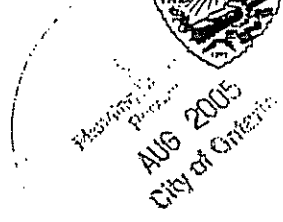


825 East Third Street • San Bernardino, CA 92415-0835 • (909) 387-8104
Fax (909) 387-8130

PATRICK J. MEAD
Director of Public Works

August 1, 2005

City of Ontario
Planning Department
Attn.: Richard Ayala, Senior Planner
303 East "B" Street
Ontario, CA 91764



File #10(ENV)-4.01

RE: NOTICE OF PREPARATION OF DRAF EIR, ESPERANZA (FORMERLY LEGACY)
SPECIFIC PLAN __

Dear Mr. Ayala:

Thank you for giving the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project.

After reviewing the submitted document, our Department has determined that we would like to receive a copy of the EIR document and any Technical Reports prepared for the proposed project, when they become available. At that time, our Department will review the project and provide comments.

Sincerely,

FRANK MOLINA, Supervising Planner
Environmental Management Division

FM:jm/CEQARec'd_Ontario_EsperanzaSP_EIRReqst'd

cc: Naresh P. Varma
PJM/MK Reading File

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FBI - ONTARIO

STATE OF CALIFORNIA

Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 284
SACRAMENTO, CA 95814
(916) 659-4082
(916) 657-5390 - Fax



August 11, 2005

Mr. Richard Ayala
City of Ontario
903 East B St.
Ontario, CA 91764

Re: Esperanza (formerly Legacy) Specific Plan
SCH# 2002061047

Dear Mr. Ayala:

Thank you for the opportunity to comment on the above-referenced document. In order to adequately identify and mitigate project-related impacts on cultural resources in accordance with the CEQA Guidelines (15063 (d) (3), the Commission recommends that you provide evidence that all of the following actions be taken:

- Contact the appropriate California Historic Resources Information Center for a record search. The record search will determine:
 - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- Contact the Native American Heritage Commission (NAHC) for a Sacred Lands File search of the project area and information on tribal contacts in the project vicinity who may have additional cultural resource information.
 - Please provide U.S.G.S. location information for the project site, including Quadrangle, Township, Section, and Range.
 - We recommend that you contact all tribes listed on the contact list to avoid the unanticipated discovery of sensitive Native American resources after the project has begun.
- Lack of surface evidence of archaeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archaeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
- Lead agencies should include provisions for discovery of Native American human remains or cemeteries in their mitigation plans. Health and Safety Code §7050.5 and Public Resources Code §15064.5 (e) and §5087.98 mandate procedures to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.
- Lead agencies should consider avoidance, as defined in Section 15370 of the CEQA Guidelines, when significant cultural resources are discovered during the course of project planning.

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,

Carol Gaubatz
Program Analyst

CC: State Clearinghouse



DEPARTMENT OF CONSERVATION

DIVISION OF LAND RESOURCE PROTECTION

801 K STREET • MS 18-01 • SACRAMENTO, CALIFORNIA 95814

PHONE 916 / 324-0850 • FAX 916 / 327-3430 • TDD 916 / 324-2555 • WEB SITE conservation.ca.gov

August 30, 2005

Richard Ayala, Senior Planner
Ontario Planning Department
303 East B Street
Ontario, CA 91764

Subject: Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR)
for the Esperanza (formerly Legacy) Specific Plan **SCH# 2002061047**

Dear Mr. Ayala:

The Department of Conservation's Division of Land Resource Protection (Division) monitors farmland conversion on a statewide basis and administers the California Land Conservation (Williamson) Act and other agricultural land conservation programs. The Division has reviewed the above NOP and offers the following recommendations for the DEIR with respect to the project's potential impacts on agricultural land.

The proposed project involves development of 223 acres for residential and related school and park purposes. The NOP notes that the DEIR will address potential impacts of the project on loss of "Prime Farmland" and on Williamson Act contracts. Therefore, the Division recommends that, at a minimum, the following items be addressed to document and treat project impacts on agricultural land and on Williamson Act lands.

Agricultural Setting of the Project

The DEIR should describe the project setting in terms of the actual and potential agricultural productivity of the land. The Division's San Bernardino County Important Farmland Map, which defines farmland according to soil attributes and land use, can be used for this purpose. In addition, we recommend including the following information to characterize the agricultural land resource setting of the project.

- Current and past agricultural use of the project area. Include data on the types of crops grown, and crop yields and farmgate sales values.
- To help describe the full agricultural resource value of the soils on the site, we recommend the use of economic multipliers to assess the total contribution of the site's potential or actual agricultural production to the local, regional and state economies. State and Federal agencies such as the UC Cooperative Extension Service and USDA are sources of economic multipliers.

Richard Ayala, Senior Planner
August 30, 2005
Page 2 of 3

Project Impacts on Agricultural Land

- Type (Prime Farmland, Farmland of Statewide Importance, or Unique Farmland), amount, and location of farmland conversion resulting directly and indirectly (growth-inducement) from project implementation.
- Impacts on current and future agricultural operations, e.g., land-use conflicts, increases in land values and taxes, vandalism, etc.
- Incremental project impacts leading to cumulatively considerable impacts on agricultural land. This would include impacts from the proposed project as well as impacts from past, current and probable future projects.

Impacts on agricultural resources may also be quantified and qualified by use of established thresholds of significance (California Code of Regulations Section 15064.7). The Division has developed a California version of the USDA Land Evaluation and Site Assessment (LESA) Model, a semi-quantitative rating system for establishing the environmental significance of project-specific impacts on farmland. The model may also be used to rate the relative value of alternative project sites. The LESA Model is available on the Division's website noted later in this letter.

Williamson Act Lands

The project site does not appear to include land under Williamson Act contracts, however, there are agricultural preserves and lands under contract adjacent to the project site in Riverside County. Therefore, the Division recommends that the following information be provided in the DEIR.

- A map detailing the location of agricultural preserves and contracted land within each preserve. The DEIR should also tabulate the number of Williamson Act acres, according to land type (e.g., prime or non-prime agricultural land), which could be impacted directly or indirectly by the project.
- Impact of the projects on status of Williamson Act contracts in the area.

Mitigation Measures and Alternatives

Feasible alternatives to the project's location or configuration that would lessen or avoid farmland conversion impacts should be considered in the DEIR. Similarly, while the direct conversion of agricultural land is often deemed to be an unavoidable impact by California Environmental Quality Act (CEQA) analyses, mitigation measures must nevertheless be considered. The Division recommends the purchase of agricultural conservation easements on land of at least equal quality and size as partial compensation for the direct loss of agricultural land, as well as for the mitigation of growth inducing and cumulative impacts on agricultural land. We highlight this measure because of its growing acceptance and use by lead agencies as mitigation under CEQA.

Mitigation using conservation easements can be implemented by at least two alternative approaches: the outright purchase of conservation easements tied to the project, or via the donation of mitigation fees to a local, regional or statewide organization or agency, including land trusts and conservancies, whose purpose includes the purchase, holding and maintenance of agricultural conservation easements. Whatever the approach, the conversion of agricultural

Richard Ayala, Senior Planner
August 30, 2005
Page 3 of 3

land should be deemed an impact of at least regional significance and the search for mitigation lands conducted regionally, and not limited strictly to lands within the project region.

Information about conservation easements is available on the Division's website, or by contacting the Division at the address and phone number listed below. The Division's website address is:

<http://www.conservation.ca.gov/DLRP/>

Of course, the use of conservation easements is only one form of mitigation that should be considered. The following mitigation measures could also be considered:

- Increasing home density or clustering residential units to allow a greater portion of the development site to remain in agricultural production.
- Protecting nearby farmland from *premature* conversion through the use of less than permanent long-term restrictions on use such as 20-year Farmland Security Zone contracts (Government Code Section 51296) or 10-year Williamson Act contracts (Government Code Section 51200 et seq.).
- Establishing buffers such as setbacks, berms, greenbelts, and open space areas to separate farmland from incompatible urban uses.
- Investing in the commercial viability of the remaining agricultural land in the project area through a mitigation bank which invests in agricultural infrastructure, water supplies and marketing.

The Department believes that the most effective approach to farmland conservation and impact mitigation is one that is integrated with general plan policies. For example, the measures suggested above could be most effectively applied as part of a comprehensive agricultural land conservation element in the City's general plan. Mitigation policies could then be applied systematically toward larger goals of sustaining an agricultural land resource base and economy. Within the context of a general plan mitigation strategy, other measures could be considered, such as the use of transfer of development credits, mitigation banking, and economic incentives for continuing agricultural uses.

Thank you for the opportunity to comment on the NOP. If you have questions on our comments, or require technical assistance or information on agricultural land conservation, please contact the Division at 801 K Street, MS 18-01, Sacramento, California 95814; or, phone (916) 324-0850.

Sincerely,



Dennis J. O'Bryant
Acting Assistant Director

cc: Inland Empire RCD
25864-K Business Center Drive
Redlands, CA 92374



Department of Toxic Substances Control



Alan C. Lloyd, Ph.D.
Agency Secretary
Cal/EPA

5796 Corporate Avenue
Cypress, California 90630

Arnold Schwarzenegger
Governor

August 24, 2005

Mr. Richard Ayala
Senior Planner
City of Ontario
404 East B Street
Ontario, California 91764

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE ESPERANZA (FORMERLY LEGACY) SPECIFIC PLAN PROJECT SCH#2002061047

Dear Mr. Ayala:

The Department of Toxic Substances Control (DTSC) has received your submitted Initial Study for an Environmental Impact Report (EIR) for the above-mentioned project. The following project description is stated in your document: "The Esperanza Specific Plan proposes the development of approximately 1,410 residential dwelling units. The general breakdown of these units consists of 914 single-family detached residential units and 496 multi-family attached residential units. Also, the proposed project provides for a 10 acre school site near the central area of the site, approximately 9 acres dedicated for neighborhood parks, and all major streets will include enhanced parkway landscaping and medians." Most of the issues identified in DTSC's letter dated July 3, 2002 have been responded to. All governmental agency issues and comments should be addressed before final approval of the project.

DTSC provides guidance for cleanup oversight through the Voluntary Cleanup Program (VCP) for other parties. For additional information on the VCP, please visit DTSC's web site at www.dtsc.ca.gov.

If you have any questions regarding this letter, please contact Ms. Teresa Hom, Project Manager, at (714) 484-5477 or email at thom@dtsc.ca.gov.

Sincerely,

Greg Holmes
Unit Chief
Southern California Cleanup Operations Branch - Cypress Office

cc: See next page

Mr. Richard Ayala
August 24, 2005
Page 2

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief
Planning and Environmental Analysis Section
CEQA Tracking Center
Department of Toxic Substances Control
P.O. Box 806
Sacramento, California 95812-0806

CEQA# 1178

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 13, 2005

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

**RE: Notice of Preparation of a Draft Environmental Impact Report (DEIR) for the
Esperanza Specific Plan**

Dear Mr. Ayala:

The Riverside County Planning Department has reviewed the above notice and the environmental issues which will be evaluated in the DEIR. Under the discussion of Traffic/Circulation, County staff would like a complete evaluation of impacts to County roads by City residents accessing Interstate 15 and State Highway 60 from the proposed development. This analysis should take into consideration the cumulative impacts resulting from a number of recently approved projects in Chino, Ontario and the Eastvale area of Riverside County. Additionally, the DEIR should address job-housing balance since this factor contributes to regional impacts associated with traffic, air quality, noise as well as the decay of a sustainable living environment.

Staff looks forward to receiving a copy of the DEIR for review when available. If you should have any questions, please contact me at (909) 955-4949.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Robert C. Johnson, Planning Director

Kathleen Browne, Special Projects

Y:\Planning Master Forms\Letterhead 2004.docOctober 4, 2005

NOP DISTRIBUTION LIST – ESPERANZA SPECIFIC PLAN DEIR

U.S. Army Corps of Engineers
L.A. District Office
911 Wilshire Boulevard
Los Angeles, CA 90053-2325
Attn: Gerry Salas

San Bernardino Association of
Governments
472 N. Arrowhead Avenue
San Bernardino, CA 92401-1421

Chino Valley Unified School District
5130 Riverside Drive
Chino, CA 91710

U.S. Fish & Wildlife Service
Carlsbad Field Office
2730 Loker Avenue West
Carlsbad, CA 92008

Inland Empire Utilities Agency
6075 Kimball Avenue
Chino, CA 91710

California Department of Conservation
801 K Street, MS 24-01
Sacramento, CA 95814

California Dept. of Fish and Game
Inland Deserts Region
Attention: Jeff Brandt
4775 Bird Farm Road
Chino Hills, CA 91709

State Clearinghouse
Governor's Office of Planning and
Research
1400 Tenth Street, Room 212
Sacramento, CA 95814

California Resources Agency
1416 Ninth Street, Suite 1311
Sacramento, CA 95814

San Bernardino County
Agricultural Commissioner
777 E. Rialto Avenue
San Bernardino, CA 92415-0720

Southern California Edison
1351 E. Francis Street
Ontario, CA 91761

San Bernardino County Parks
777 E. Rialto Avenue
San Bernardino, CA 92415-0763

County of San Bernardino
Public Works Department
385 N. Arrowhead Avenue
San Bernardino, CA 92415-0182

California Air Resources Board
1001 I Street
P. O. Box 2815
Sacramento, CA 95812

California Department of Water
Resources
P. O. Box 942836
Sacramento, CA 94236

South Coast Air Quality Management
District
21865 E. Copley Drive
Diamond Bar, CA 91765

County of Riverside
Planning Department
4080 Lemon Street
Riverside, CA 92502-1629

California Division of Aeronautics
P. O. Box 942874 4080 Lemon St
Sacramento, CA 94274-0000 Riverside, CA

Santa Ana Regional Water Quality
Control Board
Attention: Mark Adelson
3737 Main Street, Suite 500
Riverside, CA 92501

City of Fontana
Community Development
8353 Sierra Avenue
Fontana, CA 92335

California State Lands Commission
100 Howe Avenue, Suite 100 South
Sacramento, CA 95825-8202

Chaffey Joint Union High School
District
211 W. 5th Street
Ontario, CA 91762

City of Rancho Cucamonga
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

City of Chino
Community Development
13220 Central Avenue
Chino, CA 91710

San Bernardino County Flood Control
District
825 E. 3rd Street
San Bernardino, CA 92415

City of Upland
Planning Division
P. O. Box 460
Upland, CA 91785

County of San Bernardino
Planning Division
385 N. Arrowhead
San Bernardino, CA 92415-0182

California Department of
Transportation, District 8
Attn: Richard Doyle
464 West 4th Street, 6th Floor
San Bernardino, CA 92401

Southern California Edison/Right of
Way
P. O. Box 410
Long Beach, CA 90801

Department of Toxic Substance Control
5796 Corporate Avenue
Cypress, CA 90630

Inland Empire West Resource
Conservation District
2816 East 4th Street
Ontario, CA 91764-4603

San Bernardino Environmental
Analysis
385 N. Arrowhead
San Bernardino, CA 92415

Inland Empire Resource Conservation
District
28564-K Business Center Dr
Redlands, CA 92374

Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814

Endangered Habitat's League
8424-A Santa Monica Blvd
Los Angeles, CA 90069-4267

Jurupa Community Services District
11201 Harrell Street
Mira Loma, CA 91752

Mr. Emil Marzullo, Director
Office of Special Districts
County of San Bernardino
157 W. Fifth Street, 2nd Floor
San Bernardino, CA 92415-0450

Ontario-Montclair School District
950 W. D Street
Ontario, CA 91762

Cucamonga School District
8776 Archibald Avenue
Rancho Cucamonga, CA 91730

California Integrated Waste
Management Board
1001 I Street
P. O. Box 4025
Sacramento, CA 95812-4025

Jurupa Unified School District
4850 Pedley Road
Riverside, CA 92509

Omnitrans
1700 West Fifth Street
San Bernardino, CA 92411

USDA-Natural Resource Conservation
Service
4500 Glenwood Drive, Bldg. B
Riverside, CA 92501

Southern California Agricultural Land
13839 Bon View Avenue
Ontario, CA 91762

Armada LLC
Attn: Rhonda Neeley
430 Thirty Second Street
Newport Beach, CA 92663

Verizon
P. O. Box 2920
Pomona, CA 91766

Amberhill Development, LTD.
245 Fischer Avenue, Suite C-1
Costa Mesa, CA 92626

ANSO Properties
Attn: Steve Hathaway
333 El Camino Real, Suite 201
Tustin, CA 92780

Albert A. Webb Associates
Attn: Juan Villalobos
3788 McCray Street
Riverside, CA 92506

Mountain View School District
2585 S. Archibald Avenue
Ontario, CA 91761

Southern California Gas Co.
P. O. Box 3003, SC8031
Redlands, CA 92373-0306

Sierra Club – San Geronio Chapter
4079 Mission Inn Avenue
Riverside, CA 92501