

# California Environmental Quality Act Initial Study

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



**Project Title/File No.:** Colony Commerce Center Specific Plan EIR/PSP 15-001

**Submittal Date:** May 8, 2015

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

**Contact Person:** Richard Ayala, Senior Planner – (909) 395-2036

**Project Sponsor:** CapRock Partners, 2050 Main Street, Suite 240, Irvine, CA 92614

**Prepared by:** AECOM, 901 Via Piemonte, 5th Floor, Ontario, California 91764

**Project Location:** The project site is located in southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County. As illustrated on Figures 1 through 3, below, the project site is located in the southern portion of the City, near to the San Bernardino/Riverside County boundary. The project site is generally located north of Remington Avenue, south of Merrill Avenue, east of Carpenter Avenue, and west of the Cucamonga Creek flood control channel in the City of Ontario, San Bernardino County, California. The Project site is located within Ontario's New Model Colony area, which comprises a portion of the former San Bernardino County Agricultural Preserve annexed by the City in 1999. The recently incorporated City of Eastvale (October 2010) is located southeast of Ontario in the County of Riverside, while the City of Chino is located to the west in San Bernardino County.

**New Model Colony:** in 1998, the City adopted the New Model Colony (NMC) General Plan Amendment for the portion of the City known at that time as the Sphere of Influence (SOI). This amendment established a comprehensive development strategy for the future development of the SOI that included 30 sub-planning areas known as subareas. Following this, the City adopted The Ontario Plan (TOP) in 2010 that serves as the general plan for the entire city including the NMC. The accompanying TOP Environmental Impact Report (EIR) was certified by the City at the same time.

**TOP Land Use Designation:** Industrial (0.55 FAR)

**Zoning:** SP/AG (Specific Plan/Agricultural Preserve).

The City's existing Specific Plan "Agricultural Preserve" zoning designation requires that a Specific Plan (pursuant to California Government Code Sections 65450 through 65457) be prepared in order to guide development of the project site and to implement the goals and policies of the TOP.

**Description of Project:** The proposed Project is the Colony Commerce Center Specific Plan for the development of a master planned industrial development on approximately 123.17 acres of land. The Colony Commerce Center Specific Plan consists of two (2) planning areas. Planning Area 1 (PA-1) includes approximately 57.58 gross acres of industrial development on the north portion of the site allowing for a total development up to 1,379,501 square feet at a Floor Area Ratio (FAR) of 0.55. Planning Area 2 (PA-2) includes approximately 65.60 gross acres of industrial development on the south portion of the site allowing for a total development up to 1,571,645 square feet at a 0.55 FAR. Exhibit 4 of the Initial Study shows the proposed land use plan. The Colony Commerce Center Specific Plan is comprised of one (1) land use designation, Industrial (0.55 FAR). It is anticipated that Tentative Tract Map application(s) and Development Agreement(s) will be submitted in conjunction with the Specific Plan.

**Surrounding Land Uses:**

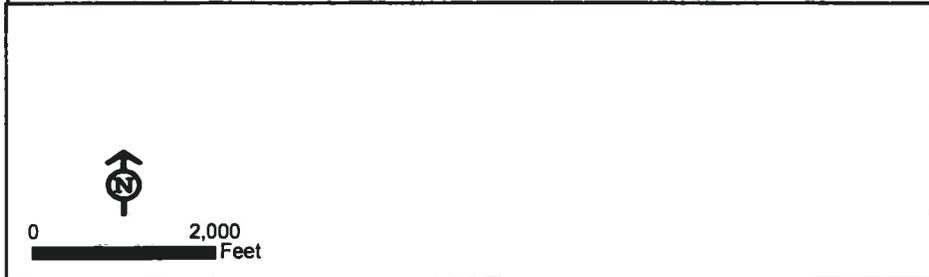
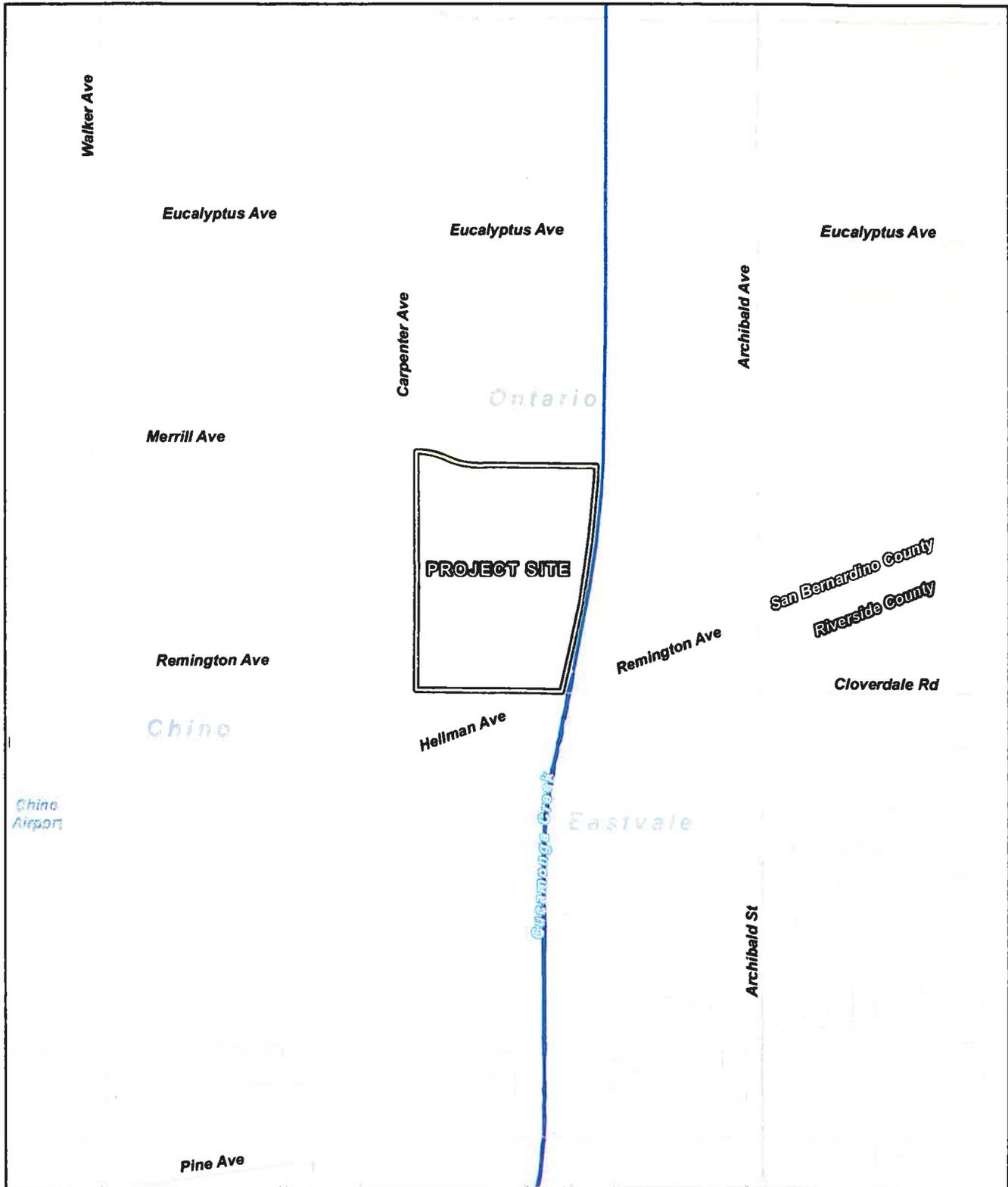
	<b><u>Zoning</u></b>	<b><u>Current Land Use</u></b>
▪ North:	AG/SP	Dairy farms, field crops, commercial trucking lot
▪ South:	Agriculture	Rural residence, stables
▪ East:	AG/SP	Dairy farms, field crops
▪ West:	Agriculture	Dairy farms, field crops

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

- Santa Ana Regional Water Quality Control Board
- San Bernardino County Department of Public Works – Flood Control District
- Inland Empire Utilities Agency



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**Exhibit 2  
Project Vicinity Map**

**Colony Commerce Specific Plan**



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-  Project Site
-  City Boundaries
-  County Boundary



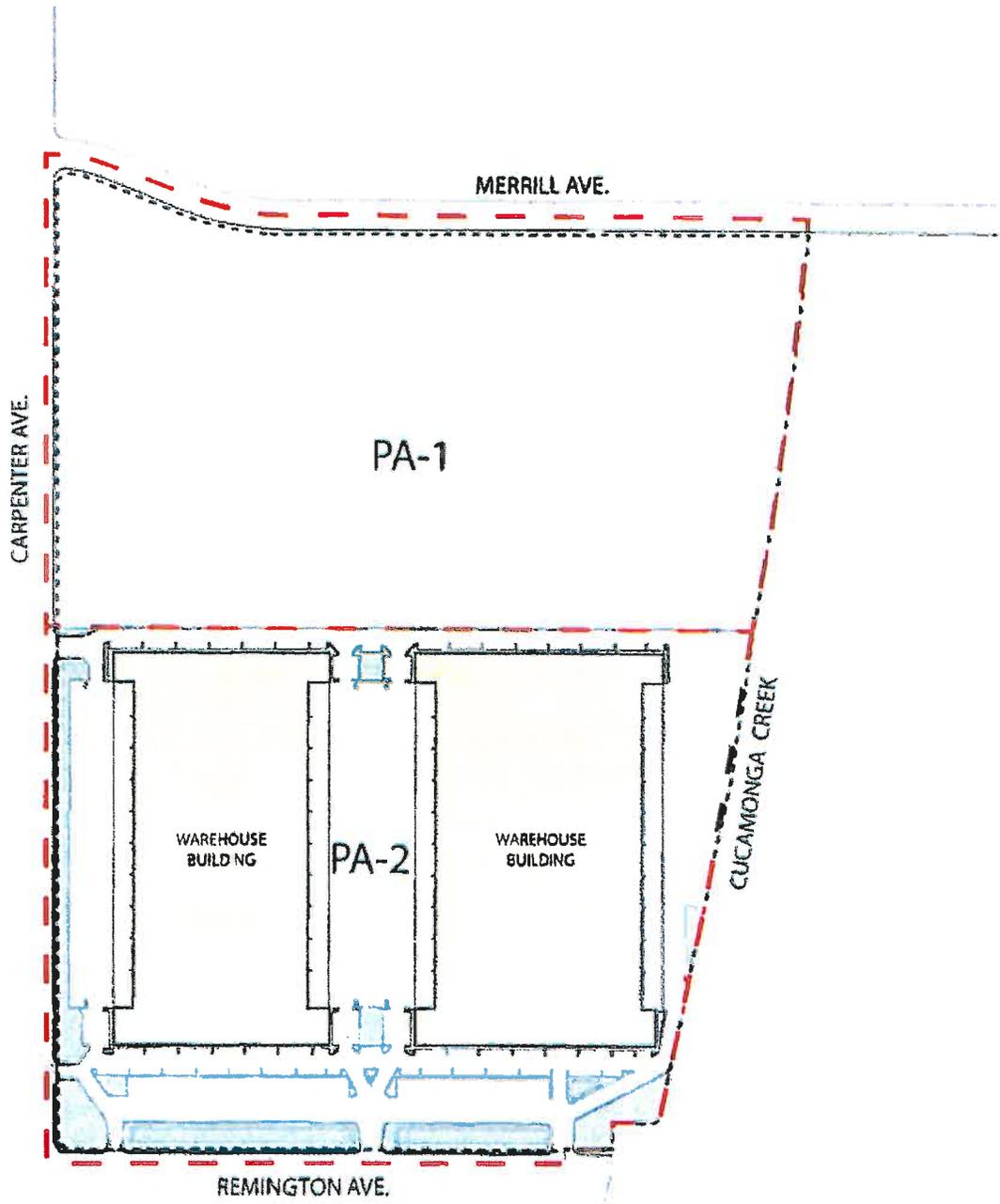
0 2,000 Feet

**Exhibit 3  
Local Vicinity Map  
Aerial Base**

**Colony Commerce Specific Plan**

**AECOM**

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	Land Use	Acres	Maximum Potential Intesity (Gross Floor Area)	Max. Floor Area Ratio
PA-1	Industrial	57.58 ac	1,379,501 SF	0.55
PA-2	Industrial	65.60 ac	1,571,645 SF	0.55
	<b>Total</b>	<b>123.17 ac</b>	<b>2,951,146 SF</b>	<b>0.55</b>



**Exhibit 4**  
**Concept Land Use Plan**

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Colony Commerce Specific Plan

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**AECOM**

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**DETERMINATION (To be completed by the Lead Agency):**

On the basis of this initial evaluation:

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



Signature

May 8, 2015

Date

Thomas Holm for Richard Ayala, Senior Planner  
Printed Name and Title

City of Ontario Planning Department  
For

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1) <b>AESTHETICS.</b> Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) <b>AGRICULTURE AND FOREST 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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) <b>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 standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>5) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input 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 checked="" type="checkbox"/>	<input 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"/>
<b>6) GEOLOGY AND SOILS.</b> Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				

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<b>Issues</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>7) GREENHOUSE GAS EMISSIONS.</b> Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within the safety zone of the airport land use compatibility plan for ONT or Chino Airports, would the project result in a safety hazard for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9) <b>HYDROLOGY AND WATER QUALITY.</b> Would the project:				
a) Violate any other water quality standards or waste discharge requirements or potential for discharge of storm water pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site or volume of storm water runoff to cause environmental harm or potential for significant increase in erosion of the project site or surrounding areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site or potential for significant changes in the flow velocity or volume of storm water runoff to cause environmental harm?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff during construction and/or post-construction activity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality or potential for discharge of storm water to affect the beneficial uses of receiving water?	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
j) Expose people or structures to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>10) LAND USE AND PLANNING.</b> Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, airport land use compatibility plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>11) 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"/>
<b>12) NOISE.</b> Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within the noise impact zones of the airport land use compatibility plan for ONT and Chino Airports, would the project expose people residing or working in the project area to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
<b>13) POPULATION AND HOUSING.</b> Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>14) PUBLIC SERVICES.</b> Would the project:				

<b>Issues</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>15) RECREATION.</b> Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>16) TRANSPORTATION/TRAFFIC.</b> Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>17) UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the City shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>18) 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**EXPLANATION OF ISSUES**

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

a) **Have a substantial adverse effect on a scenic vista?**

**Less than Significant Impact.** The Project site is located in the City of Ontario, on a generally flat and gently sloping topography. There are distant views of the San Gabriel Mountains to the north of the Project site. Currently, these mountains are visible on clear days from all north/south

roadways near the Project site. The TOP EIR identifies the Euclid Avenue Corridor to the west and the Mission Boulevard Corridor to the north as primary scenic resources within the City. The Policy Plan (General Plan) does not identify scenic vistas within the City. However, the Policy Plan (Policy CD1-5) requires all major north-south streets be designed and redeveloped to feature views of the San Gabriel Mountains. The proposed Project would not introduce structures that would impair views of the mountains from north/south roadways. As the Project site is not itself a scenic vista, there are only distant scenic views from the surrounding roadway network, and the project site is not located on a major north-south as identified in the Functional Roadway Classification Plan (Figure M-2) of the Mobility Element within the Policy Plan. It is not expected that the Project would have a substantial adverse effect on a scenic vista. However, in order to provide a discussion of City policies regarding the protection of scenic vistas and project conformity with those policies, the EIR will include an analysis of scenic vistas and the project's relationship to applicable policies and existing scenic vistas in the City.

- b) **Substantially damage scenic resources, including, but not limited to, tress, rock outcroppings and historic buildings within a state scenic highway?**

**No Impact.** None of the roadways adjacent to or in the vicinity of the project site are designated as State scenic highways. The nearest State scenic highway, Route 18, is located near Big Bear Lake, which is approximately 60 miles from the Project site. Therefore current views experienced from the roadway would not be affected by any development at the Project site. Additionally, there are no valued natural features (e.g. trees, rock outcroppings), or notable features that exist on the site. The Project site has been used for agricultural uses, which leaves little or no native vegetation. Therefore, the proposed Project would not result in substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway. Further analysis of this issue in the EIR is not necessary and no mitigation measures would be required.

- c) **Substantially degrade the existing visual character or quality of the site and its surroundings?**

**Potentially Significant Impact.** The existing visual character of the Project site is defined primarily by agricultural uses and related structures. The proposed Project would result in the visual conversion of the site from land that is currently used for agricultural operations to that of a planned industrial development, which includes warehousing facilities. The Colony Commerce Center Specific Plan (Specific Plan) includes design guidelines and development standards that will contribute to the visual order and consistency of the entire Project area and provide quality development. Therefore, the proposed Project's potential to substantially degrade the visual character or quality of the site and its surroundings shall be further evaluated in the required EIR.

- d) **Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?**

**Potentially Significant Impact.** The proposed project would introduce new sources of light and glare when compared to the current agricultural uses on the site. The Specific Plan includes design guidelines and standards for lighting of on-site areas. Although the proposed Project would be required to adhere to the requirements outlined in the Specific Plan related to on-site lighting, the required EIR shall evaluate the proposed Project's potential to produce substantial amounts of light and/or glare from proposed lighting sources. Therefore, the proposed Project's potential to result in substantial light or glare impacts shall be further evaluated in the required EIR.

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

Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

**Potentially Significant Impact.** According to the mapping information available through the California Department of Conservation's (CDC) Farmland Mapping and Monitoring Program (FMMP), the Project site is identified as containing "Prime Farmland" and "Grazing Land." Prime Farmland is defined by the CDD as lands that have the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. This land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

The project site has historically been used for agricultural purposes, primarily for dairy and field crop farming. The project site is mostly undeveloped with existing agricultural operations scattered throughout the area. Rural residential housing, farm buildings, and other ancillary facilities occupy those areas not in active agricultural production. The proposed Project would result in the permanent conversion of this Prime Farmland to nonagricultural use upon implementation of the Specific Plan. Furthermore, current agricultural lands that are adjacent to the Project site are designated by the City of Ontario General Plan for industrial and Business Park uses and would result in the permanent conversion of agricultural uses to nonagricultural uses. Therefore, potential impacts associated with the conversion of farmland on the Project site shall be further analyzed in the required EIR.

- b) **Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

**Potentially Significant Impact.** The zoning classification of the Project site is SP/AG. The Project Site is located in the "Specific Plan" zone and is subject to the (AG) Agricultural Overlay. The purpose of the Specific Plan zone is to enable the planning and development of coordinated, comprehensive projects and to provide for the systematic implementation of the Ontario General Plan through Specific Plans. (ODC § 9-1.2100.) In other words, the Specific Plan zone foresees all development occurring through individual Specific Plans. The Project Site is also subject to the (AG) Agricultural Overlay District. This overlay was adopted by the City "to allow for the continuation of agricultural uses and agricultural support uses as defined herein on an interim basis in those areas which the New Model Colony General Plan may designate for more intensive urban uses in the future." (ODC § 9-1.2700, emphasis added.) Although the overlay prohibits virtually all non-agricultural uses, the ODC is clear that its restrictions are not intended to be permanent. The New Model Colony General Plan referenced in the ODC has been superseded by the City's General Plan which allows for industrial uses on the Project Site at 0.55 FAR. Industrial uses can therefore be permitted and developed on the Project Site notwithstanding the Agricultural Overlay District.

There are no parcels within the Project site that are currently enrolled in existing Williamson Act contracts. Lands adjacent to the Project site are also currently classified as SP/AG and AG, which allow for agricultural use. Therefore, the potential for the proposed Project to conflict with existing agricultural zoning designations applied to the Project site and lands adjacent to the site will be addressed in the required EIR.

- c) **Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**

**No Impact.** The Project site is not zoned as forest land or timberland zoned Timberland Production, nor is it surrounded by land zoned as forest land or timberland zoned Timberland Production. The TOP currently designates the Project site as SP/AG. Therefore, further analysis of this issue in the required EIR is not necessary and no mitigation measures are required.

d) **Result in the loss of forest land or conversion of forest land to non-forest use?**

**No Impact.** The Project site is not zoned as forest land and currently contains agricultural uses. Therefore, the proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, further analysis of this issue in the required EIR is not necessary and no mitigation measures are required.

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

**Potentially Significant Impact.** Surrounding development currently proposed or planned within the NMC would also result in the conversion of agricultural use to more urban development. Therefore, further analysis of potential impacts associated with conversion of farmland to non-agricultural uses shall be included in the required EIR.

Additionally, as noted in 2(c) and 2(d), the Project site contains no forest land and there is no forest land in the vicinity of the Project site, as these areas are currently agricultural uses. Therefore, further analysis of this issue in the required EIR is not necessary and no mitigation measures are required.

3) **AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) **Conflict with or obstruct implementation of the applicable air quality plan?**

**Potentially Significant Impact.** The proposed Project is located within the South Coast Air Basin, which is regulated by the South Coast Air Quality Management District (SCAQMD). Standards for air quality within the South Coast Air Basin are documented in the SCAQMD's Air Quality Management Plan (AQMP), adopted in December 2013. The proposed Project would result in the emission of pollutants into the South Coast Air Basin during construction (short-term) and operational activities (long-term). The emission of pollutants resulting from the proposed Project's construction and operation has the potential to affect implementation of the AQMP. Therefore, the required EIR shall further evaluate the proposed Project's potential to conflict with the adopted SCAQMP's AQMP.

b) **Violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

**Potentially Significant Impact.** Air quality within the South Coast Air Basin is regulated by SCAQMD and standards for air quality are documented in the 2012 SCAQMD AQMP. The proposed Project would result in increased pollutant emissions associated with construction and operation activities, which could violate air quality standards in the AQMP or contribute to an existing or projected air quality violation. Therefore, the required EIR shall further evaluate the proposed Project's potential to violate local air quality standards and/or contribute substantially to an existing or projected air quality violation.

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

**Potentially Significant Impact.** The South Coast Air Basin is a non-attainment area for various state and federal air quality standards. The proposed Project would result in increases in air pollutant emissions from construction and operation activities in an Air Basin that, according to TOP EIR, is in non-attainment of federal and State air quality standards for O<sub>3</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>. Therefore, the Project's potential to result in cumulatively considerable increase of pollutants for which the South Coast Air Basin is in nonattainment will be further addressed in the required EIR.

d) **Expose sensitive receptors to substantial pollutant concentrations?**

**Potentially Significant Impact.** Sensitive receptors in the vicinity of the Project site include primarily rural residences and several planned residential developments. Therefore, sensitive receptors could be exposed to project-generated pollutant emissions. Construction-related activities and operation of the proposed Project could increase air emissions above current levels, which may affect nearby sensitive receptors. The proposed Project's potential to expose nearby sensitive receptors to substantial pollutant concentrations shall be further evaluated in the required EIR.

e) **Create objectionable odors affecting a substantial number of people?**

**Potentially Significant Impact.** Construction activities, such as asphalt paving and the application of architectural coatings, may produce short-term odors, the significance of which to nearby sensitive receptors will be analyzed in the Draft EIR. Tenants of the proposed industrial use are not yet known, but would be potentially consistent with the uses permitted by the Specific Plan. Some of these uses have the potential to generate odor during operational activities. Although the proposed project would result in a potential positive impact through the elimination of current dairy and farming uses which produce odors from existing operations, the proposed Project's potential to expose substantial numbers of people to objectionable odors shall be further evaluated in the required EIR.

4) **BIOLOGICAL RESOURCES.** Would the project:

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

**Potentially Significant Impact.** The project site has historically been used for agricultural purposes, primarily for dairy and field crop farming. Therefore, there is little potential for the property to contain candidate, sensitive, or special status species. A reconnaissance-level survey will be conducted by a professional biologist to document the site's existing biological resources and to determine the presence or absence of sensitive species. Therefore, the proposed Project's potential to impact such species shall be further evaluated in the required EIR.

b) **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

**Potentially Significant Impact.** According to TOP, no riparian habitat has been identified on the Project site. Although, Cucamonga Creek, which is located just east of the Project site once supported riparian vegetation, this drainage is now completely channelized where it traverses the City. A site-specific biological assessment shall be conducted by a professional biologist to determine if the property contains riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. If riparian habitat or sensitive natural communities are identified, impacts shall be further evaluated in the required EIR.

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

**Potentially Significant Impact.** No known federally protected wetlands are present on the Project site. A site specific biological assessment will be conducted by a professional biologist to determine whether any biological resources, including federally protected wetlands, are present. If protected resources are identified, the Project's potential impacts will be evaluated in the EIR.

d) **Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

**Potentially Significant Impact.** Some Project site's existing characteristics, such as open fields, windrows, and trees, can be seen as attractive to several bird species. The proposed Project would result in the removal of these features, which has the potential to impact species that are protected by the federal Migratory Bird Treaty Act. Therefore, the Project's potential to impact migratory birds during construction and operation of the proposed project shall be further evaluated in the required EIR.

- e) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

**No Impact.** The proposed Project could result in the removal of trees located on the Project site. According to TOP EIR, The City of Ontario does not have any ordinances for the protection of trees on private property. Therefore, no impact would occur and further analysis of this issue in the required EIR is not necessary and no mitigation measures are required.

- f) **Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan?**

**No Impact.** The Project site is not part of an adopted HCP, NCCP or other approved local, regional, or state habitat conservation plan. Therefore, the proposed Project would not result in impacts related to the potential conflict with provisions of an adopted HCP, NCCP, or other approved habitat conservation plan. Further analysis of this issue in the required EIR is not necessary and no mitigation measures are required.

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

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

**Potentially Significant Impact.** The Project site currently contains various types of structures to support the dairy and agricultural operations. Given the long history of agricultural activities in the vicinity of the Project site, there is potential that the site may contain structures or other resources that may be considered historic resources pursuant to CEQA Guidelines Section 15064.5. Therefore, the required EIR shall further evaluate the proposed Project's potential to cause a substantial adverse change in the significance of any historical resources.

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

**Potentially Significant Impact.** Although the Project site has been used for agricultural uses for many years, the site has the potential for undiscovered archaeological resources. Construction-related activities associated with the implementation of the proposed Project could result in impacts to such resources, if present. Therefore, further analysis of the potential impacts to archaeological resources will be evaluated in the required EIR.

- c) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

**Potentially Significant Impact.** Although no fossil-bearing geologic formations are known to exist on the Project site, their existence has not been determined and a site-specific investigation of geologic conditions and the potential for paleontological resources to occur will be conducted. Therefore, further analysis of potential impacts associated with paleontological resources or other related geologic features will be evaluated in the required EIR.

- d) **Disturb any human remains, including those interred outside of formal cemeteries?**

**Less than Significant Impact.** There are no known existing or formal cemeteries within the Project site. Therefore, implementation of the proposed Project is not expected to disturb human remains associated with a formal or informal cemetery. However, in the event that any human remains or related resources are discovered during ground disturbing activities, such resources would be handled in compliance with provisions of California Health and Safety Code §7050.5

and Public Resources Code §5097 et seq. Compliance with these laws would ensure that potential impacts to human remains, if unearthed, would be less than significant. Further analysis of this issue in the required EIR is not necessary.

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

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

i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

**No Impact.** There are no active faults known on the site and the project site is located outside the Fault Rapture Hazard Zone (formerly Alquist-Priolo Zone). TOP EIR (Figure 5.7-2) identifies eight active or potentially active fault zones near the City. The closest fault zone to the Project site is the Chino-Central Avenue Fault Zone, which is located nearly five miles west/southwest of the site. Given that there are no faults located on the Project site, there is no potential that the proposed Project could expose people or structures to adverse effects related to ground rupture.

ii) **Strong seismic ground shaking?**

**Potentially Significant Impact.** The Project site is located in what is considered a seismically active area of southern California and is expected to experience moderate to severe ground shaking during the lifetime of the proposed Project. The proximity of the Project site to the active faults will result in ground shaking during moderate to severe seismic events. Therefore, the active faults in the vicinity of the Project site could potentially result in the exposure of people or structures to substantial adverse effects due to strong seismic ground shaking. Further analysis of potential impacts related to seismic ground shaking will be evaluated in the required EIR.

All construction will be in compliance with the California Building Code, the Ontario Municipal Code, TOP and all other ordinances adopted by the City related to construction and safety. Therefore, no adverse impacts are anticipated.

iii) **Seismic-related ground failure, including liquefaction?**

**Less than Significant Impact.** Liquefaction is a form of earthquake-induced ground failure that occurs primarily in relatively shallow, loose, granular, water-saturated soils. Liquefaction can occur when these types of soils lose their inherent shear strength due to excess water pressure that builds up during repeated movement from seismic activity. Shallow groundwater table, the presence of loose to medium dense sand and silty sand, and a long duration and high acceleration of seismic shaking are factors that contribute to the potential for liquefaction. Liquefaction usually results in horizontal and vertical movements from lateral spreading of liquefied materials and post-earthquake settlement of liquefied materials.

As detailed in TOP, the project site is located in an area of the City that has generally fine-grained sediments. Per TOP EIR, most of the New Model Colony area is considered to have moderate liquefaction susceptibility due to sediments that are young, unconsolidated, and generally fine grained. Most of the new development that would occur pursuant to TOP would be in the NMC and projects approved under TOP would be mandated to comply with the California Building Code, thereby reducing hazards from liquefaction. Liquefaction and associated dynamic settlement resulting from the effects of strong ground shaking are deemed negligible considering the depth of groundwater (approximately 120 feet) and the relatively dense nature of underlying soil. Furthermore, the project would comply with the CGS Special Publication 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California (1997), State and local building and safety codes as well as those recommendations set forth in the Geotechnical Report. Therefore, impacts related to seismic-related ground failure including liquefaction would be less than significant, and no further

evaluation of potential impacts associated with seismic-related ground failure is necessary in the EIR.

iv) **Landslides?**

**No Impacts.** The Project site is relatively flat. In addition, there are no slopes adjacent to the site that could impact the proposed Project due to a land slide or other slope failure. The project would not expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving landslides because the relatively flat topography of the project site makes the chance of landslides remote. Grading for the proposed Project would occur, but would not significantly alter the existing topography. Therefore, implementation of the proposed Project would have no impact related to the exposure of people or structures to potential adverse effects involving landslides. Further analysis of this issue in the required EIR is not necessary and no mitigation measures are required.

b) **Result in substantial soil erosion or the loss of topsoil?**

**Potentially Significant Impact.** The Project site is currently used for agricultural uses, primarily dairy and field crop operations, which has resulted in agriculture-related residues in on-site soils. As such, much of the surficial soils would likely be removed during initial grading activities. Although standard measures would be implemented during grading and construction to minimize dust generation and water pollution, the potential exists for soil erosion or loss of topsoil during construction-related activities. Therefore, the Project's potential to result in substantial soil erosion and the loss of topsoil shall be further evaluated in the required EIR.

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?**

**Potentially Significant Impact.** Refer to the discussion on hazards associated with liquefaction and landslide hazards in section 6.a(iii) and (iv). TOP EIR states that much of the NMC has been intensively farmed, and therefore is especially susceptible to compression. TOP EIR also states that development to TOP could indirectly lead to increases in the numbers of persons and structures that would be exposed to hazards arising from unstable soil conditions. The Project site does not exhibit characteristics that would result in a high potential for geotechnical hazards. However, given the site's potential for compressible on-site soils to result in settlement, impacts could affect future development. Therefore, the required EIR shall evaluate the proposed Project's potential to cause soil subsidence, lateral spreading, liquefaction, and collapse hazards, which could threaten future structures and/or workers on-site.

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

**Potentially Significant Impact.** Expansive soils are typically associated with fine-grained clayey soils that have the potential to shrink and swell with repeated cycles of wetting and drying. Although the majority of Ontario, including the project site, is located on alluvial soil deposits, some of the soils on the Project site could be susceptible to expansion and settlement. Therefore, the proposed Project's potential to expose future structures and workers on-site to hazards associated with expansive soils shall be further evaluated in the required EIR.

e) **Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

**No Impact.** The proposed Project does not propose the installation of any septic tanks or alternative wastewater disposal systems, and no impact would occur. Further analysis of this issue in the required EIR is not necessary and no mitigation measures are required.

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

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

**Potentially Significant Impact.** Greenhouse Gas (GHG) emissions associated with the proposed Project would be primarily associated with Project-related traffic and temporary construction activities. The proposed Project would have the potential to generate operational air emissions and GHG emissions that may significantly impact the environment. In Addition, construction-related activities would also have the potential to generate GHG emissions. Therefore, this issue will be further evaluated in the required EIR.

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

**Potentially Significant Impacts.** The proposed Project has the potential to result in an increase in GHG emissions. Further analysis in the required EIR shall include reviewing all applicable plans and policies such as TOP policies ER4-1, ER4-3, and ER4-8 related to GHG emission and mitigation measures from TOP EIR consistent with the adopted Climate Action Plan. The analyses will also include compliance with CARBs Scoping Plan for AB32. Therefore, the required EIR shall further evaluate the proposed Project for consistency with applicable plans, policies, and regulations adopted for the purpose of reducing GHG emissions.

- 8) **HAZARDS & HAZARDOUS MATERIALS.** Would the project:

- a) **Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?**

**Potentially Significant Impact.** The Project site has a history of agricultural activities and herbicides and pesticides were likely used and stored on the site. Underground and aboveground storage tanks may have been used to store diesel fuel for agricultural field equipment or other chemicals. Such materials could have been spilled or otherwise discharged on-site, potentially contaminating on-site soils and/or groundwater. In addition, on-site existing buildings and structures may contain hazardous materials such as lead based paint, asbestos, and mercury lighting fixtures, etc. A site specific environmental site assessment (ESA) shall be prepared to evaluate the potential for environmental contamination at the Project site. The results of this analysis, including any recommended remediation measures, shall be documented in the required EIR. The Project's potential for creating hazards to the public or environment associated with hazardous materials during long-term operational activities shall be further evaluated in the required EIR.

- b) **Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

**Potentially Significant Impact.** As stated in 8(a), the Project site is, and has historically been used for agricultural activities and has the potential to contain associated chemicals and wastes. Given the likely presence of hazardous materials, including those that may be present in existing buildings and structures, impacts related to the release of hazardous materials into the environment will be further evaluated in the required EIR.

- c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?**

**No Impact.** There are no proposed schools within the Specific Plan area. The nearest existing school is Rosa Parks Elementary School, which is approximately one-mile southeast of the Project site. Therefore, the proposed Project has no potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No impacts would occur and no further analysis of this topic is required in the required EIR.

- d) **Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

**Potentially Significant Impact.** The potential significance of listed hazardous materials sites is dependent upon what, if any, hazardous materials incidents occurred and what corrective actions were taken to address the issue. In addition, a site specific ESA shall be prepared for the Project site, which will include an up-to-date governmental database search, and this issue shall be further evaluated in the required EIR.

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

**Potentially Significant Impact.** The closest airport to the Project site is the Chino Airport, which is located approximately one-mile west of the Project site. There is currently no Airport Land Use Compatibility Plan (ALUCP) for San Bernardino County that addresses the Chino Airport, as the plan prepared in 1991 does not reflect the current Airport Master Plan for the facility. However, TOP EIR, Figure 5.8-1, *Airport Land Use Compatibility*, shows the Airport Influence Areas and shows the proposed Project site as within the Chino Airport Overlay area. Moreover, the ALUCP for Chino Airport completed by the County of Riverside in 2008 provides additional guidance for development around Chino Airport. Therefore, the proposed Project's potential land use compatibility and safety hazard impacts related to the Chino Airport will be further evaluated in the required EIR.

- f) **For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

**No Impact.** There are no private airstrips in the vicinity of the proposed Project. The closest airport to the Project site is the Chino Airport, which is discussed above in section 8(e). As there are no private airports located near the Project site, there is no potential for safety hazards related to private airstrips. Therefore no further analysis of this topic is needed in the required EIR.

- g) **Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

**No Impact.** The Project site does not currently contain any emergency facilities and does not serve as an emergency evacuation route. Construction activities related to the proposed Project would be generally confined to the Project site and would not physically impair access to the site or the vicinity of the site. During both construction and long-term operation the Project would be required to maintain adequate emergency access for emergency vehicles as required by the City. Therefore, the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Further analysis of this topic in the required EIR is not necessary.

- h) **Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**

**No Impact.** The proposed Project site and the surrounding areas are generally used for agricultural operations, which are not associated with wildland fire hazards. There are currently no wildlands located on or adjacent to the Project site. In addition, future development of the Specific Plan area would be designed and built according to applicable fire codes to minimize the potential for significant impacts. Therefore, the proposed Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Further analysis of this topic in the required EIR is not necessary.

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

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

**Potentially Significant Impact.** The development of the proposed Project would include construction activities such as demolition, clearing, grading, paving, utility installation, building construction, and landscaping activities. These various activities could result in the generation of potential water quality pollutants with the potential to adversely affect water quality. The proposed Project would be required to prepare a Stormwater Pollution Prevention Plan (SWPPP), which outlines Best Management Practices (BMPs) to eliminate or reduce polluted runoff during construction activities. However, despite these measures the potential exists for adverse impacts to water quality during construction activities. Therefore, further analysis of the proposed Project's potential impacts to water quality related to construction will be included in the required EIR.

Additionally, development of the proposed Project would substantially change the amount of on-site pervious areas. The existing agricultural uses would be replaced with industrial uses, which would result in increased impervious surfaces compared to existing conditions. Also, runoff from post-development conditions would contain pollutants without protective or avoidance measures. A Project-specific Water Quality Management Plan shall be prepared for the Project to identify the Project's potential pollutants of concern and ways to reduce discharge from the site. The required EIR shall evaluate whether runoff from the site during short- or long-term conditions has the potential to violate any water quality standards or waste discharge requirements.

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

**Less than Significant Impact.** The Project site is currently used for agricultural activities and utilizes groundwater for irrigation of crops and other agricultural-related uses, which will cease with implementation of the proposed Project. Upon implementation of the proposed Project, the site would be served with domestic water provided by the City. As described in TOP EIR, the City's water demand is accommodated through potable and non-potable water managed by the City's Public Works Agency. The City will manage groundwater supplies to ensure that withdrawals from the Chino Basin for domestic demands do not exceed the safe yield for the basin, consistent with and in support of implementation of the Chino Basin Watermaster's Optimum Basin Management Program, commonly called the "OBMP Peace Agreement."

Development of the proposed Project would increase the impermeable surface as compared to current conditions. However, given the size and scope of the proposed Project, groundwater recharge would not be affected to the point that it would create a net deficit in aquifer volume. In addition, the proposed Project does not propose the use of any wells or direct groundwater extraction, which would deplete groundwater supplies. Therefore, the Project would have less than significant impacts.

- c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site or volume of storm water runoff to cause environmental harm or potential for significant increases in erosion of the project site or surrounding areas?**

**Potentially Significant Impact.** There are no streams or rivers in the Project vicinity, with exception of the Cucamonga Creek directly to the east of the site, which is a concrete-lined channel with no potential to be altered in course by increased or reduced flows. Therefore, the proposed Project does not have the potential to affect any streams or rivers as a result of changes to amount of runoff from the site. The removal of topsoil during project grading and construction would expose soils and could increase soil erosion. Runoff that is generated as a part of the construction phase must be discharged to receiving water in accordance with the requirements of the NPDES Permit issued by the Santa Ana Regional Water Quality Control Board. The City is a co-permittee with San Bernardino County in the NPDES program. Accordingly, the development within the Specific Plan would be required to prepare a Stormwater

Pollution Prevention Plan (SWPPP), which outlines Best Management Practices (BMPs) to eliminate or reduce polluted runoff during construction. Despite the requirement to implement a construction period SWPPP, the potential exists for adverse impacts to water quality during construction activities. With regard to operations, development associated with the Specific Plan would increase the amount of impervious surfaces on-site and as such, would modify the drainage pattern of the site and result in greater runoff volume and flow rates without improvements to the drainage infrastructure in the area. Due to the potential for increased flow rates and volumes from the site, and associated potential for erosion and siltation, impacts would be considered potentially significant. Therefore, further analysis of potential impacts associated with increased erosion or siltation will be included in the EIR.

- d) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site or potential for significant changes in the flow velocity or volume of storm water runoff to cause environmental harm?**

**Potentially Significant Impact.** As discussed above in question 9(c), the proposed Project would increase the amount of impervious surfaces and could result in greater runoff rates and volume leaving the site. This increase in rate and volume could result in increased potential for flooding on downstream properties, if not contained or controlled on-site. Should the project hydrology study identify a substantial increase in runoff from the site under post-development conditions, then measures shall be identified consistent with regulatory requirements to reduce the rate and amount of runoff from the site to preclude flood hazards affecting downstream properties. Therefore, further analysis of potential impacts due to alteration of the existing drainage pattern and any potential to increase surface runoff in a manner that would result in flooding on- or offsite will be included in the required EIR.

- e) **Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff (a&b) during construction and/or post-construction activity?**

**Potentially Significant Impact.** As stated under question 9(a), implementation of the proposed Project would increase the amount of impervious surface area and therefore the amount of runoff from the site. Currently, many of the existing roadways in the Project vicinity do not contain formal stormwater drainage systems. Pursuant to the requirements of TOP, the City's Development Code, and the San Bernardino County MS4 Permit's "Water Quality Management Plan" (WQMP), individual developments must provide site drainage and WQMP plans according to guidelines established by the City's Engineering Department. If master drainage facilities are not in place at the time of project development, then standard engineering practices for controlling post-development runoff may be required, which could include the construction of on-site storm water detention and/or retention/infiltration facilities. The required EIR shall further analyze the proposed Project's potential impacts associated with runoff water.

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

**Potentially Significant Impact.** As discussed above in response to questions 9(a), and 9(c) through 9(e), construction and operation activities associated with the proposed Project could result in significant impacts related to water quality. Therefore, further analysis of this issue shall be included in the required EIR.

- g) **Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

**No Impact.** The proposed Project does not include housing as a part of its development. Therefore, there is no potential for housing to be located within a 100-year flood hazard zone and no significant impacts would occur under the proposed Project. No further analysis of this subject is necessary in the required EIR.

h) **Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?**

**No Impact.** According to TOP EIR, the Project site is located outside a 100-year flood hazard area. The proposed Project will have no impact related to placing structures in a 100-year flood hazard area that would impede or redirect flows. Therefore, further analysis of this issue is not necessary in the required EIR and no mitigation measures are required.

i) **Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

**No Impact.** No dams or levees exist in the proposed Project's vicinity such that residents or structures on the site would be exposed to significant risk involving flooding as a result of the failure of a levee or dam. The Cucamonga Creek, which is located directly east of the Project site is not considered to be a levee. Therefore, further analysis of this issue is not necessary in the required EIR and no mitigation measures are required.

j) **Expose people or structures to inundation by seiche, tsunami or mudflow?**

**No Impact.** A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, lake, or storage tank. A tsunami is a great sea wave, commonly referred to as a tidal wave, produced by a significant undersea disturbance such as a tectonic displacement of a sea floor associated with large shallow earthquakes. Mudflows result from the downslope movement of soil and/or rock under the influence of gravity.

The Pacific Ocean is approximately 31 miles from the Project site and therefore there is no potential for tsunamis to impact the proposed Project. In addition, the Project site is relatively flat and no steep hillsides that are subject to mudflow are in the vicinity of the site. The Cucamonga Creek, which is located directly east of the Project site is not enclosed or semi-enclosed so that it would be conducive to the creation of a seiche. Therefore, there is no impact to the Project site due to seiche, tsunami, or mudflow and further. In addition, analysis of this issue is not necessary in the required EIR and no mitigation measures are required.

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

a) **Physically divide an established community?**

**No Impact.** The Project site is currently used for agricultural activities. The surrounding areas are mostly undeveloped and also used for agricultural activities. Although the proposed Project would replace existing agricultural uses with a planned industrial area, it would not physically divide an established community as no existing communities currently exist in the immediate area. Division of an established community would not occur and no further analysis of this issue is necessary in the required EIR.

b) **Conflict with applicable land use plan, policy or regulation of agencies with jurisdiction over the project (including, but not limited to general plan, airport land use compatibility plan, specific plan, or development code) adopted for the purpose of avoiding or mitigation an environmental effect?**

**Potentially Significant Impact.** The Specific Plan is intended to carry out the goals and policies of TOP. The project is not anticipated to interfere or conflict with any other land use plan, policy, or regulation of the City or other public agencies with jurisdiction over the Project to avoid or mitigate an environmental effect. However, given the proposed Project's implications for land use planning and affected codes and regulations, the project's consistency with TOP, applicable airport land use compatibility plans [see 8e) Hazards] and other applicable plans, policies, and/or regulations shall be further analyzed in the required EIR.

c) **Conflict with any applicable habitat conservation plan or natural community conservation plan?**

**No Impact.** The proposed Project is not located within the jurisdiction of any adopted habitat conservation plans or natural community conservation plans. Therefore, the proposed Project

would not result in an impact to any habitat conservation plan or natural community conservation plan. As such, further analysis of this issue is not necessary in the required EIR and no mitigation is required.

11) **MINERAL RESOURCES.** Would the project:

- a) **Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

**No Impact.** There are no known mineral resources on the project site or in the area that would be impacted by the project. TOP EIR shows that the project site is located in mineral resources zone 3 (MRZ-3), which means that the significance of mineral deposits is unknown. TOP EIR states that development in MRZ-3 zone would not result in significant impacts because mineral resources of statewide or local importance are not identified in the California Geologic Survey PC maps. Therefore, further analysis of this issue in the EIR is not necessary and no mitigation is required.

- b) **Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

**No Impact.** There are no known mineral resources on the project site or in the area. The project would have no impact to the loss of important mineral resources. Therefore, further analysis of this issue in the EIR is not necessary and no mitigation is required.

12) **NOISE.** Would the project result in:

- a) **Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

**Potentially Significant Impacts.** Project-related construction activities as well as long-term operational activities may expose persons in the vicinity to noise levels in excess of standards established by TOP. Further analysis of the potential impacts associated with exposure of persons to or generation of noise levels in excess of standards established local standards shall be evaluated in the required EIR.

- b) **Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

**Potentially Significant Impact.** Construction of the proposed Project may produce groundbourne vibration or groundborne noise levels during demolition, grading, or the operation of heavy machinery. Further analysis of the potential of the proposed Project to expose persons to excessive groundborne vibration or groundbourne noise shall be included in the required EIR. Operation of the proposed Project is not anticipated to generate groundborne vibration or groundborne noise levels. Therefore, further analysis of the proposed Project's operational potential to generate groundborne vibration or groundborne noise is not necessary.

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

**Potentially Significant Impact.** Implementation of the proposed Project would result in increased traffic volume, which has the potential to cause an increase in ambient noise levels. Operational activities associated with the proposed industrial uses may also have the potential to increase ambient noise levels. Therefore, further analysis of the proposed Project's potential to increase ambient noise levels in the Project's vicinity shall be included in the required EIR.

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

**Potentially Significant Impact.** As discussed above, construction of the proposed Project would temporarily increase the ambient noise levels in the Project vicinity, when compared to existing conditions. This temporary increase could result in significant impacts to short-term ambient noise levels. Therefore, impacts related to a substantial temporary or periodic increase in ambient noise levels in the Project vicinity shall be further evaluated in the required EIR.

- e) **For a project located within the noise impact zones of the airport land use compatibility plan for ONT and Chino Airports, would the project expose people residing or working in the project area to excessive noise levels?**

**Potentially Significant Impact.** The proposed Project is located approximately one-mile east of the nearest runway at the Chino Airport. The Project site is located within the Chino Airport Overlay. Therefore, the potential for aircraft operations at the Chino Airport to expose people working in the Project area will be included in the required EIR. In addition, the entire City is located in the Airport Influence Area (AIA) of Ontario International Airport (ONT). Therefore, potential noise impacts in the Project area from aircraft operations will be included in the required EIR.

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

**No Impact.** There are no private airstrips located within the vicinity of the Project site. Therefore, the proposed Project has no potential to expose people to excessive noise levels associated with operations at a private airstrip. No further analysis on this issue is necessary in the required EIR.

13) **POPULATION & HOUSING.** Would the project:

- a) **Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?**

**Potentially Significant Impact.** The proposed Project would develop the property with a planned industrial development. This development may result in increased employment opportunities; however the availability of jobs would not induce substantial population growth. Moreover, the industrial development proposed by the Project is consistent with the TOP and NMC growth evaluated in TOP EIR. Therefore, no impacts related to substantial population growth would occur. No further analysis of this issue is necessary in the required EIR.

- b) **Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? and**
- c) **Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

**Less than Significant Impact.** The project site is currently used for agricultural purposes including dairy operations and field crops. There are two (2) residences associated with the dairy farm and field crop uses that are located on the site. Although the existing residences (and related residents) on the site would be required to relocate, such displacement would not be considered substantial such that construction of replacement housing elsewhere would be required as evaluated in TOP EIR. Thus, further analysis of these issues (b and c) in the EIR is not necessary and no mitigation measures are required.

14) **PUBLIC SERVICES.** Would the project:

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

- i) **Fire protection?**

**Potentially Significant Impact.** The Project site is currently provided fire protection, paramedic, and emergency response services by the Ontario Fire Department. The Ontario Fire Department currently has eight fire stations, which are comprised of eight 4-man paramedic engine companies and two 4-man truck companies. The City is in the process of developing the 13 square miles in the NMC, where the Ontario Fire Department will soon begin construction of Fire Station Nine. The proposed Project would result in the conversion

of the existing agricultural uses to planned industrial uses, which would likely require an increase in the provision of fire protection services at the Project site. This increase may contribute to the need for an expansion of an existing facility or construction of new operations or facilities. Therefore, impacts related to fire protection shall be further evaluated in the required EIR.

ii) **Police protection?**

**Potentially Significant Impact.** The Project site is currently provided police protection by the Ontario Police Department. The proposed Project would result in the conversion of the existing agricultural uses to planned industrial uses, which would likely require an increase in the provision of police services at the Project site. This increase may contribute to the need for construction of new police facilities or expansion of existing operations. Therefore, impacts related to police protection services shall be further evaluated in the required EIR.

iii) **Schools?**

**Less than Significant Impact.** The proposed Project includes a planned industrial development and would not create a direct demand for public school services, as there are no proposed residential uses that would generate any school-aged children requiring public education. Although the proposed Project would not create a demand for additional public school services, the Project Applicant would be required to pay school fees as prescribed by state law prior to the issuance of building permits. With mandatory payment of fees as stated, impacts to public schools would be less than significant and no further analysis of this issue is necessary in the required EIR.

iv) **Parks?**

**No Impact.** As discussed under question 15(a) and 15(b) below, the proposed Project would not create a demand for public park facilities and would not result in the need to modify existing facilities or construct new facilities. Therefore, development of the proposed Project would not adversely affect any park facility and no impacts are anticipated.

v) **Other public facilities?**

**Less than Significant Impact.** The proposed Project is not expected to result in a demand for other public facilities/services, including libraries, community recreation centers, post offices, and animal shelters. As such, the project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. Further analysis of this issue is not necessary in the required EIR.

15) **RECREATION.** Would the project:

- a) **Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

**No Impact.** The project proposes to develop a planned industrial area on the site. The project does not propose any significant new residential use or other land use that would generate a population increase. Therefore, implementation of the proposed Project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park, and further analysis of this issue in the EIR is not necessary and no mitigation is required.

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

**No Impact.** The project proposes to develop a planned industrial area on the site. The proposed Project does not propose any new on-or off-site recreational facilities. Therefore, the proposed Project would not result in environmental impacts related to the construction or expansion of recreational facilities, and further analysis of this issue in the EIR is not necessary and no mitigation is required.

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

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

**Potentially Significant Impact.** The proposed Project would contribute an increased volume to the local roadway system and has the potential to impact its performance. In addition, construction-related impacts would also result in a temporary increase in traffic volume. The potential increase in traffic has the potential to result in a significant impact and shall be further evaluated in the required EIR.

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

**Potentially Significant Impact.** Traffic generated by the proposed Project has the potential to impact the San Bernardino Association of Governments (SANBAG) Congestion Management Plan (CMP) roadway network. Potential impacts to the CMP roadway network shall be evaluated in a site-specific traffic study. The results of this study should be used to determine the proposed Project's consistency with the CMP. These results should be analyzed in the required EIR.

- c) **Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

**Less than Significant Impact.** The proposed project is located approximately one-mile east of the nearest runway at the Chino Airport and is located approximately five-miles south of the ONT Airport. The proposed Project is within the AIA for the ONT Airport as well as within the Chino Airport Overlay. The Industrial/Warehouse building uses and heights would typically not require Airspace Review under applicable Airport Land Use Compatibility Plans for either Chino or Ontario airports, and would not result in any change to air traffic patterns, levels or locations.

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

**No impact.** The proposed Project does not include any hazardous design features such as sharp curves or dangerous intersections, nor does the proposed Project include any hazardous or incompatible uses. In addition, the proposed Project would be required to comply with applicable City road design standards. Therefore, no significant road design hazards are anticipated.

- e) **Result in inadequate emergency access?**

**No Impact.** The proposed Project provides access to the Project site via Carpenter Avenue (north/south access) and Remington Avenue (east/west access). The access would be sufficient to provide emergency vehicular access to the Project area. Additionally, development within the Project site would be designed to provide access for emergency vehicles, pursuant to City Fire and Police Department requirements. Therefore, the proposed Project would not result in an impact to emergency access. Further analysis of this issue is not necessary in the required EIR.

- f) **Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

**Less than Significant Impact.** The proposed Project is not anticipated to conflict with any transportation policies, plans or programs supporting alternative transportation, as the development would be required to conform to the City's Mobility Element, which includes various strategies related to accommodating various types of transportation. According to TOP EIR, the Mobility Element accounts for improvements and enhancements to roadways, rail lines, and trails and walkways. The proposed Project would not impact adopted alternative transportation policies, plans, or programs. Therefore, further analysis of this issue is not necessary in the required EIR.

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

- a) **Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

**Potentially Significant Impact.** The project site is not currently served by a wastewater collection, conveyance, and treatment system, as properties in the area utilize septic systems for wastewater disposal. Upon implementation of the proposed Project, however, the City would provide wastewater collection and the Inland Empire Utilities Agency (IEUA) will provide wastewater treatment for the project. As detailed in TOP EIR, the City conveys its wastewater via regional trunk sewers to regional treatment plans operated by IEUA, which serves a 242-square mile service area in the western portion of San Bernardino County. Most of the wastewater generated is treated at IEUA's Regional Water Reclamation Plant No. 1. Wastewater generated in the NMC is treated at Regional Water Reclamation Plant No. 5. The wastewater generated by future development pursuant to the proposed Specific Plan could cause either Regional Water Reclamation Plant No. 1 or No. 5 to exceed its wastewater discharge requirements if there is not adequate treatment capacity. Therefore, the proposed Project could result in potentially significant impacts related to the capacity of the area's wastewater treatment system. Further analysis of this issue shall be evaluated in the required EIR.

- b) **Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

**Potentially Significant Impact.** The Specific Plan area would be served by the City's wastewater collection system. The Specific Plan area would be served by both the City sewer system, which would convey wastewater via regional trunk sewers to regional treatment plans operated by IEUA. As described in threshold a) directly above, Wastewater generated in the NMC is treated at Regional Water Reclamation Plant No. 5. The proposed Project would require the construction of on- and off-site sewer and water mains to service the site. The construction of these facilities could potentially result in significant environmental impacts. Therefore, impacts related to the construction of new sewer and water facilities shall be further evaluated in the required EIR.

- c) **Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

**Potentially Significant Impacts.** The majority of the existing roadways in the immediate Project vicinity do not contain a formal stormwater drainage system. Due to a lack of adequate drainage facilities in the Project area, the proposed Project would require storm drain improvements to serve the Project site, as identified in the City of Ontario Storm Drain Master Plan. These improvements could have the potential to significantly impact the environment. Therefore, this issue will be further evaluated in the required EIR.

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

**Potentially Significant Impact.** The proposed Project will be provided domestic water by the City. The City's Water Master Plan identifies new water facilities to serve the NMC area, which will need to be constructed prior to or concurrent with on-site water improvements. The issue of water supply to service the Project site and its impacts on water supply shall be further evaluated in the required EIR.

- e) **Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

**Potentially Significant Impact.** The Inland Empire Utilities Agency (IEUA) will provide wastewater treatment for the project. As detailed in TOP EIR, the City conveys its wastewater via regional trunk sewers to regional treatment plans operated by IEUA, which serves a 242-square mile service area in the western portion of San Bernardino County. The proposed project would incrementally reduce the existing excess treatment capacity at Regional Water Reclamation Plant No. 5. As such, the proposed Project could result in significant impacts on the capacity of the area's wastewater treatment system. Therefore, further analysis of this issue will be included in the required EIR.

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

**Potentially Significant Impact.** According to TOP EIR, the City provides its own solid waste hauling service within the City. As of 2008, the City serves approximately 28,000 single-family homes with a fleet of 23 residential, 17 commercial, and 10 roll-off container collection trucks, stationed at the City's Public Works yard. Household and business refuse, green waste, and recycling from the City are sent to the West Valley Materials Recovery Facility (MRF) in Fontana for processing, recycling, or landfilling. Most refuse is transported from the MRF to El Sobrante Landfill in the City of Corona. Other landfills that may serve the City include the Badlands Sanitary Landfill, Bakersfield Metropolitan Sanitary Landfill, Colton Sanitary Landfill, Frank R. Bowerman Sanitary Landfill, Lancaster Landfill and Recycling Center, Mid-Valley Sanitary Landfill, Olinda Alpha Sanitary Landfill, and Puente Hills Landfill. The City would provide solid waste collection services to the proposed project. The proposed project would result in an increase in the amount of solid waste generated on-site, thereby contributing waste that would incrementally reduce the remaining disposal capacity at designated landfills. The solid waste generated by uses included in the proposed Project could have a potentially significant impact on the landfills serving the project area. Therefore, potential solid waste impacts of the project will be further evaluated in the required EIR.

- g) **Comply with federal, state, and local statutes and regulations related to solid waste?**

**Potentially Significant Impact.** The proposed project would be required to comply with federal, state, and local statutes and regulations regarding solid waste. It is not known at this time the extent to which future development within the Project area would comply with waste reduction and recycling programs pursuant to Assembly Bill (AB) 939. Therefore, further analysis of this issue will be included the required EIR.

#### 18) MANDATORY FINDINGS OF SIGNIFICANCE

- a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat or a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

**Potentially Significant Impact.** Although the existing site is mostly disturbed under the existing conditions, the Project has the potential to reduce the habitat of a wildlife species. The Project's potential impacts to biological resources shall be further evaluated in a site-specific biological technical report and summarized in the required EIR.

Although there are no known historical or prehistorical resources currently on-site, the proposed Project has the potential to result in impacts to such resources potentially buried beneath the site's surface. A cultural resources investigation shall be conducted for the Project site, which shall include a construction monitoring program if subsurface resources are anticipated. The results of the cultural resources investigation shall be included in the required EIR.

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of**

**other current project, and the effects of probable future projects.)**

**Potentially Significant Impact.** The potential for cumulative impacts occurs when the independent impacts of the project are combined with the impacts of related projects in proximity to the project site such that impacts occur that are greater than the impacts of the project alone. The proposed Specific Plan is part of a logical sequence of proposed and approved Specific Plans intended to implement the NMC and as such, the proposed project in conjunction with other projects would contribute to potentially significant cumulative impacts. Therefore, potential for cumulative impacts will be further analyzed in the required EIR.

- c) **Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?**

**Potentially Significant Impact.** The proposed Project could result in potentially significant environmental effects with regard to the following topical issues: Aesthetics, Agriculture, Air Quality, Biological Resources, Greenhouse Gas Emissions, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Transportation and Traffic, and Utilities and Service Systems. As these impacts could have potential adverse effects on human beings either directly or indirectly, further analysis of these impacts will be included in the required EIR.

#### EARLIER ANALYSES

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

- 1) **Earlier analyzes used. Identify earlier analyzes used and state where they are available for review.**

- a) The Ontario Plan Final EIR
- b) The Ontario Plan
- c) City of Ontario Zoning
- d) Master Plan of Drainage for the NMC.
- e) City of Ontario Water Master Plan
- f) City of Ontario Sewer Master Plan

All documents listed above are on file with the City of Ontario Planning Department, 303 East "B" Street, Ontario, California 91764, (909) 395-2036.

- 2) **Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards.**

- a) Impacts 11(a) and (b). Mineral Resources. The impact to mineral resources was adequately analyzed as part of TOP EIR.
- b) Impacts 13(b) and (c). Population and Housing. The impacts related to displacing substantial numbers of housing and people were adequately analyzed as part of TOP EIR.

#### MITIGATION MEASURES

*(For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project):*

All of the effects were identified as no impact, less than significant, or potentially significant. None of the effects were identified as less than significant with mitigation.