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# **Final Environmental Impact Report**

## **Volume II APPENDICES**

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# **West Haven Specific Plan**

SCH NO: 2004071095

Lead Agency:	City of Ontario
Project Applicant:	JMS Turner LLC Centex Homes Stratham Homes, Inc.
Prepared by:	URS Corporation

January 2007

# DRAFT ENVIRONMENTAL IMPACT REPORT

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**DRAFT ENVIRONMENTAL IMPACT REPORT**  
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# **FINAL ENVIRONMENTAL IMPACT REPORT**

Volume II

SCH #2004071095

## **West Haven Specific Plan** **(PSP03-006)**

### **APPENDIX A**

#### **Notice of Preparation and Initial Study and Comments**

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



## California Environmental Quality Act Notice of Preparation

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**TO:** Property Owners, Responsible Agencies & Interested Parties

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

**SUBJECT:** NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT.

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NOTICE IS HEREBY GIVEN that 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 the probable environmental effects are contained in the attached materials. A copy of the Initial Study ☒ is, ☐ is not, attached.

The proposed project ☒ is, ☐ is not, considered a project of statewide, regional or area-wide significance. The proposed project ☒ will, ☐ will not, affect highways or other facilities under the jurisdiction of the State Department of Transportation. A scoping meeting ☒ will, ☐ will not, be held by the lead agency. The scoping meeting will be held on Wednesday, July 28, 2004 at 6:30 PM at:

Ontario Police Department Community Room  
2500 South Archibald Avenue  
Ontario, CA 91761

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 C. Ayala at the address shown above. We will need the name for a contact person in your agency.

**Project Title/File No.:** West Haven Specific Plan (PSP03-006)

**Project Location:** The West Haven Specific Plan is identified as 80 acres of Sub-area 6 and 187 acres of Sub-area 12 in the northeast quadrant of the City of Ontario's 8,200-acre New Model Colony (NMC), in the City of Ontario, San Bernardino County. The project site is surrounded by residences to the west and north and agricultural and dairy farms to the south and east. Riverside Drive is located at the northern project boundary; Haven Avenue to the east; Turner Avenue to the west; and SCE Corridor to the south of the project site.

**Project Description:** The West Haven Specific Plan Project includes the development of a 267-acre master planned community encompassing 80 acres of Sub-area 6 and 187 acres of Sub-area 12 of the NMC. The project will include the following land use designations: Residential Low Density, Neighborhood Commercial, Concept Elementary School, and Concept Park. The project proposes 753 single-family detached units, 8.0 acres of commercial development, green belt trail, 10-acre elementary school, and 5-acre park. The project also includes the extension of Chino Drive and Turner Avenue and the widening of Haven Avenue. The proposed project is subject to discretionary actions by the City of Ontario. The proposed project would require a Specific Plan approval, Development Agreement approval, and approval of Tract Map and Site Plan. Additional project details are provided in the attached Initial Study.

**Project Sponsor:**

JMS Turner LLC  
P.O. Box 10757  
Costa mesa, CA 92672

Centex Homes, South Coast Division  
7555 Irvine Center Drive, Suite 100  
Irvine, CA 92618

Stratham Homes Inc  
2201 Dupont Drive, Suite 300  
Irvine, CA 92612

Consulting firm retained to prepare draft EIR: URS Corporation, 10723 Bell Court, Rancho Cucamonga, CA 91730; Contact: Jeff Rice

<u>Mari Lianhe</u> URS Corporation	for Richard Ayala, Senior Planner	July 16, 2004
Signature	Title	Date

# Initial Study and CEQA Checklist

## 1. Project Title:

West Haven Specific Plan (PSP03-006)

## 2. Lead Agency Name and Address:

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

## 3. Contact Person and Phone Number:

Richard C. Ayala, Senior Planner  
(909) 395-2421

## 4. Project Location:

The West Haven Specific Plan is identified as 80 acres of Sub-area 6 and 187 acres of Sub-area 12 in the northeast quadrant of the City of Ontario's 8,200-acre New Model Colony (NMC), in the City of Ontario, San Bernardino County. Figure 1 shows the regional location of the proposed project area. The site is located north of Edison Avenue, south of Riverside Drive, east of Turner Avenue, and west of Haven Avenue. Figure 2 shows the local vicinity of the project site. Access to the project site is currently available from Haven Avenue. Chino Avenue provides secondary access on the west and Riverside Drive provides local access on the north. Interstate 15 (I-15) and State Route 60 (SR-60) provide regional access to the site.

## 5. Project Sponsor's Name and Address:

JMS Turner LLC	Centex Homes, South Coast Division	Stratham Homes Inc
P.O. Box 10757	7555 Irvine Center Drive, Suite 100	2201 Dupont Drive, Suite 300
Costa mesa, CA 92672	Irvine, CA 92618	Irvine, CA 92612

## 6. General Plan Designation: Residential – Low Density, 4.6 DU/Gross Acreage; Commercial-Neighborhood Center

## 7. Zoning: Specific Plan (Specific Plan – AG Preserve)

## 8. Description of Project:

The West Haven Specific Plan Project includes the development of a 267-acre master planned community encompassing 80 acres of Sub-area 6 and 187 acres of Sub-area 12 of the NMC (refer to Figure 3). The project would include the following land use designations: Residential Low Density, Neighborhood Commercial, Concept Elementary School, and Concept Park. The project includes



753 single-family detached units, 8.0 acres of commercial development, green belt trail, 10-acre elementary school and 5-acre park. Refer to the table below for a summary of the proposed land uses:

Land Use	Land Use Summary	
	Acres***	Percent of Total Acres
Residential**- 753 units	135.6	68.1%
Backbone Streets Right of Way	13.0	6.5%
Additional Area for Neighborhood Edge	3.0	1.5%
Existing Easements Within West Haven Boundary Minus Paseo Areas	20.3	10.2%
30 Foot Paseos / Pocket Park Within West Haven Boundary*	4.4	2.2%
Parks	5.0	2.5%
School	10	5.0
Neighborhood Center	8.0	4.0
<b>Totals</b>	<b>199.3</b>	<b>100%</b>

\*Note: An additional 3.2 acres of Paseo Area is to be developed as a part of this project, within the adjacent SCE easement/property, but outside of the project boundary.

\*\*Note: Excludes 0.6 acre in pocket parks from Planning Area 9

\*\*\*Note: Acres = Acreage to street centerline, minus easements, greenbelts and pocket parks.

The project also includes the extension of Chino Drive and Turner Avenue and the widening of Haven Avenue. Refer to Figure 3 for the location of neighborhood, major, and secondary entry access to the project site.

The proposed project is subject to discretionary actions by the City of Ontario. The proposed project would require a Specific Plan approval, Development Agreement approval, and approval of Tract Map and Site Plan.

## 9. Surrounding Land Uses and Setting

The existing project area is primarily agricultural dairy use that is transitioning to urban use. The site is relatively flat. Several Southern California Edison (SCE) easements (approximately 20.3 acres) are located within the West Haven Boundary. The project site is surrounded by residences to the west and north and agricultural and dairy farms to the south and east. Riverside Drive is located at the northern project boundary; Haven Avenue to the east; Turner Avenue to the west; and SCE Corridor to the south of the project site.

## 10. Other Public Agencies Whose Approval is Required:

Santa Ana Regional Water Quality Control Board – National Pollutant Discharge Elimination System (NPDES) Permit

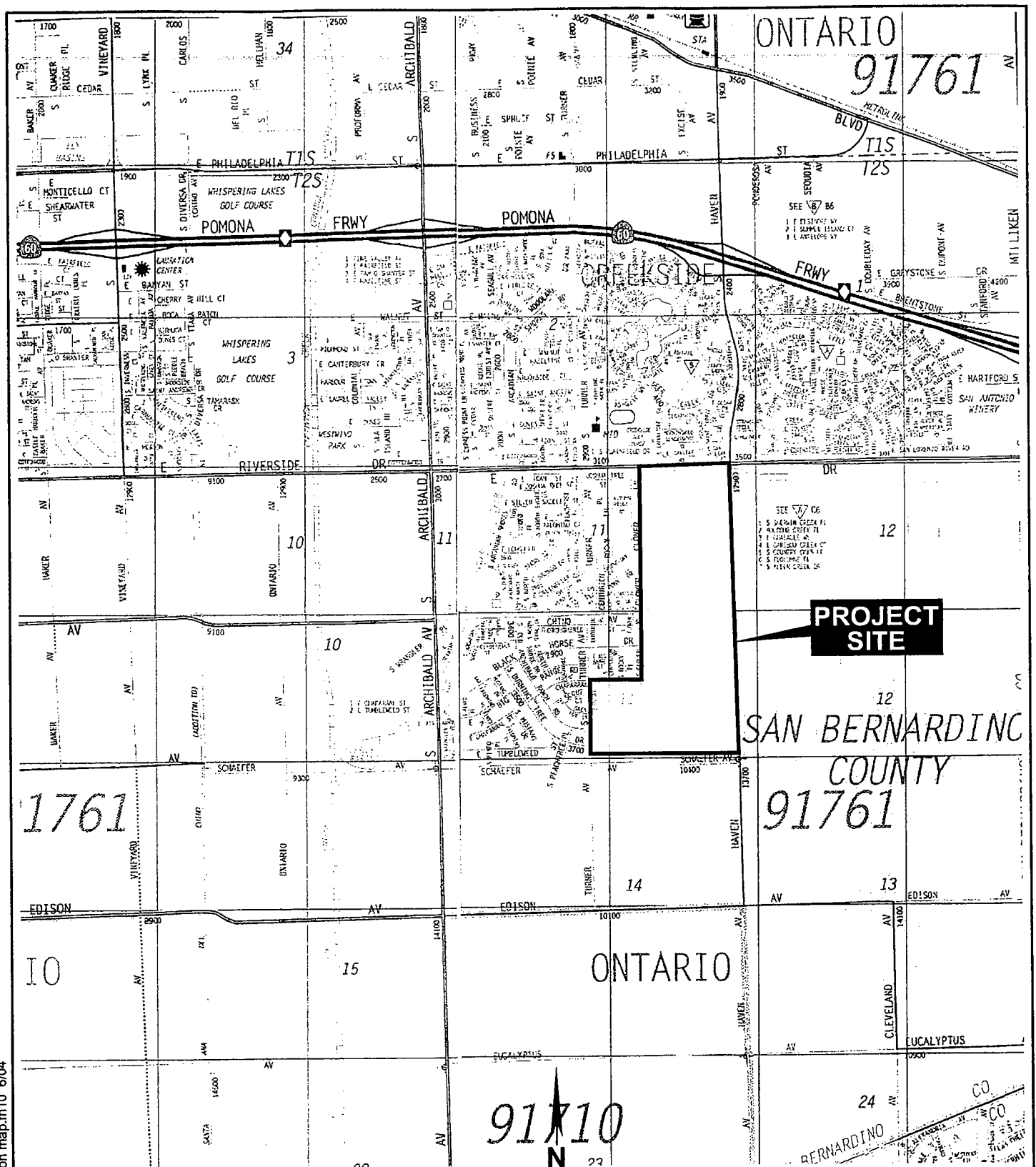
South Coast Air Quality Management District

San Bernardino County Flood Control District

Inland Empire Utilities Agency







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### PROJECT LOCATION MAP

Project No.: 38000774

Date: JUNE 2004

Project: WEST HAVEN SPECIFIC PLAN

Figure 2

**URS**

### Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by the project and involve at least one impact that is a "potentially significant impact" as indicated by the checklist on the following pages.

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

### Environmental Determination

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared. ☐

I find that the proposed project COULD have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☒

I find that the proposed project COULD have a "potentially significant impact" or "potentially significant unless mitigated" on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the project, nothing further is required. ☐

for Mari Piantka, URS Corporation  
Richard C. Ayala, Senior Planner

July 16, 2004  
Date

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. AESTHETICS.</b> Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Discussion:

- a. The project site is located within an area that is relatively flat. The area is a combination of agricultural, dairy, fallow, and vacant land, bordered on the north and west by residential development. Agricultural land and dairy farms are located to the east and south of the project site. The project would not affect off-site views of scenic vistas. There are no scenic vistas that would be impacted by the construction of this project. No impacts would occur.
- b. The project would not result in the removal of trees, destruction of rock outcroppings, or degradation of any historic buildings within a state scenic highway. The project is not adjacent to a state highway that is designated as "scenic." No impacts would occur.
- c. Visual impacts could occur with any new development. The character of the site is a combination of vacant, fallow, and agricultural parcels. The proposed project involves the development of residences, commercial, school, and park. These improvements are an extension of the expanding urban area. While the proposed project would substantially change the character of the site from an undeveloped parcel to a regional residential and commercial center, the project would not be considered a significant "degradation" of the quality of the site and the surrounding area. These impacts are considered less than significant.
- d. This project involves incremental growth of urban development typical of the regional area. Light sources are minimal on the project site. The project would introduce new sources of light and glare; however, the light generated is typical of urban development. This development would not substantially affect views in this area either at night or daytime as the light generated is typical of urban development. Typical development standards as required by the zoning ordinance address the issue of light and glare. These impacts are considered less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>II. AGRICULTURAL RESOURCES:</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) Prepared by the California Dept. of Conservation as an optional Model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Discussion:

- a. According to the New Model Colony General Plan Amendment, there are prime agricultural soils on the project site. Any new development proposed that would convert prime agricultural land to non-agricultural land use or impair the agricultural productivity of prime land could be considered a significant impact under Appendix G of the CEQA Guidelines. This issue would require further evaluation in the EIR.
- b. While there are no parcels within the Specific Plan under Williamson Act contract, there are other parcels under contract located west and east of the site. Potentially-impacted farmlands would be reviewed to determine if they are under Williamson Act contract. Limited displacement of agricultural production would occur. The potential significance of the loss of agricultural land would be evaluated in the EIR.
- c. The project has the potential to result in the loss or conversion of Prime Farmland to non-agricultural use resulting in potential significant individual and cumulative impacts. A detailed evaluation of Farmland impacts would be provided in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>III. AIR QUALITY:</b> Where available, the significance criteria Established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standards or contribute substantially to an existing or projected air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Discussion:

- The project site lies within the boundaries of the eastern portion of the South Coast Air Basin (Basin), under the jurisdiction of the South Coast Air Quality Management District (AQMD). The AQMD, in coordination with the SCAG, has developed an Air Quality Management Plan for the South Coast Air Basin (Basin). Project construction would result in short-term construction impacts. Large grading equipment with the potential to produce significant quantities of pollutants poses a significant short-term impact. Impacts are considered potentially significant. A detailed evaluation of consistency with the local Air Quality Management Plan, local ordinance and general plan would be provided in the EIR.
- The proposed project could generate substantial emissions, which may violate air quality standards. Emissions associated with project construction equipment exhaust, fugitive dust emissions, energy consumption emissions and mobile source emissions could exceed thresholds established by the AQMD. Impacts are considered potentially significant. A detailed evaluation of air quality impacts would be provided in the EIR.
- The Basin has been designated a non-attainment area for O<sub>3</sub>, CO, NO<sub>2</sub> and suspended particulates. The project may increase the level of pollutants beyond the level of significance as defined by AQMD. The project specific and cumulative air quality effects would be further evaluated in the EIR.
- Sensitive receptors include land uses, such as schools, residences, recreational facilities, and other land uses that could contain young children, elderly persons, or people with existing respiratory health problems. The proposed project could result in significant air emissions,



which could expose sensitive receptors, if nearby, to substantial pollutants. This is considered potentially significant, and an analysis of potential impacts to nearby sensitive receptors would be included within the EIR.

- e. The project involves the development of a 267-acre master planned community. The master planned community includes the following land use designations: Residential Low Density, Neighborhood Commercial, Concept Elementary School, and Concept Park. The Neighborhood Commercial land use designation could include the development of a retail center; however, retail centers are generally not considered to be a significant source of offensive odors. The generation of odors is generally associated with certain types of industrial and agricultural activities. The project would include the removal of dairy and agricultural uses currently at the site, which are odor contributors. Removal of these land uses would eliminate odors in the project area. This issue will be further evaluated in the Draft EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IV. BIOLOGICAL RESOURCES.</b> Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion:

- a. Biological surveys of the project site were conducted in 2002 and 2003 by Larry Munsey International to determine the presence or absence of the Delhi Sands flower-loving fly or DSF (*Rhaphiomidas terminatus abdominalis*). The project site consists of vacant land, operational dairy farm, several detention basins, and fallow field. Vegetation onsite consists of a few species of ruderal (weedy) non-native grasses and forbs (herbs other than grass) that are good colonizers of disturbed areas. Among these are ripgut brome, Bermuda grass (*Cynodon dactylon*), crabgrass (*Digitaria sanguinalis*), Russian thistle, short-podded mustard, red-stemmed filaree (*Erodium cicutarium*), and cheese weed. Most of these invasive species are known to be deleterious to the suitability of habitat for the DSF. None of the three plant species (telegraph weed, croton, and California buckwheat) commonly considered indicative of habitat suitable for the DSF is present on the site. Plant diversity on the site is considered to be very low. All of the species detected on the site are considered non-native. No DSF or DSF signs (i.e., discarded pupal cases) were observed on the survey sites during the two surveys.

Birds observed or heard on or above the survey sites included the cattle egret (*Bubulus ibis*), turkey vulture (*Cathartes aura*), killdeer (*Charadrius vociferous*), rock dove (*Columbia livia*), mourning dove (*Senaida macroura*), American crow (*Corvus brachyrhynchos*), northern mockingbird (*Mimus polyglottos*), European starling (*Sturnis vulgaris*), and a few species of songbirds. Other vertebrates detected were the western fence lizard (*Sceloporus occidentalis*), side-blotched lizard (*Uta stansburiana*), pocket gopher (*Thomomys bottae*), cottontail (*Sylvilagus audubonii*), California ground squirrel (*Spermophilus beecheyi*), black-tailed jackrabbit (*Lepus californicus*), heteromyid rodents (burrows, tracks, and tail drags).

Based on the survey, it was concluded that the survey sites were not occupied by the DSF nor that any suitable habitat is present onsite. The project does not have the potential to impact any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service

- b. There are no riparian habitat or other sensitive natural community identified within the project site. No impacts are anticipated.
- c. The project crosses no stream, either perennial or intermittent, based on the United States Geological Survey topographic sheet for the area. No wetlands or other waters of the United States have been observed onsite. In addition, there are no typical flora or fauna associated with wetlands on the site. No significant impacts are expected to occur.
- d. The project site is not used as a wildlife corridor; therefore, the project does not have the potential to interfere with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. No significant impacts are anticipated.
- e. There are no known local plans or policies protecting biological resources within the project area; therefore, no impacts are anticipated.
- f. The proposed project site is not located within a known approved habitat conservation planning area; therefore, no impacts are anticipated.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>V. CULTURAL RESOURCES.</b> Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Discussion:

The following information has been summarized from the Cultural Resources Survey Report and Paleontological Review prepared for the West Haven Specific Plan Project prepared by Michael Brandman Associates on March 29, 2004 and additional work research conducted by URS in May 2004:

- a. A cultural resources record search was conducted on January 8, 2004 at the American Information Center (AIC) located at the San Bernardino County Museum. Field surveys were conducted January, February, and June 2004. In addition, a historical resources background information search was conducted at the County Assessor Annex Office and the San Bernardino County Archives in February 2004. This work showed that of 14 structures and structure complexes currently in the project area, none were built on-site prior to 1959. An aerial photograph taken in 1959 confirmed that certain utilitarian structures were located on-site at that time, but the reconnaissance surveys showed that these has been lost due to subsequent dairy development. No impacts to historic resources are anticipated.
- b. Intensive pedestrian surveys were conducted of the project site in January, February, and June 2004. The surveys consisted of the staff archaeologist walking 15-20 meter transects across the accessible open areas. Three major areas within the Area of Potential Affect (APE) were accessible for surveying. All other areas within the APE were inaccessible due to land use constraints associated with dairy farming or tree and plant nurseries.

According to the cultural resources record search conducted for the project, previous surveys of adjacent land identified the Juan Batista D'Anza Trail paralleling portions of Riverside Drive on the north end of the project area. The "Anza Trail" dates back to 1774, and marks the path followed by Juan Batista D'Anza and his followers while on route to San Gabriel and Monterrey. The "Anza Trail" may have cut across the property at one time; however, any traces of the trail were destroyed long ago.

No significant prehistoric or historic resources were found during the intensive pedestrian survey conducted within aforementioned areas of the West Haven Area of Projected Effect. While no resources were found during this survey it is possible significant cultural resources are still

present in the subsurface areas occupied by the large manure piles, dairy farms and tree and plant nurseries that were not surveyed. It is therefore recommended that future monitoring or surveys be conducted in the event these current land uses area cleared away prior to future development.

- c. The results of the paleontological review showed that the entire project area rests on surface exposures of Quaternary younger fan deposits (Qyf) dating to the late Holocene Epoch. This rock unit has low paleontological sensitivity. It is possible that older Pleistocene sedimentary rock units will be encountered at a depth of 15 feet below the modern ground surface. Paleontological resource monitoring is recommended if and only if excavations take place more than 15 feet below the modern ground surface.
- d. There is no evidence that the project site is located within an area likely to produce human remains. However, there is potential, however slight, for inadvertent discovery of human remains during earthmoving activities. "Human remains" includes both burials and cremations. If human remains were discovered, further excavation or disturbance would be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. If Native American remains are identified, Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code provide specific measures for addressing the remains. No significant impacts are anticipated.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VI. GEOLOGY AND SOILS. Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, or injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project result in substantial soil erosion or loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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### Discussion:

- ai. Fault rupture is caused by the actual breakage of the ground surface overlying a fault as a result of seismic activity. This can range in offsets from less than 1 inch up to 20 feet, depending on the fault and earthquake magnitude. Under the Alquist-Priolo Act, The California State Geologist identifies areas in the State that are at risk from surface fault rupture. The main purpose of the Act is to prevent construction of buildings used for human occupancy where traces of active faults are evident on the Earth's surface. These zones are known as Alquist-Priolo Earthquake Fault Zones. Impacts resulting from fault rupture generally occur within the immediate vicinity overlying the fault. The zones vary in width, but average about 1/4-mile wide.

The proposed project site does not fall within an Alquist-Priolo Special Study Zone and is not anticipated to be impacted directly by fault rupture. Although the project site is not within a special Alquist-Priolo Special Study Zone, this does not preclude the local faults from serving as a potential seismic hazard. Other potential seismic hazards are discussed below. No significant impacts are anticipated to result directly from fault rupture.

- aii. Numerous regional and local faults capable of producing severe earthquakes, those of magnitude of 6.0 or greater, are located within San Bernardino County. The Chino, Whittier, North Elsinore, and the Cucamonga faults have the potential to generate the highest site accelerations. Potential seismic hazards in the study area involve strong ground shaking, fault rupture, liquefaction, and earthquake induced landslides.

Future structures proposed on the project site would be constructed in accordance with the Uniform Building Code (seismic zone 4, which has the most stringent seismic construction requirements in the United States), and would adhere to all modern earthquake standards, including those relating to soil characteristics. This would ensure that all seismically related hazards remain less than significant.

- aiii. Liquefaction potential is a combination of soil type, groundwater depth, and seismic activity. According to the New Model Colony General Plan Amendment, the liquefaction potential within the project study area is undefined (Envicom Corporation, 1998). The EIR would address the geologic conditions of the site and impacts resulting from the proposed project.

- aiv. The project site is located on flat topography, therefore, a landslide from seismic activity would not occur. No impacts are anticipated.

- b. The project site is covered by Eolian Sand which is wind-deposited sand having fine to medium sized grains (Envicom Corporation, 1998). These predominantly sand deposits are moderately to highly permeable and subject to erosion. Erosion potential is considered to be moderate to high. The project would be subject to City ordinances and standards relative to soils and geology. Standard compliance requirements include detailed site specific soil analysis prior to issuance of building permits and adherence to applicable building codes in accordance with the Uniform Building Code. Compliance with these standards would ensure that erosion impacts remain less than significant.
- c. Because the project site is relatively flat and would not require substantial earth modifications, the soil would not become unstable as a result of the project. The project is not expected to experience significant impacts associated with onsite or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse.
- d. The project is located in an area with expansive compressible clay and deposits (Envicom Corporation, 1998). The EIR would address the geologic conditions of the site and impacts resulting from the proposed project
- e. The proposed project would be served by domestic sewer systems. It is not necessary to examine the soil to determine whether it can support the use of septic tanks or other disposal systems. No impacts would occur.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VII. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Is the project located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip,				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
would the project result in safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion:

- a. The proposed project would not involve the transport or use of hazardous materials in any quantity that has been identified by responsible agencies as having the potential to be a significant environmental impact. The project includes a Neighborhood Center would which could include a commercial center; however, it is not anticipated that the center would use large quantities of acutely hazardous materials.

The project would generate household hazardous waste. The EIR would evaluate the proposed project and discuss hazards to the public or the environment through the routine transportation, use, or release of household hazardous waste. Impacts are considered less than significant.

- b. Implementation of the proposed project would not involve the use, storage, or disposal of explosive or hazardous substances that could result in an upset and accident condition. Some minimally hazardous substances that are typically used in the construction and operation of a retail commercial buildings may be used. In addition, the project would generate household hazardous wastes. The risk of accidental explosion or release of hazardous substances is very unlikely. Former onsite and offsite land uses (e.g., manure storage, vehicle maintenance, hazardous substances storage, and pesticide use) may have used and may currently use or handle hazardous materials such as pesticides, waste oil, and diesel fuel. These potential impacts are currently unknown and would be further evaluated in the EIR.
- c. The nearest school is located at Grace Yokley Middle located 2947 South Turner Avenue, approximately 1/4 mile north from the project site. The proposed project is not anticipated to emit sources of hazardous air toxins that could adversely affect students or staff at this school. This impact is considered less than significant.
- d. Hazardous materials use and hazardous waste generation in the project area are primarily associated with fuels (gasoline, diesel fuel, heating oil) and pesticides from previous land uses. However, the current status of this site is unknown and would be further evaluated in the EIR.
- e. The proposed project is not located within an airport land use plan or within 2 miles of a public use airport. The nearest airport is the Ontario International Airport, located approximately 2.5 to 3 miles north of the site and the Chino Airport located approximately 3.0 miles southwest of the site. Therefore, the project would not have the potential to expose people to associated safety hazards. Therefore, the project would not have an adverse impact on the environment.

- f. The project site is not located within the vicinity of a private airstrip. Therefore, the project would not have the potential to expose people to associated safety hazards. No impacts would occur.
- g. The proposed project would not impair implementation of or interfere with an emergency response or evacuation plan. Additionally, streets used for emergency access are not anticipated to be impacted during construction. No significant impacts would occur.
- h. The project is not located adjacent to a wild land area. No impacts are anticipated.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VIII. HYDROLOGY AND WATER QUALITY. Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion:

- a. The proposed project would be implemented in accordance with all applicable water quality standards and waste discharge requirements, which would ensure that the quality and quantity of surface water flowing from the site would not be substantially affected. The project involves residential and commercial development, which would not discharge any hazardous materials into surface or subsurface water bodies. No significant impacts are anticipated.
- b. Groundwater may be affected during construction if dewatering is necessary. The increased impervious area associated with new project structures and paved areas may affect infiltration and storm water runoff and therefore, groundwater levels. Hydrology studies would be prepared as part of the EIR to determine potential groundwater impacts.
- c. There are no streams or rivers on or directly adjacent to the project site. Grading, cut-and-fill, excavation for the project could affect drainage patterns and flood protection levels. Hydrology studies would be prepared as part of the EIR to determine potential impacts.
- d. There are no streams or rivers on or adjacent to the project site. Grading, cut-and-fill, excavation for the project could affect drainage patterns and flood protection levels. The proposed project would increase the amount of impermeable surfaces on the project site and thereby increase the amount of stormwater runoff. Hydrology studies would be prepared as part of the EIR to determine potential impacts.
- e. The proposed project would substantially increase the amount of impermeable surfaces on the project site by constructing new structures, parking lots and commercial pads. The proposed project would contribute to increased sources of polluted runoff during wet weather conditions from urban pollutants that are collected and transported to local drainage infrastructure, including trash, debris, rubber, greases, oils and other vehicular fluids that leak on surface parking areas. Water Quality studies would be prepared as part of the EIR to determine potential impacts.
- f. The proposed project would not otherwise substantially degrade water quality. The project applicant would conform with all applicable water quality standards and waste discharge requirements relative to construction activities and runoff. Water Quality studies would be prepared as part of the EIR to determine potential impacts.
- g. The project is not within a floodzone. A 100-year floodzone is located west of the project site within the neighboring residential development (Environmental Systems Research Institute, Inc., 2004). No impacts are anticipated.

- h. The project is not within a floodzone. A 100-year floodzone is located west of the project site within the neighboring residential development. No impacts are anticipated.
- i. The project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.
- j. The project site is not located near any significantly sized enclosed body of water or coastal area and is, therefore, not susceptible to a seiche or tsunami. The site is not located at the foot of any significant topographical feature with the potential to be subject to a mudflow. No significant impact is noted.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IX LAND USE AND PLANNING.</b> Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

- a,b. The project is the continuation of the existing development pattern that does not physically divide the existing community. The City of Ontario regulates land use within its jurisdiction through a General Plan and a Zoning Ordinance. The proposed project would require a Specific Plan approval, Development Agreement approval, and approval of Tract Map and Site Plan.
- c. The proposed project site is not located within a known adopted habitat conservation planning area; therefore, no impacts are anticipated.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>X.</b>	<b>MINERAL RESOURCES.</b> Would the project:				
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

- a. The proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State because the project site is not located in a mineral rich area nor does it involve any mining practices.
- b. There are no known locally important mineral resources at the project site. The project would have no effects on the availability of a mineral resource.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XI.</b>	<b>NOISE.</b> Would the project result in:				
a)	Exposure of persons to or generation of noise level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	A substantial permanent increase in the ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion:**

- a. Project construction activities would require the use of noise-generating construction equipment. The proposed project would be located within a former agricultural area. The proposed project may expose existing residents that are located adjacent to the site to significant noise during construction. Additionally, the increase in vehicular trips to the site, and general onsite activity could also expose nearby and future residents, and those along transportation routes to the site to significant increases in noise levels. These impacts are considered potentially significant. The EIR would contain an analysis of potential noise impacts resulting from the proposed project.
- b. The proposed project would not be expected to result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. At this point, it is unknown if pile driving, considered a source of groundborne noise, are proposed as part of the project. Standard construction activities, such as grading, excavation, and site preparation are not expected to generate significant vibration or groundborne noise. The EIR would contain an analysis of potential noise impacts resulting from the proposed project.
- c. Noise levels within the project area and along transportation routes to the site may increase as a result of the proposed project. While building code requirements and typical development standards such as building setbacks, walls, landscaping and building insulation typically prevent substantial increases in the ambient noise levels of adjoining areas, it is unclear whether anticipated increases in noise levels would exceed noise thresholds. The EIR would contain an analysis of potential noise impacts resulting from the proposed project.
- d. Temporary noise impacts could occur from construction of the project. A project of this magnitude would require extensive construction activities onsite for months at a time. Noise levels generated during construction activity may affect the occupants of nearby residences. Any locations within these residences with an uninterrupted line of sight to the construction noise sources could be exposed to noise levels that exceed established noise standards. A detailed noise study would be conducted to predict project-generated noise. The EIR would analyze and discuss noise impacts and recommended mitigation measures to reduce noise impacts, where feasible.
- e. The proposed project is not located within an airport land use plan or within 2 miles of a public use airport. Therefore, the project would not have the potential to expose people to excessive noise levels. No impacts would occur.
- f. The proposed project is not located within the vicinity of the private airstrip. Therefore, the project would not have the potential to expose people to excessive noise levels. No impacts would occur.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XII. POPULATION AND HOUSING.</b> Would the project				
a) Induce substantial growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

- a. The proposed project has the potential to induce growth since residential housing is proposed as part of the project; however, this growth has been anticipated and is consistent with the General Plan Amendment and approved Environmental Impact Report. New roads and standard infrastructures would also be required to be developed to support the housing. This issue would require further evaluation in the EIR.
- b. The project does not propose the displacement of any existing housing. There are approximately six residences associated with the farms that would be demolished. These property owners have sold their land to the developers for development purposes. No impacts would occur.
- c. Refer to Response XII(b). No impacts are anticipated.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIII. PUBLIC SERVICES</b>				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any public services:				
Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Discussion:

### Fire Protection

Fire protection services for the project area are provided through City of Ontario Fire Department. Implementation of the propose project could increase demands on City fire protection services. Impacts are potentially significant. This issue would be further evaluated in the EIR.

### Police Protection

Police protection would be provided by the City of Ontario upon project build out. Construction and operation project could increase demands on the City Police Department. Impacts are potentially significant. This issue would be further evaluated in the EIR.

### Schools

The project would generate additional housing; therefore, school-age children would be generated by the proposal. Impacts are potentially significant. This issue would be further evaluated in the EIR.

### Parks

The project includes the creation of a new park. The demand for parks is generally associated with the increase of housing or population into an area. The project would generate population through the construction of new housing. The project has the potential to impact the quality or quantity of existing recreational opportunities or create a substantial need for new parks of recreational facilities. This issue would require further evaluation in the EIR.

### Other Public Facilities

The project has the potential to result in increased road wear from additional construction and operation traffic. In addition, the project has the potential to increase demands on local library, museums, and other cultural opportunities. This issue would be further evaluated in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIV. RECREATION.</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

- a. The increase in use of recreational facilities is generally spurred by population growth in an area. The project would increase population and would therefore have the potential to result in an impact on the quality or quantity of existing recreational opportunities or create a substantial need for new parks or recreational facilities. This issue would be further evaluated in the EIR.
- b. The project includes the construction of a new park. The EIR would evaluate whether the construction of the park has the potential to result in an adverse impact on the environment.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XV. TRANSPORTATION/TRAFFIC.</b> Would the project:				
a) Cause an increase in traffic, which is substantial in relation to the existing system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflicts with adopted policies, plans, or programs				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

- a. The proposed project consists of residences, commercial center, school, and park. These types of uses could generate significant vehicular trips to and from the project site, which could add substantial traffic volumes to local and regional roadways. These types of effects could significantly impact operating conditions along area roadway segments and at integral intersections. Impacts are considered potentially significant and would be evaluated in the EIR.
- b. Several cumulative projects are currently being developed or are planned within the project area that could contribute to cumulatively considerable traffic impacts. A detailed traffic study would evaluate traffic impacts and would be included within the EIR.
- c. Because of its low-rise height and location away from public airports or private airstrips, the proposed project would not affect air traffic patterns. No impacts would occur.
- d. Specific circulation patterns and roadways for the proposed development would incorporate all applicable civil engineering and city fire department standards to ensure that hazardous design features or inadequate emergency access to the site or other areas surrounding the site would be avoided. However, additional turning movements associated with site ingress and egress could increase traffic hazards. The EIR would include a detailed analysis of traffic impacts.
- e. All projects are required to comply with access requirements of the City of Ontario Fire Department, which includes an evaluation of adequate emergency access. No significant impacts are anticipated.
- f. Parking is proposed throughout the project site. The project would comply with the Parking and Loading Requirements specified within City's Zoning Ordinance. No significant impacts are anticipated.
- g. The proposed project would be consistent with policies or programs supporting alternative transportation. Impacts are considered less than significant.



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVI. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

- a. The project site is currently undeveloped; therefore, implementation of the proposed project would significantly increase the generation of wastewater from the site. There are adopted Infrastructure Master Plans for the development of the New Model Colony. All development within the New Model Colony areas would be required to be in compliance with these plans.
- b. Implementation of the proposed project would require new sewer and water service connections. The proposed project would require large demands for treated water, and would generate substantial wastewater flows from the site. It is currently unknown whether adequate water and wastewater treatment capacity is currently available to accommodate the additional demands from the proposed project. There are adopted Infrastructure Master Plans for the development of the New Model Colony. All development within the New Model Colony areas would be required to be in compliance with these plans.
- c. Implementation of the proposed project would require the construction of new stormwater drainage facilities. There are adopted Infrastructure Master Plans for the development of the

New Model Colony. All development within the New Model Colony areas would be required to be in compliance with these plans.

- d. The City of Ontario Public Works Agency, Utilities Department would provide water service for the proposed project. Implementation of the proposed project would require increased amounts of potable water. It is currently unknown whether adequate water supplies are currently available to accommodate the additional demands from the proposed project. These impacts are potentially significant and would be further analyzed in the EIR.
- e. The Inland Empire Utilities Agency would provide wastewater treatment services. Implementation of the proposed project would generate substantial flows of additional wastewater. It is currently unknown whether adequate wastewater treatment capacity is currently available to handle flows from the proposed project. These impacts are potentially significant and would be further analyzed in the EIR.
- f. The El Sobrante Landfill serves the City and would likely be the landfill that receives solid waste from the proposed project. The proposed project would generate substantial amounts of solid waste that would be hauled to and disposed of at the El Sobrante Landfill. It is currently unknown whether adequate landfill capacity is currently available to accommodate solid waste disposal needs generated by the proposed project. These impacts are potentially significant and would be further analyzed in the EIR.
- g. The project would comply with all local, state, and federal requirements for integrated waste management (e.g., recycling) and solid waste disposal. The proposed project would not generate hazardous wastes or materials that require special handling. No special solid waste management systems would be required. Impacts are considered less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

- a. The proposed project could potentially result in significant impacts to cultural resources. These issues are considered potentially significant and would be further evaluated in the EIR.
- b. The proposed project could result in cumulative impacts. When combined with other current, past, or future projects in the area, the proposed project impacts could potentially be cumulatively considerable. The EIR would evaluate the possibility of any potentially significant cumulative impacts.
- c. The proposed project could potentially result in environmental effects that have adverse impacts on human beings, either directly or indirectly. Potential impacts associated with air quality, noise, traffic, and hazards could affect human populations. These impacts would be further addressed in the EIR.

**References:**

Envicom Corporation, 1998. City of Ontario New Model Colony General Plan Amendment.

Environmental Systems Research Institute, Inc., 2004. U.S. Flood Hazard Areas Map.

Michael Brandman Associates, 2004. Cultural Resources Survey Report and Paleontological Review for the West Haven Specific Plan Project, Subarea 6 (West of Haven) and Subarea 12 (West of Haven), City of Ontario, San Bernardino County, California.

URS, 2004. Cultural Resources Concerns for the City of Ontario's West Haven Development EIR.

## California Environmental Quality Act Notice Of Completion

---

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



To: Office of Planning and Research  
1400 Tenth Street, Room 222  
Sacramento, California 95814

**Project Title/File No.:** West Haven Specific Plan (PSP03-006)

**Project Location:** The West Haven Specific Plan is identified as 80 acres of Sub-area 6 and 187 acres of Sub-area 12 in the northeast quadrant of the City of Ontario's 8,200-acre New Model Colony (NMC), in the City of Ontario, San Bernardino County. Riverside Drive is located at the northern project boundary; Haven Avenue to the east; Turner Avenue to the west; and SCE Corridor to the south of the project site.

**Project Description:** The West Haven Specific Plan Project includes the development of a 267-acre master planned community encompassing 80 acres of Sub-area 6 and 187 acres of Sub-area 12 of the NMC. The project will include the following land use designations: Residential Low Density, Neighborhood Commercial, Concept Elementary School, and Concept Park. The project proposes 753 single-family detached units, 8.0 acres of commercial development, green belt trail, 10-acre elementary school, and 5-acre park. The project also includes the extension of Chino Drive and Turner Avenue and the widening of Haven Avenue. The proposed project is subject to discretionary actions by the City of Ontario. The proposed project would require a Specific Plan approval, Development Agreement approval, and approval of Tract Map and Site Plan.

**Lead Agency:** City of Ontario, Planning Department, 303 East B Street, Ontario, California 91764

**Contact Person:** Richard C. Ayala, Senior Planner; Telephone: (909) 395-2421

**Review Period:** A copy of the Initial Study is available for review from July 19, 2004 to August 17, 2004 at the address listed below.

---

City of Ontario  
Planning Department  
303 East "B" Street  
Ontario, California 91764

*Mari Pankka*  
URS Corporation  
Signature

for Richard C. Ayala, Senior Planner

July 16, 2004

Title

Date

# Notice of Completion & Environmental Document Transmittal Form

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



(Overnight)  
To: ☒ State Clearinghouse  
1400 Tenth Street, Room 222  
Sacramento, California 95614

(US Mail)  
☐ State Clearinghouse  
PO Box 3044  
Sacramento, California 95812-3044

SCH # \_\_\_\_\_

Project No./Name: West Haven Specific Plan (PSP03-006)

Lead Agency: City of Ontario

Street Address: 303 E. "B" Street

City: Ontario

Zip Code: 91764

Contact Person: Richard C. Ayala

Phone: (909) 395-2036

County: San Bernardino

Project Location: Located at the southwest corner of Riverside Drive and Haven Avenue in the southeastern portion of the City.

County: San Bernardino

Cross Streets: Riverside Drive and Haven Avenue

Assessor's Parcel No.: (insert text)

Section: 11 and 14

Within 2 Miles of:

Township: 2S

State Hwy Nos.: State Route 60 and Interstate 15

Airports: (insert text)

Range: 7W

Railways: SPRR

Base: San Bernardino

Waterways: None

Schools: Grace Yockey Middle

## Document Type:

### CEQA:

☒ NOP

☐ Early Consultation

☐ Negative Declaration

☐ Draft EIR

☐ Supplemental/Subsequent EIR  
(prior SCH # )

☐ NOE

☐ NOC

☐ NOD

### NEPA:

☐ NOI

☐ EA

☐ Draft EIS

☐ FONSI

### Other:

☐ Joint Document

☐ Final Document

☐ Other:

## Local Action Type:

☐ General Plan Update

☐ General Plan Amendment

☐ General Plan Element

☐ Community Plan

☒ Specific Plan/Amendment

☐ Master Plan

☐ Planned Unit Development

☒ Site Plan

☐ Zone Change

☐ Prezone

☐ Use Permit

☐ Subdivision

☐ Annexation

☐ Redevelopment

☐ Coastal Permit

☒ Other: Tract Map,  
Development Agreement

## Development Type:

☒ Residential DU's: 753

☐ Office SF:

☒ Commercial SF:

☐ Industrial SF:

☒ Educational 10.0 acres

☐ Institutional

☒ Recreational 5.0 acres

Ac: 135.6

Ac:

Emp:

Ac.: 8.0

Ac:

Emp:

☐ Water Facilities

☐ Transportation

☐ Mining

☐ Power

☐ Water Treatment

☐ Hazardous Waste

☐ Other:

Type:

Type:

Mineral:

Type:

Type:

Type:

MGD:

MGD:

Watts:

Watts:

Watts:

Watts:

## Project Issues Discussed in Document:

☒ Aesthetics/Visual

☒ Agricultural Land

☒ Air Quality

☒ Archeological/Historical

☐ Coastal Zone

☒ Drainage/Absorption

☐ Fiscal

☒ Flood Plain/Flooding

☒ Forestland/Fire Hazard

☒ Geologic/Seismic

☒ Minerals

☒ Noise

☒ Population/Hous'g Balance

☒ Public Services/Facilities

☒ Recreation/Parks

☒ Schools/Universities

☒ Septic Systems

☒ Sewer Capacity

☒ Soil Erosion/Grading

☒ Solid Waste

☒ Toxic/Hazardous

☒ Traffic/Circulation

☒ Vegetation

☒ Water Quality

☒ Water Supply/Groundwater

☒ Wetland/Riparian

☒ Wildlife

☒ Growth Inducing

☒ Land Use

☒ Cumulative Effects

☐ Other:

Existing Land Use: Agriculture

Existing Zoning: Specific Plan (Specific Plan - AG Preserve)

Existing General Plan: Residential - Low Density, 4.6  
DU/Gross Acreage; Commercial Neighborhood Center

Project Description: The West Haven Specific Plan Project includes the development of a 267-acre master planned community encompassing 80 acres of Sub-area 6 and 187 acres of Sub-area 12 of the NMC. The project will include

**Notice of Completion & Environmental Document Transmittal Form**  
**Page 2**

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**Notice of Completion & Environmental Document Transmittal Form**  
**Page 3**

**REVIEWING AGENCIES CHECKLIST**

**Key:**

**S** = Document sent by lead agency

**X** = Document sent by SCH

**✓** = Suggested distribution

**Resources Agency:**

- ☐ Resource Agency
- ☐ Boating & Waterways
- ☐ Coastal Commission
- ☐ Coastal Conservancy
- ☐ Colorado River Board
- ☐ Conservation
- ☒ Fish & Game
- ☐ Forestry & Fire Protection
- ☒ Office of Historic Preservation
- ☐ Parks & Recreation
- ☐ Reclamation Board
- ☐ S.F. Bay Conservation & Development Commission
- ☐ Water Resources (DWR)
- ☐ State Lands Commission

**Business, Transportation & Housing**

- ☐ Aeronautics
- ☐ California Highway Patrol
- ☒ CALTRANS District No. 8
- ☐ Dept. of Transportation Planning (headquarters)
- ☐ Housing & Community Development
- ☐ Food & Agriculture

**Health & Welfare**

- ☐ Health Services

**State & Consumer Services**

- ☐ General Services
- ☐ OLA (Schools)

**Environmental Protection Agency**

- ☐ Air Resources Board
- ☐ California Waste Management Board
- ☐ SWRCB: Clean water Grants
- ☐ SWRCB: Delta Unit
- ☐ SWRCB: Water Quality
- ☐ SWRCB: Water Rights
- ☒ Regional WQCB No. 8 - Santa Ana

**Youth & Adult Corrections**

- ☐ Corrections

**Independent Commissions & Offices**

- ☐ Energy Commission
- ☒ Native American Heritage Commission
- ☐ Public Utilities Commission
- ☐ Santa Monica Mountains Conservancy
- ☐ State Lands Commission
- ☐ Tahoe Regional Planning Agency

**Other:** See attached distribution list

**PUBLIC REVIEW PERIOD** (to be completed by lead agency)

**Starting Date:** July 19, 2004

**Ending Date:** August 17, 2004

**Signature:** Mani Lianka, URS Corporation

**Date:** July 16, 2004

**Name:** Richard C. Ayala

**Title:** Senior Planner

**Lead Agency** (complete if applicable)

**Consulting Firm:** URS Corporation  
**Address:** 10723 Bell Court  
**City/State/Zip:** Rancho Cucamonga  
**Contact:** Jeff Rice  
**Phone:** (909) 980-4000

**Applicant** (See Attached NOP)

**Name:** JMS Turner LLC, Centex Homes, Stratham Homes  
**Address:** (insert text)  
**City/State/Zip:** (insert text)  
**Phone:** (insert text)

**For SCH Use Only:**

**Date Received at SCH:** \_\_\_\_\_  
**Date Review Starts:** \_\_\_\_\_  
**Date to Agencies:** \_\_\_\_\_  
**Date to SCH:** \_\_\_\_\_  
**Clearance Date:** \_\_\_\_\_

**Notes:**



# WEST HAVEN SPECIFIC PLAN (PSP03-006) NOP DISTRIBUTION LIST

State Clearinghouse Office of Planning & Research	1400 Tenth Street	Sacramento	CA	95814
Inland Empire Utilities Agency	6075 Kimball Avenue	Chino	CA	91710
County of Riverside Planning Department	4080 Lemon Street, 9th Floor PO Box 1409	Riverside	CA	92502-1409
County of San Bernardino Planning Division	385 N. Arrowhead	San Bernardino	CA	92415-0182
Verizon	PQ Box 2920	Pomona	CA	91766
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
South Coast Air Quality Management District	21685 E. Copley Drive	Diamond Bar	CA	91765
Southern California Edison	1351 E. Francis Street	Ontario	CA	91761
Southern California Edison/Right of Way	PO Box 410	Long Beach	CA	90801
Southern California Edison	PO Box 800	Rosemead	CA	91770-0800
Southern California Gas Co.	PO Box 3003, SC8031	Redlands	CA	92373-0306
US Fish & Wildlife Service	2730 Loker Avenue West	Carlsbad	CA	92008
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
Sierra Club San Geronio Chapter	4079 Mission Inn Avenue	Riverside	CA	92501
Mountain View School District	2585 S. Archibald Avenue	Ontario	CA	91761
Chaffey Joint Union High School District	211 W. 5th Street	Ontario	CA	91762
Ontario-Montclair School District	950 W. D Street	Ontario	CA	91762
Chino Valley Unified School District	5130 Riverside Drive	Chino	CA	91710
Cucamonga School District	8776 Archibald Avenue	Rancho Cucamonga	CA	91730
San Bernardino Association of Governments	472 N. Arrowhead Avenue	San Bernardino	CA	92401
Jurupa Unified School District	4850 Pedley Road	Riverside	CA	92509
Omnitrans	1700 West Fifth Street	San Bernardino	CA	92411
City of Rancho Cucamonga	PO Box 807	Rancho Cucamonga	CA	91729

# WEST HAVEN SPECIFIC PLAN (PSP03-006) NOP DISTRIBUTION LIST

City of Chino	13222 Central Avenue	Chino	CA	91710
City of Fontana	8353 Sierra Avenue	Fontana	CA	92335
City of Upland	460 N. Euclid	Upland	CA	91786
Santa Ana Regional Water Quality Control Board	3737 Main Street, Suite 500	Riverside	CA	92501
San Bernardino County Flood Control District	825 East Third Street	San Bernardino	CA	92415
Caltrans, District 8	464 West 4th Street	San Bernardino	CA	92401
City of Ontario Main Library	120 East D Street	Ontario	CA	91764
San Bernardino County Clerk's Office	222 West Hospitality Lane, First Floor	San Bernardino	CA	92415

## West Haven Specific Plan EIR Scoping Meeting COMMENT FORM

If you would like to comment on the Draft Initial Study/Environmental Impact Report on the West Haven Specific Plan project, please fill out the information below and return at the end of the meeting. Your comments will be included and addressed in the Final IS/EA.

Name Roberta Nolden  
Organization (optional) Home Owner / Resident  
Address 3243 Pony Drive  
City Ontario State CA Zip 91761  
Phone (909) 923-2984 (optional) Fax \_\_\_\_\_ (optional)  
E-mail ntberta@verizon.net (optional)

Comments (attach additional pages if needed) \_\_\_\_\_

Richard,

I spoke tonight regarding immediate safety  
needs on Riverside Drive regarding High School  
traffic. Please e-mail me with results of your  
conversation with the Traffic Engineer.

Thank You,

Roberta Nolden

Additional comments may be submitted to the City by August 20, 2004 to:

Mr. Richard Ayala  
City of Ontario, Planning Department  
303 E. "B" Street  
Ontario, CA 91764  
Phone: (909) 395-2421

*Si desea información en español, comuníquese con el Sr. Richard Ayala al (909) 395-2421*

## West Haven Specific Plan EIR Scoping Meeting COMMENT FORM

If you would like to comment on the Draft Initial Study/Environmental Impact Report on the West Haven Specific Plan project, please fill out the information below and return at the end of the meeting. Your comments will be included and addressed in the Final IS/EA.

Name Gilbert Gonzales  
Organization (optional) CREEKSIDE RANCH Little League  
Address 3133 Thoroughbred ST  
City ONT State CA Zip 91761  
Phone 909-947-1652 (optional) Fax \_\_\_\_\_ (optional)  
E-mail \_\_\_\_\_ (optional)

Comments (attach additional pages if needed) Interested in time frame  
of proposed parks & community centers for youth.

Additional comments may be submitted to the City by August 20, 2004 to:

Mr. Richard Ayala  
City of Ontario, Planning Department  
303 E. "B" Street  
Ontario, CA 91764  
Phone: (909) 395-2421

Si desea información en español, comuníquese con el Sr. Richard Ayala al (909) 395-2421

**DEPARTMENT OF PUBLIC WORKS**

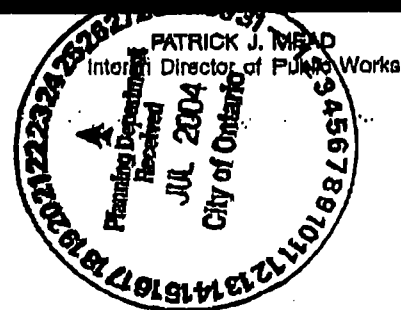
FLOOD CONTROL • REGIONAL PARKS • SOLID WASTE MGMT • SURVEYOR • TRANSPORTATION


 # 38000744.10000  
 COUNTY OF SAN BERNARDINO  
 ECONOMIC DEVELOPMENT  
 AND PUBLIC SERVICES GROUP

825 East Third Street • San Bernardino, CA 92415-0838 • (909) 387-8104

Fax (909) 387-8130

July 20, 2004

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


File #10(ENV)-4.01

 RE: NOTICE OF PREPARATION OF DRAFT EIR, WEST HAVEN SPECIFIC PLAN  
 (PSP03-006)

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 Technical Appendix when it is available. At that time,  
 our Department will review the project and provide comments.

Sincerely,

 FRANK MOLINA, Supervising Planner  
 Environmental Management Division

FM:jm/CEQARcc'd\_Ontario\_WHavenSP\_EIRReqst'd

 cc: Naresh P. Varma  
 PJM/VRO Reading File

 MARK UFFER  
 Interim County Administrative Officer  
 NORMAN A. KANOLD  
 Assistant County Administrator  
 Economic Development and  
 Public Services Group

Board of Supervisors	
BILL POSTMIUS ..... First District	DENNIS HANSBERGER ..... Third District
PAUL EMANE ..... Second District	PATTI AGUIAR ..... Fourth District
CLIFFORD YOUNG ..... Fifth District	



Arnold  
Schwarzenegger  
Governor

## STATE OF CALIFORNIA

Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Jan Boel  
Acting Director

Notice of Preparation



July 19, 2004

To: Reviewing Agencies

Re: West Haven Specific Plan (PSP03-006)  
SCH# 2004071095

Attached for your review and comment is the Notice of Preparation (NOP) for the West Haven Specific Plan (PSP03-006) 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  
Project Analyst, State Clearinghouse

Attachments  
cc: Lead Agency



Tony Carstens  
Agency Director

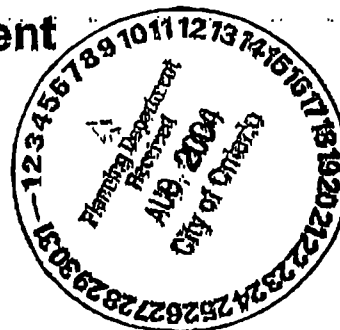
# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY



Robert C. Johnson  
Planning Director

### Planning Department



August 4, 2004

City of Ontario  
ATTN: Richard Ayala, Sr. Planner  
303 East "B" Street  
Ontario, CA 91764


**RE: PSP03-006 - Notice of Preparation of a Draft Program Environmental Impact Report (EIR)  
for West Haven Specific Plan (Portions of Subarea 6 and Subarea 12 of the New Model  
Colony)**

Dear Mr. Ayala:

The Riverside County Planning Department has reviewed the above notice and the environmental issues to be addressed in the Draft EIR. We have no comments at this time but would like to request that we receive a copy of the draft environmental document for our review and analysis 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:\TM2\KBROWNE\DER Log\RespLtrs\W1584 NOP request DEIR.doc

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## South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • [www.aqmd.gov](http://www.aqmd.gov)



July 23, 2004

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

Dear Mr. Ayala:

### **Notice of Preparation of a Draft Environmental Impact Report for West Haven 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.

#### **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 CARB Website at: [www.arb.ca.gov](http://www.arb.ca.gov).

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



Mr. Richard C. Ayala

-2-

July 23, 2004

should be included in the analysis. 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 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. 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*

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

SS:CB:li

**SBC040720-02LI**  
Control Number

Mr. Richard C. Ayala

-2-

July 23, 2004

should be included in the analysis. 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 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. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

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Sincerely,

*Steve Smith*

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

SS:CB:li

SBC040720-02LI  
Control Number

Aug-17-2004 18:48

From-DIVISION OF LAND RESOURCE PROTECTION

18189273480

T-925

P.001/002

F-701



**DEPARTMENT OF CONSERVATION**  
**STATE OF CALIFORNIA**

August 17, 2004

**DIVISION OF  
LAND RESOURCE  
PROTECTION**

■ ■ ■

**801 K STREET  
SACRAMENTO  
CALIFORNIA  
95814**

**PHONE  
916/324-0860**

**FAX  
916/327-3430**

**INTERNET  
CONSERV.CA.GOV**

■ ■ ■

**ARNOLD  
SCHWARZENEGGER  
GOVERNOR**

**VIA FACSIMILE (909) 395-2420**

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

Dear Mr. Ayala:

**Subject: Notice of Preparation (NOP) of a Draft Environmental Impact  
Report (DEIR) for the West Haven Specific Plan (PSP03-  
006) SCH# 2004071095**

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 a 267-acre master planned community for 753 single-family residences and associated land uses. The NOP notes that the project area is zoned as Specific Plan - Ag Preserve and is adjacent to residential and dairy uses. The NOP also notes that the project area does not include any lands under Williamson Act contract, however, is adjacent to contracted lands. Based on this information, the Division recommends that the following items be specifically addressed to document and treat the project's impacts on agricultural land.

**Agricultural Setting and Impacts**

- Project setting in terms of the actual and potential agricultural productivity of the land. The Division's 2002 San Bernardino County Important Farmland Map, which defines farmland according to soil attributes and land use, shows the project site as "Other Land." This is due to the site's current use for dairy operations. If the underlying soil units meet physical and chemical criteria for Prime Farmland and those soils were used for irrigated agriculture, the area would be mapped as Prime Farmland. This is the case with some adjacent areas.

Mr. Richard C. Ayala  
August 17, 2004  
Page 2

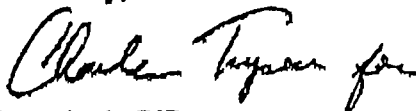
- Current and past agricultural use in the project and adjacent areas such as types of crops grown, crop yields and farmgate sales values.
- Economic multipliers to assess the total contribution of the site's potential or actual agricultural production to the local, regional and state economies. State and Federal agencies such as the UC Cooperative Extension Service and USDA are sources of economic multipliers.
- Type, amount, and location of farmland conversion resulting directly and indirectly (growth-inducement) from project implementation.
- Impacts on current and future agricultural operations in and adjacent to the project area.
- 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.
- A map detailing the location of agricultural preserves and contracted land within each preserve and number of acres under Williamson Act contract according to land type (e.g., prime or non-prime agricultural land).
- Any proposed zoning associated with the project that would preclude agricultural uses within agricultural preserves. If proposed land uses would preclude agricultural use in agricultural preserves, amendment of the preserve boundary should be considered.

#### Mitigation Measures and Alternatives

[REDACTED] that would lessen or avoid agricultural conversion impacts, including land use conflicts with adjacent agricultural activities, [REDACTED] in the DEIR.

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 West RCD  
1609 S. Grove Avenue, Suite 103  
Ontario, CA 91761



**Arnold Schwarzenegger**  
**Governor**

The disposition of the soils should be discussed in the proposed RIR as a potential impact to other surface and groundwaters. Mitigation measures should involve maintaining the salts in soils from former dairy operations within the Chino Groundwater Basin and protecting the soils from excessive erosion and discharge into surface waters that would convey the salts outside of the Chino Groundwater Basin.

- 2 -

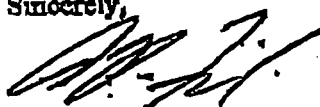
July 20, 2004

City of Chino

Regional Board staff also requests that the proposed EIR include a discussion on the feasibility of developing one or more regional storm water treatment facilities to treat storm water runoff from the project site and existing development to the north as opposed to only treating on-site runoff. Regional Board Order No. R3-2002-0012, NPDES Permit No. CAS618036, encourages the application of regional solutions to storm water quality problems. Regional Board staff feels that the general planning process is the best venue to outline a conceptual method of implementing regional solutions.

If you have any questions, please do not hesitate to contact me at (909) 320-6363 or via electronic message at [afischer@rb8.swrob.ca.gov](mailto:afischer@rb8.swrob.ca.gov).

Sincerely,



Adam F. Fischer  
Environmental Scientist  
Region 8 401 Certification Coordinator

APF:401/CBQA comments/DEIR- City of Ontario- Subarea 7 General Plan

California Environmental Protection Agency

 Recycled Paper

STATE OF CALIFORNIA

Arnold Schwarzenegger, Governor

## NATIVE AMERICAN HERITAGE COMMISSION

815 CAPITOL MALL, ROOM 384  
SACRAMENTO, CA 95814  
(916) 653-4082  
(916) 657-5390 - Fax

July 29, 2004



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

Re: West Haven Specific Plan (PSP03-006)  
SCH# 2004071095

Dear Mr. Ayala:

Thank you for the opportunity to comment on the above-referenced document. To adequately assess the specific related project impacts on cultural resources, the Commission recommends 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 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 in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5 (e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

Carol Gaubatz  
Program Analyst  
(916) 653-6251

CC: State Clearinghouse

38000774.1000

EUNICE M. ULLOA  
Mayor

TOM HAUGHEY  
Mayor Pro Tem



GLENN DUNCAN  
EARL C. ELROD  
DENNIS YATES  
Council Members

GLEN ROJAS  
City Manager

## CITY of CHINO

August 23, 2004

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

Subject: West Haven Specific Plan (PS303-006)

Dear Mr. Ayala:

Thank you for circulating the "Notice of Preparation of a Draft Environmental Impact Report (EIR)" to the City of Chino for review and input for the West Haven Specific Plan.

We have reviewed the proposed project, and have the following information and concerns to be incorporated into the E.I.R.

The City of Chino has two large developments in the vicinity that will affect your baseline and future traffic study data, which we would like to have incorporated into your studies. The first is "The Preserve", 5,435 acres of recently annexed agricultural land. This project with 9,779 dwelling units, bounded by Euclid Avenue, Hellman Avenue, Chino-Corona Road, and Kimball Avenue, is being developed by Lewis Operating Corporation. The second development has been approved by the Planning Commission and will be going to Council in August. It is comprised of 710 acres of surplus State-owned property to include approximately 2,200 homes, commercial, a Chaffey College campus to have 15,000 students anticipated at build-out, and the expansion of Ayala Park. SunCal Companies is developing the project.

\* CMP analyses have been completed on both of these projects, and mitigation measures have been identified at various intersections, road segments, and freeway ramps. The City of Chino in a cooperative agreement with Caltrans, is currently designing a traffic signal modification to add protected east/west left-turn phasing at the intersection of Euclid Avenue and Riverside Drive for your information and inclusion in your traffic study.

The City of Chino's major concerns are Schaefer Avenue, Pine Avenue, Edison Avenue, Riverside Drive, Chino Avenue, Euclid Avenue, and intersections along these segments, particularly for commuters accessing the local freeway system.



Mr. Richard Ayala  
West Haven Specific Plan (PS303-006)  
August 23, 2004  
Page 2

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We would be happy to provide any information from our studies you deem helpful in developing the West Haven Specific Plan.

Please contact Karen Duarte, Associate Engineer, of my staff at (909) 591-9830 with any comments or questions.

Sincerely,

  
Jose A. Alire, T.E.  
Transportation Manager

JA:KD:pr

cc: Karen Duarte, City of Chino  
Jeffrey Rice, AICP  
URS Corporation  
10723 Bell Court  
Rancho Cucamonga, CA 91730

*Jeff Muller - L-100*

## Department of Toxic Substances Control



Tommy Timmlin  
Agency Secretary  
Cal/EPA

5798 Corporate Avenue  
Cypress, California 90630

Arnold Schwarzenegger  
Governor

August 20, 2004



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

### NOTICE OF PREPARATION (NOP) FOR A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE WEST HAVEN SPECIFIC PLAN PROJECT (SCH#2004071095)

Dear Mr. Ayala:

The Department of Toxic Substances Control (DTSC) has received your NOP of a draft EIR document for the development of a 267-acre master planned community. Based on the review of the currently submitted document, DTSC has the following comments, which you state will be addressed in your EIR.

1. The EIR must identify all current and historic uses of the site that may have resulted in a release of hazardous wastes/substances. The EIR should summarize in a table any contamination to the soil, air and groundwater.
2. The EIR must specifically identify any known or potentially contaminated sites within the proposed Project area. For all identified sites, the EIR should evaluate and identify which conditions at the site pose a threat to human health or the environment. A Phase I Assessment may be sufficient to identify these sites. Following are the databases of some of the regulatory agencies:
  - National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).
  - CalSites: A Database primarily used by the California Department of Toxic Substances Control.
  - Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.

Mr. Richard Ayala

August 20, 2004

Page 2 of 5

- **Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS):** A database of CERCLA sites that is maintained by U.S. EPA.
  - **Solid Waste Information System (SWIS):** A database provided by the California Integrated Waste Management Board consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
  - **Leaking Underground Storage Tanks (LUST) / Spills, Leaks, Investigations and Cleanups (SLIC):** A list that is maintained by Regional Water Quality Control Boards.
  - **Local County and City maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.**
  - **The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017; (213) 452-3908; maintains a list of Formerly Used Defense Sites (FUDS).**
3. The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If hazardous materials/wastes were stored at the site, an environmental assessment should be conducted to determine if a release has occurred. If so, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. It may be necessary to determine if an expedited response action is required to reduce existing or potential threats to public health or the environment. If no immediate threat exists, the final remedy should be implemented in compliance with state regulations and policies.
4. All environmental investigation and/or remediation should be conducted under a Workplan which is approved by a regulatory agency that has jurisdiction to oversee hazardous waste investigation and cleanup. Previously submitted assessment reports, sampling results of related and site related documents should be summarized in the EIR.
5. If the subject property is used for agriculture, onsite soils could contain pesticide residues. If the site is used for dairy or cattle operations, the soil

Mr. Richard Ayala

August 20, 2004

Page 3 of 5

could contain related dairy, animal, or hazardous waste. The site may have contributed to soil and groundwater contamination. If so, proper investigation and remedial actions should be conducted at the site prior to any construction or replacement of the project.

6. Dairy and cattle industry may have caused the generation of methane gas at the site. Proper studies may be necessary to evaluate the risks associated with the generation of methane gas; since the existing primary project use is agricultural dairy use. If the presence of methane or other gases creates any risk in the future, appropriate mitigation measures should be implemented.
7. If any property adjacent to the project site is contaminated with hazardous chemicals, and if the proposed project is within 2,000 feet from a contaminated site, then the proposed development may fall within the "Border Zone of a Contaminated Property." Appropriate precautions should be taken prior to construction if the proposed project is within a "Border Zone Property."
8. If any building structures, asphalt or concrete-paved surface areas or transportation structures are planned to be demolished, an investigation should be conducted for the presence of lead-based paints and asbestos containing materials (ACMs). If lead-based paints or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.
9. The project construction may require soil excavation and soil filling in certain areas. Appropriate sampling is required prior to disposal of the excavated soil. If the soil is contaminated, properly dispose of it rather than placing it in another location. Land Disposal Restrictions (LDRs) may be applicable to these soils. Also, if the project proposes to import soil to backfill the areas excavated, proper sampling should be conducted to make sure that the imported soil is free of contamination.
10. Human health and the environment of sensitive receptors should be protected during the construction or demolition activities. A study of the site should be conducted to provide basic information for determining if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.
11. If it is determined that hazardous wastes are, or will be, generated by the

Mr. Richard Ayala  
August 20, 2004  
Page 4 of 5

proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5).

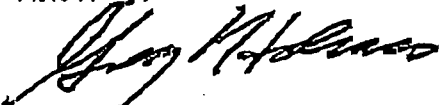
12. If it is determined that hazardous wastes are or will be generated and the wastes are (a) stored in tanks or containers for more than ninety days, (b) treated onsite, or (c) disposed of onsite, then a permit from DTSC may be required. If so, the facility should contact DTSC at (818) 551-2171 to initiate pre application discussions and determine the permitting process applicable to the facility.
13. If it is determined that hazardous wastes will be generated, the facility should obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6842.
14. Certain hazardous waste treatment processes may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.
15. If the project plans include discharging waste water to storm drain, you may be required to obtain a waste water discharge permit from the overseeing Regional Water Quality Control Board.
16. If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exist, the EIR should identify how any required investigation and/or remediation will be conducted, and the government agency to provide appropriate regulatory oversight.
17. The addresses, locations, cross streets and street boundaries should be clearly stated and easily identified if possible.

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

Mr. Richard Ayala  
August 20, 2004  
Page 5 of 5

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

Sincerely,



Greg Holmes  
Unit Chief  
Southern California Cleanup Operations Branch  
Cypress Office

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

**DEPARTMENT OF PUBLIC WORKS**

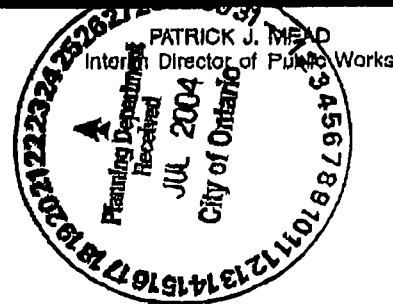
FLOOD CONTROL • REGIONAL PARKS • SOLID WASTE MGMT • SURVEYOR • TRANSPORTATION

COUNTY OF SAN BERNARDINO  
ECONOMIC DEVELOPMENT  
AND PUBLIC SERVICES GROUP

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

Fax (909) 387-8130

July 20, 2004

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

File #10(ENV)-4.01

RE: NOTICE OF PREPARATION OF DRAFT EIR, WEST HAVEN SPECIFIC PLAN  
(PSP03-006)

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 Technical Appendix when it is available. At that time, our Department will review the project and provide comments.

Sincerely,

  
FRANK MOLINA, Supervising Planner  
Environmental Management Division

FM:jm/CEQARcc'd\_Ontario\_WHavenSF\_EIRReqst'd

cc: Naresh P. Varma  
PJM/VRO Reading FileMARK UFFER  
Interim County Administrative Officer  
NORMAN A. KANOLD  
Assistant County Administrator  
Economic Development and  
Public Services GroupBoard of Supervisors  
BILL POSTMUS ..... First District DENNIS HANSENBERGER ..... Third District  
PAUL BIANE ..... Second District PATTI AGUIAR ..... Fourth District  
CLIFFORD YOUNG ..... Fifth District

**DEPARTMENT OF PUBLIC WORKS**

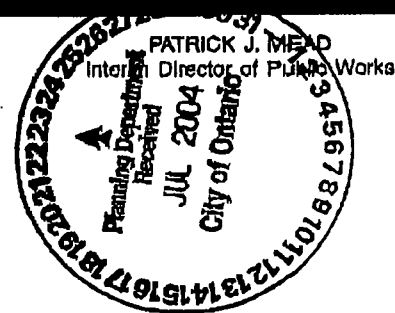
FLOOD CONTROL • REGIONAL PARKS • SOLID WASTE MGMT • SURVEYOR • TRANSPORTATION


 # 38000744.10000  
 COUNTY OF SAN BERNARDINO  
 ECONOMIC DEVELOPMENT  
 AND PUBLIC SERVICES GROUP

825 East Third Street • San Bernardino, CA 92415-0836 • (909) 387-8104

Fax (909) 387-8130

July 20, 2004

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


File #10(ENV)-4.01

 RE: NOTICE OF PREPARATION OF DRAFT EIR, WEST HAVEN SPECIFIC PLAN  
 (PSP03-006)

Dear Mr. Ayala:

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Sincerely,

 FRANK MOLINA, Supervising Planner  
 Environmental Management Division

FM:jm/CEQARcc'd\_Ontario\_WHavenSP\_EIRReqst'd

 cc: Naresh P. Varma  
 PJM/VRO Reading File

 MARK UFFER  
 Interim County Administrative Officer  
 NORMAN A. KANOLD  
 Assistant County Administrator  
 Economic Development and  
 Public Services Group

Board of Supervisors			
BILL POSTMUS .....	First District	DENNIS HANSBERGER .....	Third District
PAUL BIANE .....	Second District	PATTI AGUIAR .....	Fourth District
CLIFFORD YOUNG .....	Fifth District		





Arnold  
Schwarzenegger  
Governor

## STATE OF CALIFORNIA

Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Jan Boel  
Acting Director

Notice of Preparation



July 19, 2004

To: Reviewing Agencies  
Re: West Haven Specific Plan (PSP03-006)  
SCH# 2004071095

Attached for your review and comment is the Notice of Preparation (NOP) for the West Haven Specific Plan (PSP03-006) 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  
Project Analyst, State Clearinghouse

Attachments  
cc: Lead Agency

38000774.10000

**City of Ontario  
Planning  
Department****Transmittal**

303 East "B" Street, Ontario, California 91764  
Telephone:(909) 395-2428 Fax:(909) 395-2420

TO: Jeff Rice URS	FROM: Richard Ayala Senior Planner
FAX NUMBER: (909) 980-1399	Via: Mail    Hand    FDX    UPS    Fax <input checked="" type="checkbox"/>
DATE: 8-9-04	NUMBER OF PAGES (including cover): 2

**SUBJECT: West Haven NOP Agencies Responses****REMARKS:**

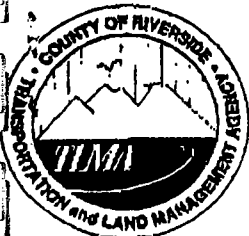
Hi Jeff,

I'm sending you the following response letter(s) on the West Haven NOP:

- ♦ County of Riverside – Planning Department

Thank you in advance for your assistance on this matter. If you have any questions, please feel free to contact me.

Richard C. Ayala  
Senior Planner  
City of Ontario  
T (909)395-2421  
F (909)395-2420  
rayala@ci.ontario.ca.us



Tony Carstens  
Agency Director

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY



Robert C. Johnson  
Planning Director

### Planning Department



August 4, 2004

City of Ontario  
ATTN: Richard Ayala, Sr. Planner  
303 East "B" Street  
Ontario, CA 91764


**RE: PSP03-006 – Notice of Preparation of a Draft Program Environmental Impact Report (EIR)  
for West Haven Specific Plan (Portions of Subarea 6 and Subarea 12 of the New Model  
Colony)**

Dear Mr. Ayala:

The Riverside County Planning Department has reviewed the above notice and the environmental issues to be addressed in the Draft EIR. We have no comments at this time but would like to request that we receive a copy of the draft environmental document for our review and analysis 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:\TM2\KIBROWNE\DER Log\RespLtr\w#1594 NOP request DEIR.doc

#38000774.10000



## South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • [www.aqmd.gov](http://www.aqmd.gov)

July 23, 2004



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

Dear Mr. Ayala:

### **Notice of Preparation of a Draft Environmental Impact Report for West Haven 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.

#### **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 CARB Website at: [www.arb.ca.gov](http://www.arb.ca.gov).

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

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should be included in the analysis. 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 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. 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*

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

SS:CB:li

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