

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



California Environmental Quality Act  
**Notice of Preparation**

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**TO:** Property Owners, Responsible Agencies & Interested Parties  
**FROM:** City of Ontario, Planning Department, 303 East "B" Street, Ontario, CA 91764  
**SUBJECT:** NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

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

The Project description, location and the probable environmental effects are contained in the attached materials. A copy of the Initial Study  is,  is not, attached and/or available at City Hall, Planning Department. Electronic format of the document(s) can also be obtained by contacting Lorena Mejia at (909) 395-2276.

The proposed project  is,  is not, considered a project of statewide, regional, or area-wide significance. The proposed project  will,  will not, affect highways or other facilities under the jurisdiction of the State Department of Transportation. A scoping meeting  will,  will not, be held by the lead agency. A project scoping meeting will be held on Thursday, August 5, 2021, at 6:00 PM via Zoom.

Your response must be sent at earliest possible date but not later than 30 days after receipt of this notice. Please send your response to Lorena Mejia at the address shown above. We will need the name for a contact person in your agency.

**Project Title/File No.:** Schaefer Avenue Storage Center Specific Plan/ PSP20-001

**Project Location:** Schaefer Avenue between Campus Avenue and Sultana Avenue, in the City of Ontario, County of San Bernardino.

**Project Description:** The Schaefer Avenue Storage Center Specific Plan provides the development of 386,812 square feet of self-storage area and approximately 1,300 outdoor vehicle storage spaces.

**Project Sponsor:** Inland Harbor, 835 West State Street, Ontario, CA 92679

**Consulting firm retained to prepare draft EIR:** VCS Environmental, 30900 Rancho Viejo Road, Suite 100, San Juan Capistrano, CA 92675; Contact: Dan Bott.

Signature:  Date: July 19, 2021

Name (print or type): Dan Bott Title: Director of CEQA/NEPA Services

**Reference:** California Code of Regulations, Title 14 (CEQA Guidelines) Sections 15082(a), 15103, 15375.

## **NOTICE OF PREPARATION AND INITIAL STUDY**

# **Schaefer Avenue Storage Center Specific Plan**

Planning Application No. PSP20-001



**LEAD AGENCY:**

**City of Ontario**

303 East B Street  
Ontario, California 91764  
Contact: Lorena Mejia, Senior Planner  
909.395.2276

**PREPARED BY:**

**VCS Environmental**

30900 Rancho Viejo Road, Suite 100  
San Juan Capistrano, California 92675  
Contact: Dan Bott, CEQA/NEPA Director  
949.489.2700

July 2021

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## INTRODUCTION

**Date:** July 19, 2021

**To:** State Clearinghouse, Responsible and Trustee Agencies, Interested Persons, Organizations, and Groups

**From:** City of Ontario Planning Department

**Subject:** Notice of Preparation of a Draft Environmental Impact Report

**Applicant:** Inland Harbors, 839 West State Street, Ontario, CA 92679

**Agent:** VCS Environmental, 30900 Rancho Viejo Road, Suite 100, San Juan Capistrano, CA 92675

**Contact:** Lorena Mejia, Senior Planner, City of Ontario Planning Department  
303 East B Street, Ontario, CA 91764  
Email: LMejia@Ontarioca.gov | Phone: 909.395-2276

**Environmental Impact Report:** The City of Ontario Planning Department has prepared this Notice of Preparation and Initial Study for the proposed Schaefer Avenue Storage Center Specific Plan and has determined that an Environmental Impact Report (EIR) is required. The City of Ontario is the Lead Agency for the preparation of the EIR.

**Notice of Preparation:** This Notice of Preparation and Initial Study has been prepared and distributed to the State Clearinghouse, Responsible and Trustee Agencies, Interested Persons, Organizations, and Groups so that Project-related concerns relevant to each agency's statutory responsibilities are addressed in the scope and content of the Draft EIR. In addition, interested persons, organizations, and groups should also provide comments regarding the scope and content of the environmental information to be included in the Draft EIR. Public agencies should identify a contact person in their response. This Notice of Preparation and Initial Study was sent via U.S.P.S. Certified Mail. In addition, this Notice of Preparation and Initial Study was directly uploaded to the CEQAnet Web Portal in the State Clearinghouse of the Governor's Office of Planning and Research.

**Project Location:** The Specific Plan Area consists of the area located at 7365, 7435, 7445, 7477, 7345 and 7365 Schaefer Avenue in the City of Ontario. The Specific Plan Area is bounded by Schaefer Avenue to the north, Sultana Avenue to the west and Campus Avenue to the east. The Specific Plan Area consists of three existing parcels, APN 1053-091-01, 1053-101-01 and 1053-101-02.

**Project Description Overview:** The Schaefer Avenue Storage Center Specific Plan provides for the development of outdoor vehicle storage area and up to 386,812 square feet of self-storage area on approximately 37 gross acres of land. The Specific Plan will provide a land use plan, development standards, circulation plan, infrastructure plans and a phasing plan to shown functionally how the Specific Plan would be implemented. Additionally, the Specific Plan includes design guidelines to ensure that the Specific Pan is developed with the highest quality and is compatible with existing and planned land uses in the City of Ontario. The Specific Plan will address consistency with the Ontario Plan to ensure that the City's vision for Ontario Ranch is achieved.

**Public Review Period:** Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. **The public review period is from July 19, 2021 to August 17, 2021 at 5:00 PM** Pacific Standard Time. Please send your written response to Lorena Mejia at the address shown above. Responses may be provided via email, U.S. Mail, courier service, or hand-delivered to the contact address provided above. For agencies, provide the name of a contact person in your agency.

Submitted by:



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Lorena Mejia  
Senior Planner

City of Ontario  
Planning Department

## 1.0 PROJECT TITLE AND PLANNING APPLICATION NUMBER

Schaefer Avenue Storage Center Specific Plan  
Planning Application No. PSP20-001

## 2.0 LEAD AGENCY

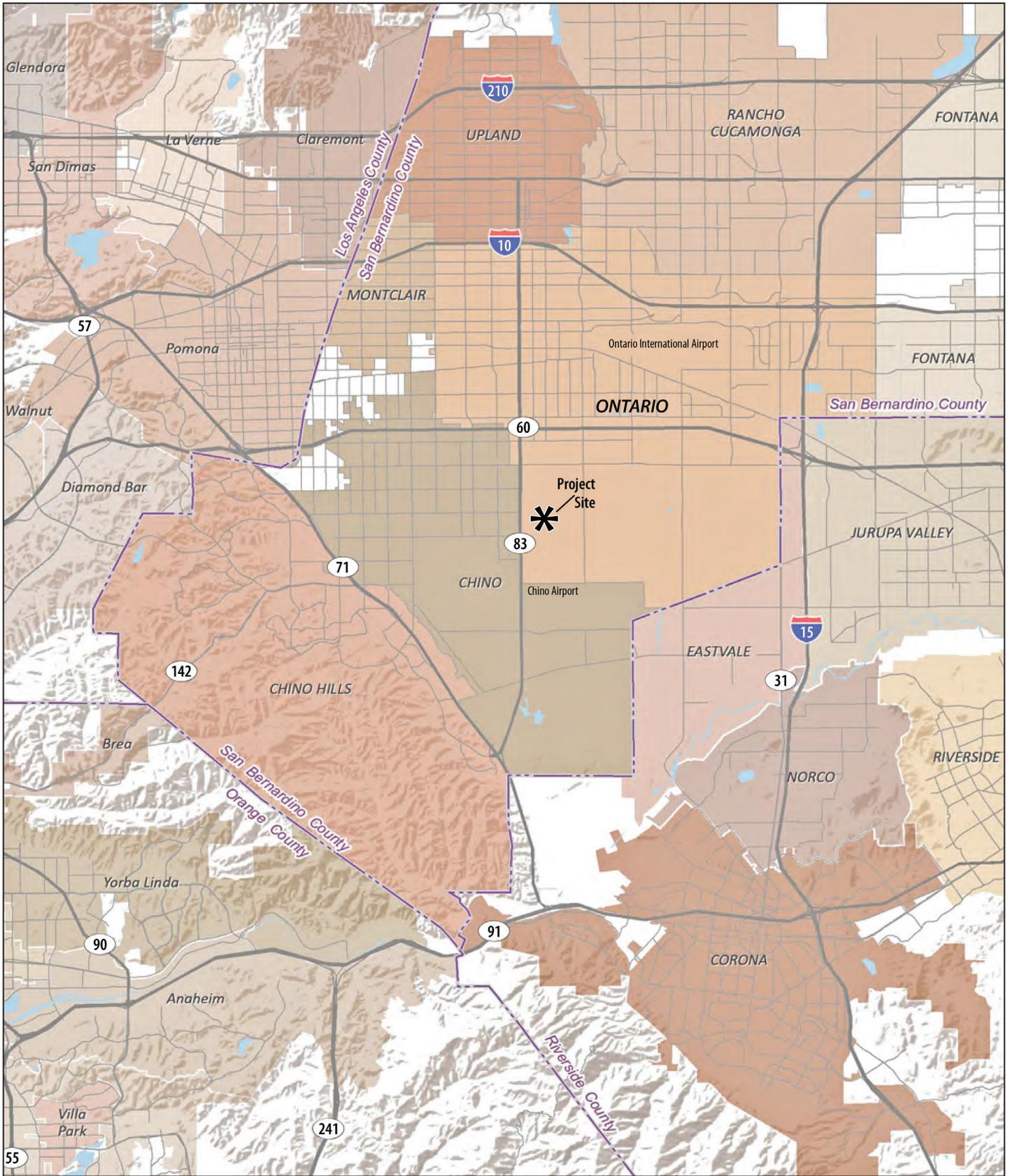
City of Ontario  
Planning Department  
303 East B Street  
Ontario, California 91764

## 3.0 EXISTING LAND USES

The Schaefer Avenue Storage Specific Plan is regionally located in the southwestern area of the City of Ontario; refer to [Figure 1, \*Regional Location\*](#). As shown in [Figure 2, \*Local Vicinity\*](#), the Specific Plan Area is bounded by Schaefer Avenue to the north, Sultana Avenue to the west and Campus Avenue to the east. Regional access to the Specific Plan Area will be provided from State Route 60 (SR-60), Interstate 10 (I-10), Interstate 15 (I-15), State Route 71 (SR-71) and State Route 91 (SR-91) Local access to the Specific Plan Area from the west and east will be provided from Schaefer Avenue. Currently, Schaefer Avenue is a two-lane roadway that terminates at Carpenter Street.

The site lies within an alluvial plain formed by outwash from the mountains to the north and east. The elevation on the site ranges from approximately 720 feet above mean sea level (amsl) at the north end, to approximately 710 feet amsl at the south end. The eastern portion of the Specific Plan Area consists mostly of paved surfaces with ornamental grasses along the frontage of the property. A windrow of eucalyptus trees extends along the eastern boundary. Both parcels generally drain in a north to south direction at approximately one percent +/- from elevation 719 feet at Schaefer Avenue to elevation 703 feet at the southern boundary of the parcels. The project site currently does not have onsite stormwater management facilities.

The Specific Plan Area is located on the United States Geological Survey (USGS) 7.5 Minute, Ontario and Prado Dam Quadrangle Maps (USGS, 1981). A review of historical records of the City of Ontario show that the Specific Plan Area was developed as early as 1935. At that time, farming activities were present on the property as well as on the surrounding properties. Subsequently, a dairy farm was constructed in 1960 on the western half of the property. By 1975, dairy operations were extended to the eastern and southern portions of the site and buildings on the site were constructed. From 1975 through 2002, dairy operations were expanded with the installation of barns, ponds, walkways, and sheds. Between 2005 and 2010, the dairy operations appeared to be declining and by 2010, portions of the site were used for vehicle and other storage. By 2018, most of the agriculture activities and vehicle storage was removed. Presently, the majority of the property is currently used for storage, sod farming and subleasing to an electrical contractor.

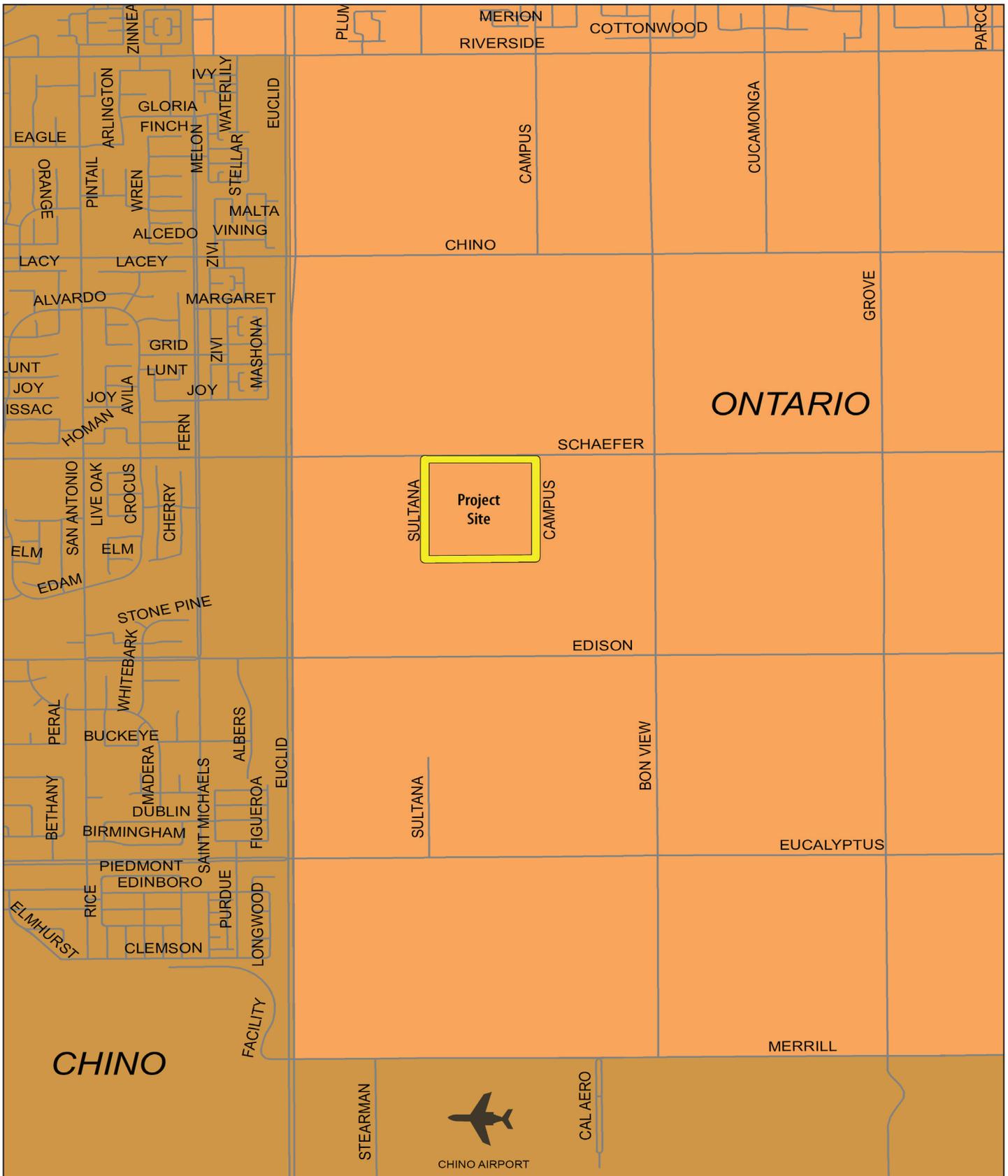


Source: ESRI; February 2020.

\* - approximate Specific Plan Boundary

SCHAEFER AVENUE STORAGE CENTER SPECIFIC PLAN  
 Notice of Preparation and Initial Study  
**Regional Location**





Source: ESRI, USGS, and NOAA; February 2020.

 - approximate Specific Plan Boundary

SCHAEFER AVENUE STORAGE CENTER SPECIFIC PLAN  
 Notice of Preparation and Initial Study  
**Local Vicinity**



The Specific Plan Area consists of three existing parcels, APN 1053-091-01, 1053-101-01 and 1053-101-02, totaling approximately 37 gross acres. Presently located on the project site are residential structures, a truck storage area, sheds for grain and feed storage and other construction related debris. An approximate 250-foot wide Southern California Edison electrical easement with electrical towers traverse the site in an easterly-westerly direction. As shown in [Figure 3, \*Surrounding Land Uses\*](#), the Specific Plan Area is surrounded by dairy and livestock operations to the north, south and west and a water treatment plant to the east. The existing conditions on the project site are shown in [Figure 4a, \*Site Photograph Locations\*](#), and [Figures 4b-4e, \*Existing Site Photographs\*](#).

#### **4.0 EXISTING PLANNING PROGRAMS**

The Ontario General Plan designates the Specific Plan Area Low-Medium Density Residential, Medium Density Residential and Open Space. The proposed project would require a General Plan Amendment from Low-Medium Density Residential, Medium Density Residential to General Commercial. The existing Open Space land use designation would remain.

The Ontario Zoning Map shows that Specific Plan Area is zoned Agriculture-Specific Plan. The Agriculture-Specific Plan zoning allows for continuation of agriculture uses but requires preparation of specific plan if alternative land uses are proposed.

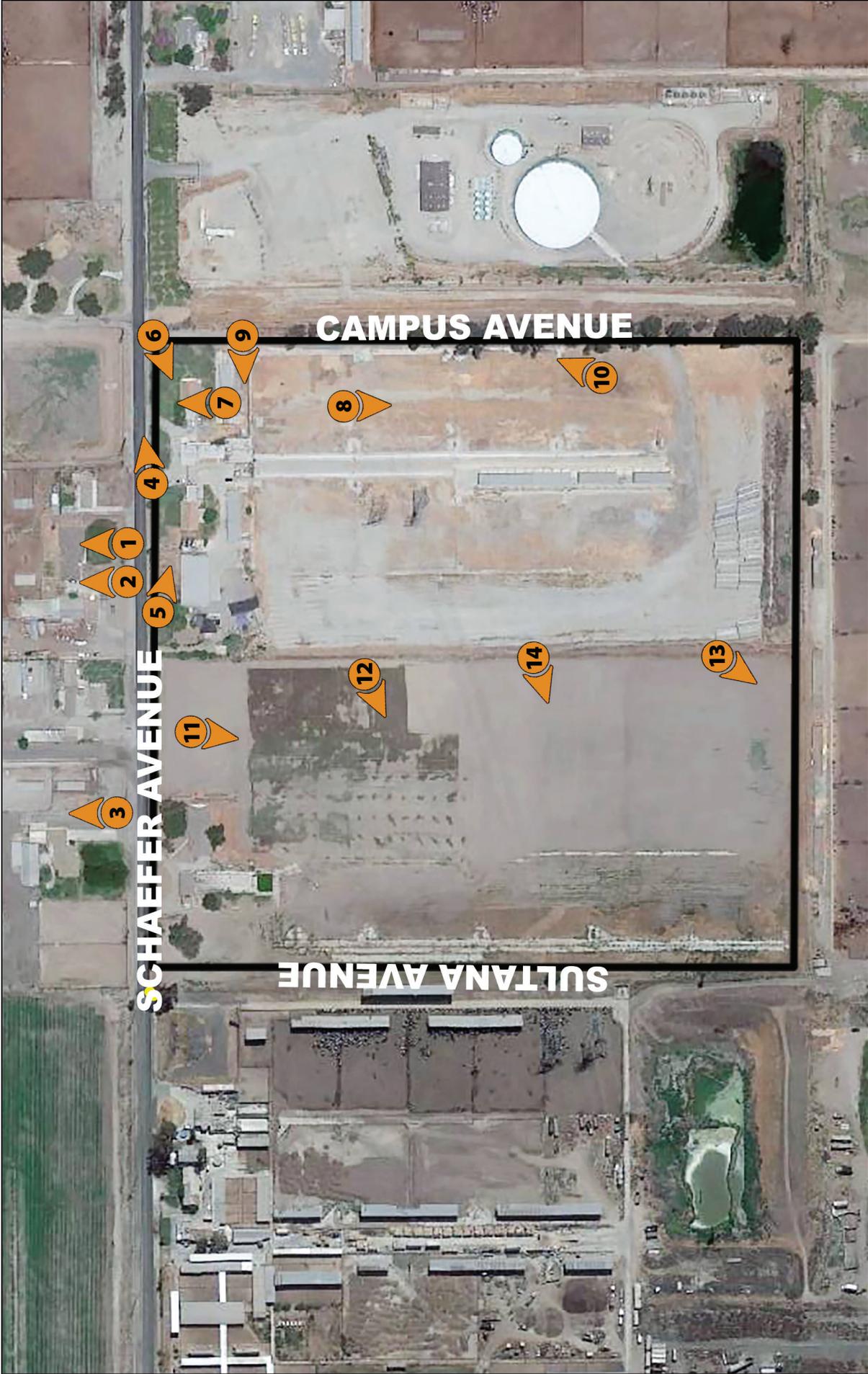
Parcels APN 1053-101-01 and APN 1053-101-02 of the Specific Plan Area have active Williamson Act contracts that are scheduled to expire in the year 2022. Parcels with active Williamson Act contracts may not be used for any purpose other than agriculture or open space until the contract has been terminated either through the non-renewal process or payment of a cancellation fee. No development will occur on the parcel under the active Williamson Act contract until the contract expires in 2022.

The entire Specific Plan area is located within the Airport Influence Areas of Ontario International Airport and Chino Airport. The project is required to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP) and the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics.



Source: Google Earth Pro; May 2020.  
 ——— - approximate Specific Plan Boundary





Source: Google Earth Pro; December 2019.  
- approximate Project Site Boundary

SCHAEFER AVENUE STORAGE CENTER SPECIFIC PLAN  
Notice of Preparation and Initial Study  
Site Photograph Locations





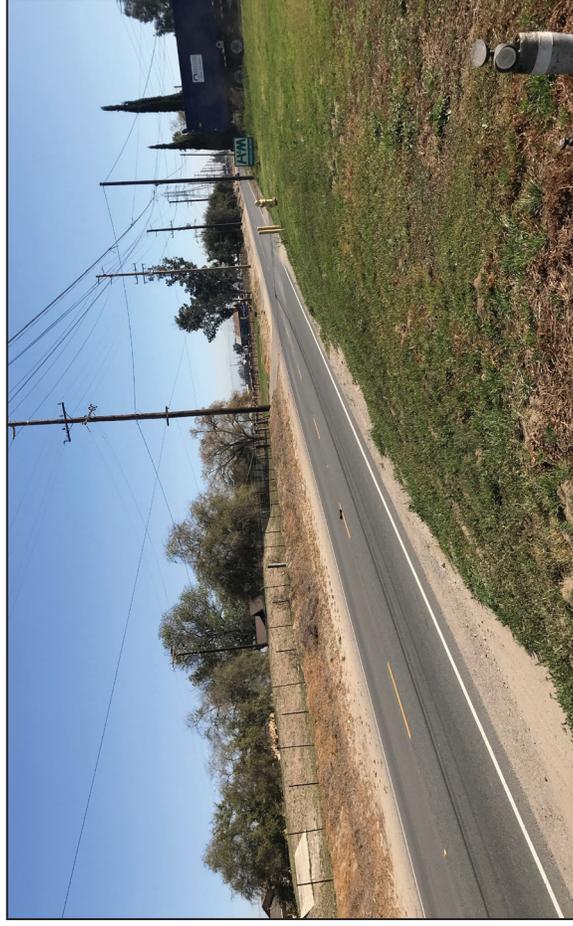
Location No. 1



Location No. 2



Location No. 3



Location No. 4

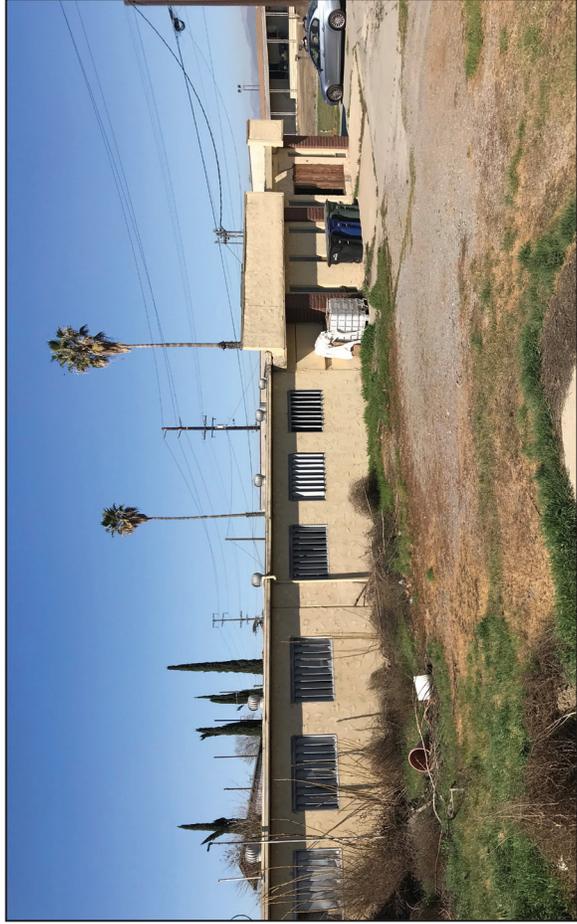
SCHAEFER AVENUE STORAGE CENTER SPECIFIC PLAN  
Notice of Preparation and Initial Study  
**Existing Site Photographs**



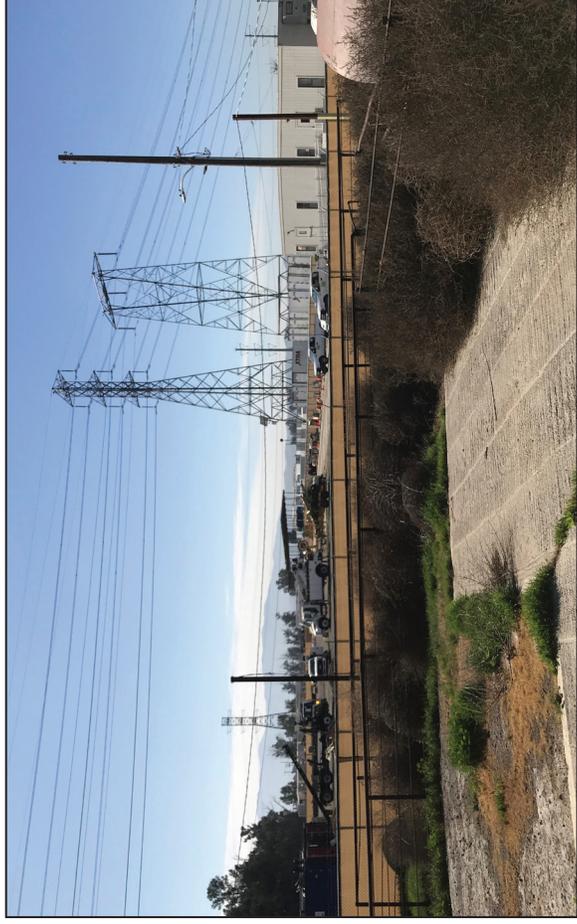
Location No. 5



Location No. 6



Location No. 7



Location No. 8

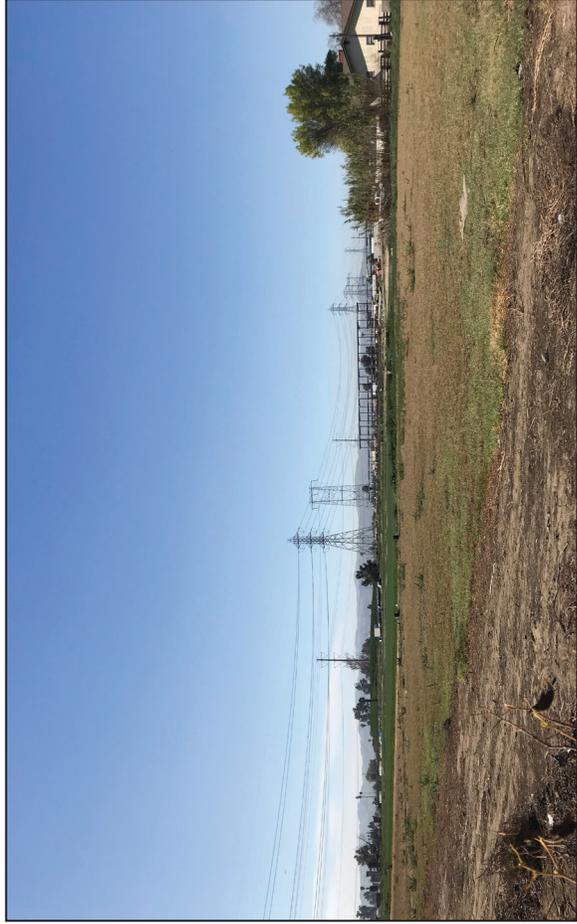
SCHAEFER AVENUE STORAGE CENTER SPECIFIC PLAN  
Notice of Preparation and Initial Study  
**Existing Site Photographs**



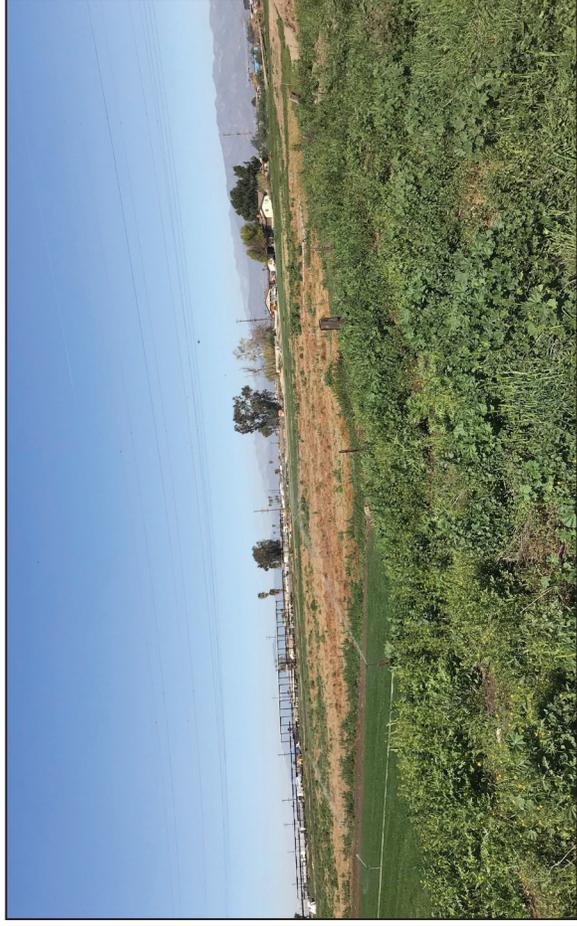
Location No. 9



Location No. 10

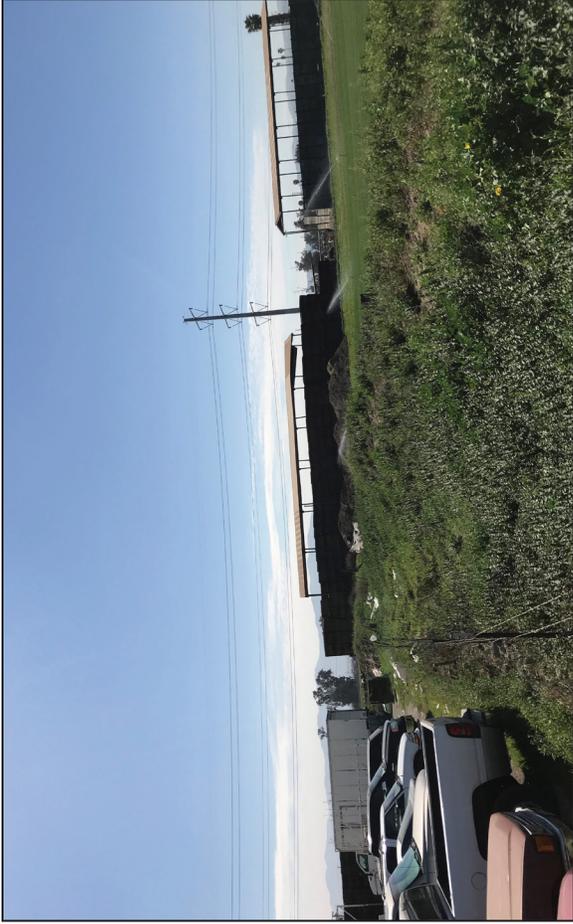


Location No. 11

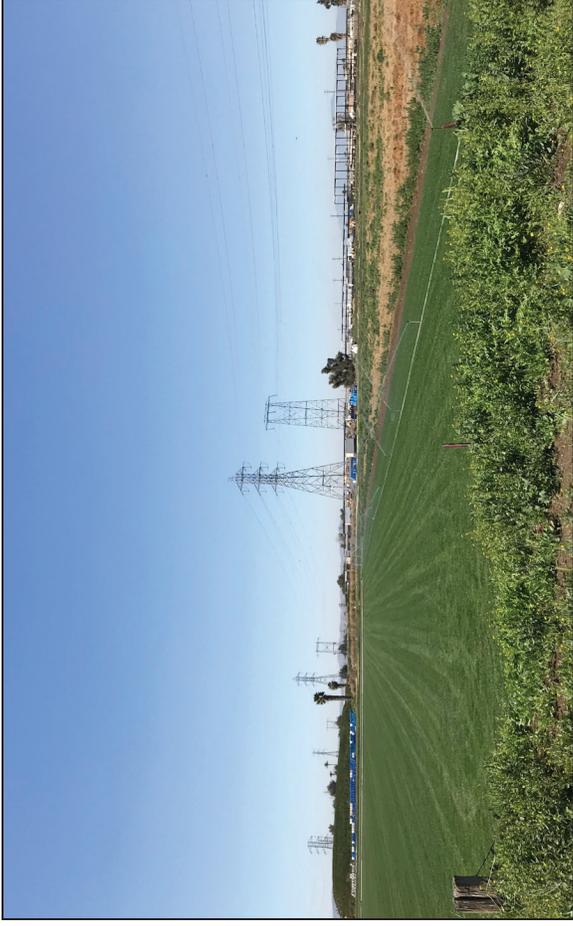


Location No. 12

SCHAEFER AVENUE STORAGE CENTER SPECIFIC PLAN  
Notice of Preparation and Initial Study  
**Existing Site Photographs**



Location No. 13



Location No. 14

SCHAEFER AVENUE STORAGE CENTER SPECIFIC PLAN  
Notice of Preparation and Initial Study  
**Existing Site Photographs**

## 5.0 PROPOSED PROJECT DESCRIPTION

The proposed project is a request for Specific Plan approval to implement the Schaefer Avenue Storage Center Specific Plan (proposed Specific Plan) to allow for the development outdoor vehicle storage area and up to 386,812 square feet of self-storage building area on approximately 37 gross acres.

### LAND USE PLAN

The Land Use Plan for the Schaefer Avenue Storage Center Specific Plan consists of two planning areas; refer to [Figure 5, \*Proposed Planning Area Land Use Plan\*](#). Both Planning Areas are proposed to be designated General Commercial and Open Space and are described below:

- **General Commercial:** The General Commercial Zoning District is intended to accommodate the construction and operation of short-term and long-term vehicle storage and Self-Storage uses to meet both nearby neighborhoods and Citywide demands for long-term and short-term vehicle parking and self-storage facilities within a five-mile radius. A FAR up to 0.30 is permitted.
- **Open Space:** The Open Space Zoning District is intended to accommodate the 250-foot wide Southern California Easement that extends through both parcels. Under the Open Space Zoning, no building construction is allowed. Outdoor parking, fencing and landscape treatment is allowed.

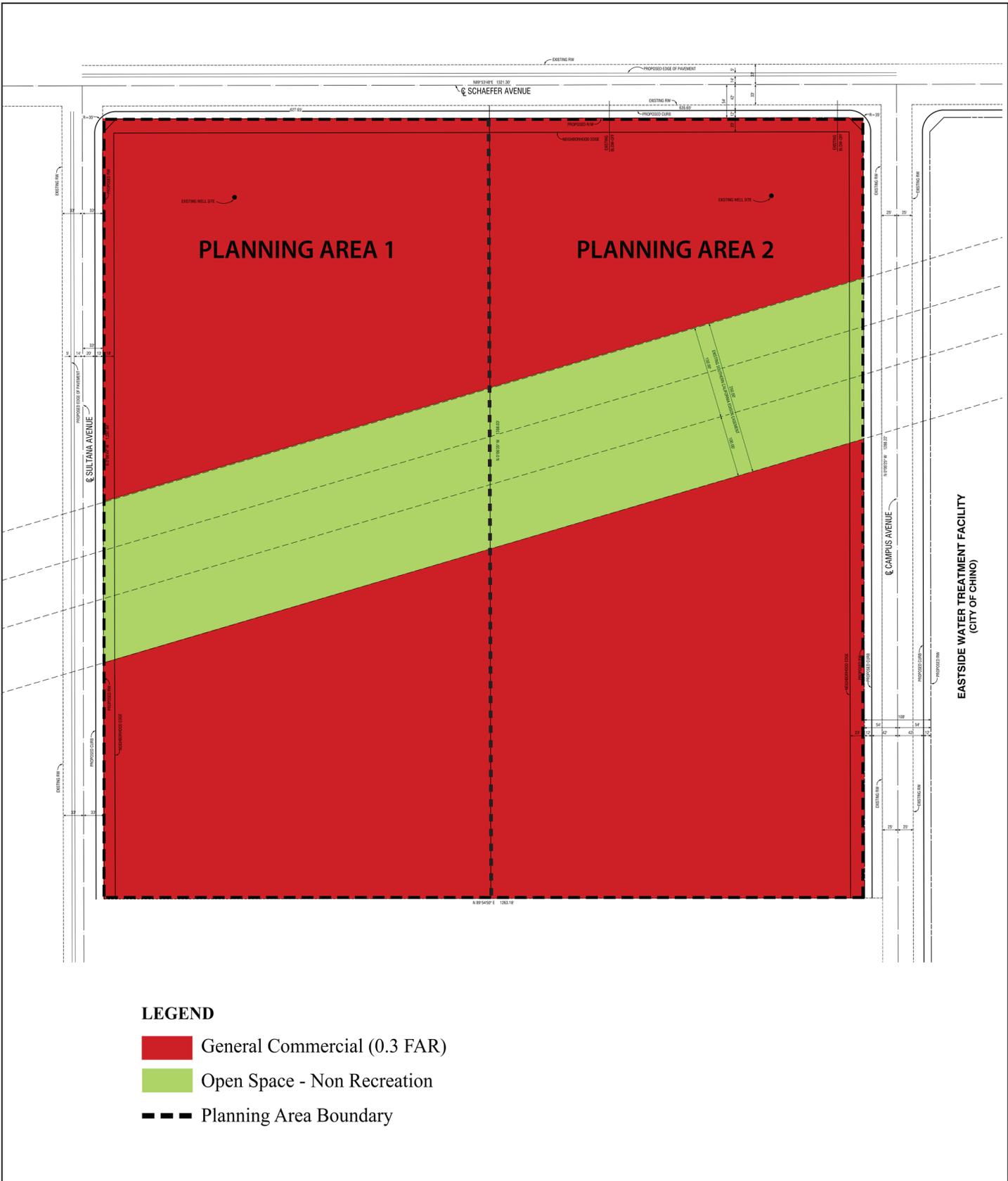
[Table 1, \*Maximum Allowable Building Area\*](#), shows the maximum allowable building area for land uses allowed within each Planning Area. The allowable building area includes the setbacks, street right-of-way, drive aisles, parking area, and landscaping requirements.

**Table 1  
Maximum Allowable Building Area**

Planning Area	Existing General Plan Land Use Designation (Acres)	Proposed General Plan Land Use Designation (Acres)	Maximum Sq. Ft. Allowed
PA-1	14.8 Medium Density Residential 3.7 Open Space	14.8 General Commercial 3.7 Open Space	193,406
PA-2	14.8 Low-Medium Density 3.7 Open Space	14.8 General Commercial 3.7 Open Space	193,406
<b>Total</b>	<b>37.0</b>	<b>37.0</b>	<b>386,812</b>

### CIRCULATION PLAN

Regional access to the Specific Plan Area will be provided by SR-60, located approximately two miles to the north. Local access to the Specific Plan Area will be provided from Schaefer Avenue, Sultana Avenue and Campus Avenue. The conceptual circulation plan for the Specific Plan Area and surrounding area is shown in [Figure 6, \*Proposed Circulation Plan\*](#).



Source: MDS Consulting and VCS Environmental; April 2021.

SCHAEFER AVENUE STORAGE CENTER SPECIFIC PLAN  
 Notice of Preparation and Initial Study  
 Proposed Planning Area Land Use Plan





**LEGEND**

-  Specific Plan Boundary
-  4-Lane Collector (Specific Plan responsible for ultimate full width).
-  2-Lane Collector Roadway (Specific Plan responsible for ultimate half width plus one additional 14-foot Travel Lane).
-  4-Lane Minor Arterial (Specific Plan responsible for ultimate half width plus one additional 14-foot Travel Lane).

Source: ESRI and VCS Environmental; June 2020.



To ensure safe pedestrian access, sidewalks will be constructed along all streets abutting the Specific Plan Area. Each sidewalk will be five feet wide, constructed of concrete, and installed at the same time as the adjacent roadway improvements. Bicycle paths and sidewalks will provide an additional mode of pedestrian circulation to the Specific Plan Area. Both Class II Bikeways and multipurpose trails are designated along Schaefer Avenue. Class II Bikeways are defined as dedicated striped lanes along streets, with no parking allowed in the bike lane. These bike lanes provide linkages to the City's off-street bike path system.

## **INFRASTRUCTURE PLAN**

### **Water Service**

Presently, there are no existing water distribution facilities within the vicinity of the Specific Plan Area. Water supplies are currently provided from existing private water wells. The Specific Plan will implement the Ontario Ranch Phase 2 West Backbone Infrastructure Plan. The Specific Plan will be subject to water connection fees that will go towards water service infrastructure improvements extending into the Specific Plan Area.

### **Sewer Service**

Presently, there are no existing sewer conveyance facilities within the vicinity of the Specific Plan Area. Existing land uses within the Specific Plan Area currently rely on onsite sewer septic systems. The Specific Plan will implement the Ontario Ranch Phase 2 West Backbone Infrastructure Plan.

### **Recycled Water**

Presently, within the Specific Plan Area, there are no existing recycled water distribution facilities. Recycled water will be provided to the City of Ontario by the Inland Empire Utilities Agency which treats wastewater at four regional wastewater reclamation plants. The Specific Plan will implement the Ontario Ranch Phase 2 West Backbone Recycled Water Infrastructure Plan.

### **Storm Drain System**

Presently, there are no improved drainage facilities other than graded earthen ditches within the vicinity of the Specific Plan Area. According to the City's Master Plan of Drainage, the Specific Plan Area is located within 2.8-square-miles of Drainage Area XIV. This area is generally bounded by Riverside Drive to the north, Euclid Avenue to the west, Merrill Avenue to the south and Bon Avenue to the east. Drainage Area XIV drains to an existing Airport Channel at the intersection of Euclid Avenue and Merrill Avenue. The Airport Channel is an interim facility that extends south along the east side of Euclid Avenue to the Prado Basin Flood Control Basin. The Storm Drain Master Plan shows a 48-inch storm drain constructed along Schaefer Avenue and a 78-inch to 108-inch storm drain along Euclid Avenue that will convey storm water flows from the Specific Plan Area. In the interim condition, until the planned storm drain facilities are extended to the Specific Plan Area, the onsite storm drain system will be designed to collect the onsite and offsite (Schaefer, Campus, and Sultana Avenues) storm waters and detain them to release the pre-development storm flows, not to exceed 80% of pre-development peak flows. The detained storm waters will be contained in underground storage chambers. The WQMP first flush storm water will be detained in a separate underground storage chambers and released into a Maxwell type vertical chamber that will reach deep enough to locate a pervious layer as the surface soil has low infiltration rates.

## Utility Plan

Electrical service to the Specific Plan Area will be provided by Southern California Edison. Presently, there is no natural gas service provided to the Specific Plan Area. Electrical, natural gas and communication utility services to the Specific Plan Area will be installed underground in accordance with the City of Ontario and coordination with other local providers.

## Public Services

### FIRE

The City of Ontario Fire Department will provide fire protection services to the Specific Plan Area. The Ontario Fire Department currently has eight stations, which are staffed with eight four-man paramedic engine companies and two four-man truck companies. The closest operational fire station is Station 6, located at 2931 E. Philadelphia Avenue, approximately four miles north of the Specific Plan Area.

### POLICE

The City of Ontario Police Department will provide police services to the Specific Plan Area. The closest police station is located approximately three miles from the Specific Plan Area located at 2500 S. Archibald Avenue. This station is also the City of Ontario's Police Department Headquarters.

### SOLID WASTE DISPOSAL

The Integrated Waste Department of the Ontario Municipal Utility Corporation (OMUC) will provide solid waste disposal services to the Specific Plan Area. The City provides a variety of commercial and industrial services designed to meet the business community needs. Solid waste requirements will follow the Solid Waste Department Refuse and Recycling Planning Manual. The Manual establishes the City of Ontario's requirements for refuse and recycling storage and access for service, as well as programs to attain recycling goals. The Mid-Valley Landfill is the nearest San Bernardino County landfill located at 2390 N. Alder Avenue in the City of Rialto, approximately 17 miles from the Specific Plan Area.

### SCHOOL SERVICES

The closest schools to the Specific Plan Area are Ranch View Elementary School located at 3300 Old Archibald Road, Grace Yokely Middle School located at 2497 South Turner and Colony High School located at 3850 East Riverside Drive.

### LIBRARY SERVICES

Two existing library facilities are within proximity of the Specific Plan Area, Ontario Main Library located at 215 East C Street and Colony High Branch Library located at 3850 East Riverside Drive.

## 6.0 PROJECT APPROVALS/PERMITTING

The Draft EIR is intended to provide environmental review for full implementation of the Schaefer Avenue Storage Center Specific Plan, including all discretionary actions associated with it. The City of Ontario will be the Lead Agency with approval authority over the project. Below is the listing of discretionary approvals required for the project:

Specific Plan

- Development of outdoor vehicle storage and up to 386,812 square feet of self-storage building area on approximately 37 gross acres.

CEQA Compliance

- Certification of Final EIR.

The Final EIR is intended to provide environmental review for full implementation of the project, including all ministerial permits associated with it. Below is listing of permits and approvals required for the project:

- Development Plan
- Grading Permit
- Building Permit
- Landscape Planting Plan Approval
- Irrigation System Improvement Plan Approval
- Fire Master Plan, Fire Suppression and Fire Alarm Permits
- Plumbing, Electrical, Structural Permits
- Water Quality Management Plan

**7.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below could 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 and Forestry	<input checked="" type="checkbox"/>	Air Quality
<input checked="" type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Cultural Resources	<input checked="" type="checkbox"/>	Energy
<input checked="" type="checkbox"/>	Geology and Soils	<input checked="" type="checkbox"/>	Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	Hazards and Hazardous Materials
<input checked="" type="checkbox"/>	Hydrology and Water Quality	<input checked="" type="checkbox"/>	Land Use and Planning	<input type="checkbox"/>	Mineral Resources
<input checked="" type="checkbox"/>	Noise	<input type="checkbox"/>	Population and Housing	<input checked="" type="checkbox"/>	Public Services
<input type="checkbox"/>	Recreation	<input checked="" type="checkbox"/>	Transportation	<input checked="" type="checkbox"/>	Tribal Cultural Resources
<input checked="" type="checkbox"/>	Utilities and Service Systems	<input type="checkbox"/>	Wildfire	<input checked="" type="checkbox"/>	Mandatory Findings of Significance

## 8.0 LEAD AGENCY DETERMINATION

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 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 impact” 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

July 19, 2021

Date

Lorena Mejia, Senior Planner

Printed Name

## 9.0 EVALUATION OF IMPACTS

This section analyzes the potential environmental impacts associated with the proposed project. The issue areas evaluated in this Initial Study include:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Mandatory Findings of Significance

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).

All answers must take account of the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

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 may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

“Negative Declaration: Less Than Significant Impact 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 “Earlier Analyses,” as described in (5) below, may be cross-referenced).

Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

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 a significant or potentially significant impact to a less than significant level.

## **THRESHOLDS OF SIGNIFICANCE**

Thresholds of significance are identifiable quantitative, qualitative or a performance level for a particular environmental effect. Non-compliance with a threshold means the effect will normally be determined to be significant and, conversely, compliance with a threshold means the effect will normally be less than significant (Guidelines Section 15064.7). The City of Ontario relies upon the specific questions relating to environmental impact areas listed in Appendix G of the State CEQA Guidelines to determine a level of significance.

## **ENVIRONMENTAL BASELINE**

To adequately determine the significance of a potential environmental impact, the environmental baseline must be established. Guidelines Section 15125(a) states in pertinent part that the existing environmental setting will normally constitute the baseline physical conditions by which a lead agency will determine if an impact is significant. Therefore, the environmental baseline for the project constitutes the existing physical conditions as they exist at the time that this Notice of Preparation is published.

## 10.0 ENVIRONMENTAL CHECKLIST QUESTIONS

### 10.1 AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<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"/>

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

**Potentially Significant Impact:** For purposes of determining significance under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general-public and is generally designated by public agencies to provide for their preservation. A substantial adverse effect on a scenic vista could occur if a vista were screened from the view, the access to a formerly available public viewing position was blocked, or visual resources were obstructed by view or access to them. The EIR will identify designated vistas within the Specific Plan Area and will evaluate if the proposed project could have a substantial effect on them. Mitigation measures will be identified, as necessary.

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

**No Impact:** The State Scenic Highway Program was established by the California Department of Transportation (Caltrans) to preserve and protect scenic highway corridors from change that could diminish the aesthetic value of lands adjacent to State Highways. Highways may be designated as scenic depending upon how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the traveler’s enjoyment of the view. According to Caltrans, there are no designated or eligible State scenic highways within the viewshed of the proposed project. Therefore, no impacts to scenic resources along a State scenic highway will occur. This issue will not be further evaluated in the EIR.

- c) **In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

**Potentially Significant Impact:** The project site is located within a suburban area. The EIR will identify relevant planning regulations that are applicable that govern the scenic quality of the Specific Plan Area. Mitigation measures will be identified, as necessary.

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

**Potentially Significant Impact:** Spill light (aka, “light trespass”) occurs when lighting fixtures such as streetlights, parking lot lighting, exterior building lighting, and landscape lighting are not properly aimed or shielded to direct light to the desired location and light escapes and partially illuminates a surrounding location. The EIR will evaluate the contribution of additional light and glare that could potentially occur from the project fixtures and components as they will be placed. Mitigation measures will be identified, as necessary.

## 10.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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?**

**No Impact:** The State of California Farmland Mapping and Monitoring Program indicates that there is no Prime Farmland, Unique Farmland or Farmland of Statewide Importance designated within the Specific Plan Area. According to The Ontario Plan Environmental Resources Element, the Specific Plan Area is designated Other Land. These lands are not considered important farmland. Therefore, no impacts to Prime Farmland, Unique Farmland or Farmland of Statewide Importance will occur. This issue will not be further evaluated in the EIR.

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

**Potentially Significant Impact:** The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, allows local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space uses. Parcels APN 1053-101-01 and APN 1053-101-02 of the Specific Plan Area have active Williamson Act contracts that are scheduled to expire in the year 2022. Additionally, the City's Development Code establishes an Agriculture Overlay on the Specific Plan Area. The intent of the Agriculture Overlay is to accommodate the continuation of agricultural uses within the City, on an interim basis, until such time that development is slated to occur consistent with the Policy Plan component of The Ontario Plan. The EIR will evaluate potential conflicts to existing Williamson Act Contracts associated with implementation of the Specific Plan.

**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 proposed Specific Plan will be consistent with the project site's existing zoning and will not cause a rezone of lands that are zoned for forest land or timberland. Therefore, no impacts to forest land, timberland or lands zoned for timberland will occur. This issue will not be further evaluated in the EIR.

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

**No Impact:** There are no existing forest lands or timberland resources on the property and the project site is not zoned for timberland production. Implementation of the proposed project will not result in the loss of forest land. This issue will not be further evaluated in the EIR.

**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?**

**No Impact:** The project site and surrounding properties do not contain farmland or timberland resources. The construction and operation of the proposed land uses will be confined to the Specific Plan Area and will not cause any onsite or offsite conversion of farmland or forest land to non-agriculture uses or non-forest uses. This issue will not be further evaluated in the EIR.

### 10.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions such as those leading to odors adversely affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**Potentially Significant Impact:** The Specific Plan Area is in the South Coast Basin and is subject to the air quality management plan (AQMP) prepared by the South Coast Air Quality Management District (SCAQMD). An AQMP provides the framework for air quality basins to achieve attainment of the state and federal ambient air quality standards through the state implementation plan and is based on growth projections from local general plans. Implementation of the Specific Plan will involve the demolition of existing structures on the project site and construction of outdoor vehicle storage and Self-Storage Center. The EIR will evaluate the consistency of the Specific Plan with regional growth forecasts and any impacts its’ development may have on the attainment of regional air quality objectives provided in the AQMP. Mitigation measures will be identified, as needed.

**b) 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?**

**Potentially Significant Impact:** The Specific Plan Area is in the South Coast Basin and is designated under the California and National Ambient Air Quality Standards (AAQS) as nonattainment for ozone (O<sub>3</sub>), coarse inhalable particulate matter (PM<sub>10</sub>), fine inhalable particulate matter (PM<sub>2.5</sub>), nitrogen oxides (NO<sub>x</sub>) (California standard only), and lead. Implementation of the proposed Specific Plan could potentially increase existing levels of criteria pollutants and contribute to their nonattainment status in the Basin. Construction activities related to the proposed Specific Plan will generate exhaust from construction equipment and vehicle trips, fugitive dust from demolition and ground-disturbing activities, and off-gas emissions from architectural coatings and paving. Additionally, the proposed Specific Plan will generate long-term emissions from transportation sources (e.g., passenger and truck trips), area sources (e.g., onsite equipment, landscaping, cleaning products, and paints used for architectural coating), energy usage (e.g., natural gas used for heating). The EIR will evaluate whether the proposed Specific Plan’s short- and long-term emissions could exceed SCAQMD’s regional significance thresholds and could result in a cumulatively considerable net increase in any criteria air pollutant. Mitigation measures will be recommended, as needed.

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

**Potentially Significant Impact:** An impact is potentially significant if emission levels exceed the state or federal ambient air quality standards, thereby exposing sensitive receptors to substantial pollutant concentrations. Sensitive receptors are locations where uses or activities result in increased exposure of persons more sensitive to the unhealthful effects of emissions (such as children and the elderly). There are sensitive receptors within the vicinity of the Specific Plan Area that could potentially be exposed to substantial pollutant concentrations of criteria air pollutants and toxic air contaminants associated with construction and operational activities for the Specific Plan. The EIR will evaluate the potential for construction and operation activities of the proposed Specific Plan to exceed SCAQMD's localized significance thresholds in accordance with SCAQMD's guidance methodology. In addition, the EIR will also evaluate the potential health risk impacts to offsite sensitive receptors from project-related construction and operation activities from exposure to toxic air contaminants (e.g., diesel particulate matter) generated from use of off-road construction equipment during construction activities and from diesel-powered transport trucks. Mitigation measures will be recommended as needed.

**d) Result in other emissions such as those leading to odors adversely affecting a substantial number of people?**

**Potentially Significant Impact:** The threshold for significant odor impact is when a project creates an odor nuisance as defined SCAQMD Rule 402, Nuisance, which states: That a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The EIR will evaluate potential odor impacts associated with the construction and operation of the proposed Specific Plan and potential conflicts with SCAQMD Rule 402. Mitigation measures will be recommended as needed.

## 10.4 BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 state or federally protected wetlands (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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

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

**Potentially Significant Impact:** The Specific Plan Area has been disturbed from its natural state from past agriculture and storage activities occurring on the project site. As part of the EIR, a qualified biologist will conduct a reconnaissance-level survey of the entire Specific Plan Area to document the site's existing biological resources and to determine the presence or absence of sensitive species and will evaluate if potential impacts associated with the construction and operation of the proposed Specific Plan could occur. Mitigation measures will be recommended as needed.

- 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?**

**Potentially Significant Impact:** A Jurisdictional Delineation Assessment will be conducted by VCS Environmental to determine the presence of riparian habitat or other sensitive natural communities. The EIR will evaluate potential impacts to riparian habitat and other sensitive natural communities associated with the construction and operation of the proposed Specific Plan. Mitigation measures will be recommended as needed.

- c) **Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

**Potentially Significant Impact:** A Jurisdictional Delineation Assessment will be conducted by VCS Environmental to determine the presence of state or federally protected wetlands. The EIR will evaluate potential impacts to potential wetland habitat associated with the construction and operation of the proposed Specific Plan. Mitigation measures will be recommended as needed.

- 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:** Regional wildlife movement corridors facilitate the regional movement of wildlife and are generally located near water ways, ridgelines, riparian corridors that are contiguous to open space areas that provide supporting habitat. There are no regional wildlife movement corridors that have been identified within or adjacent to the Specific Plan Area. However, the Specific Plan Area does contain onsite trees that could potentially provide supporting habitat for several migratory bird species, which could be protected by the federal Migratory Bird Treaty Act of 1918. The EIR will evaluate potential impacts to migratory birds associated with the construction and operation of the proposed Specific Plan. Mitigation measures will be recommended as needed.

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

**Potentially Significant Impact:** The construction activities for the proposed Specific Plan project will remove existing trees from the Specific Plan Area. The City of Ontario has an existing Tree Preservation Ordinance that provides for the protection or replacement of trees. The EIR will evaluate the removal of the trees and potential conflicts with the City's Tree Preservation Ordinance. Mitigation measures will be recommended as needed.

- 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?**

**No Impact:** The Specific Plan Area is not located in a Natural Community Conservation Plan (NCCP) or Habitat Conservation Plan (HCP). Therefore, no impacts to any adopted Habitat Conservation Plan or other approved Conservation Plan will occur from implementation of the proposed Specific Plan. This issue will not be further evaluated in the EIR.

## 10.5 CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to 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. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### a) Cause a substantial adverse change in the significance of a historical resource pursuant to in Section 15064.5?

**Potentially Significant Impact:** Section 15064.5 of the CEQA Guidelines defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or by the lead agency. Generally, a resource is considered “historically significant” if it meets one of the following criteria:

- Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- Is associated with the lives of persons important in our past.
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- Has yielded, or may be likely to yield, information important in prehistory or history.

The Specific Plan Area contains a single-family ranch housing structure that was constructed as early as 1925 and other single-family ranch housing structures constructed as early as 1971. The California Register of Historical Resources (CRHR) does not include an age eligibility threshold for consideration. However, 45 years is a threshold that is widely employed for CRHR review. The project site structures have achieved the 45-year threshold and will be subject to historical resource eligibility and assessment of impacts and effects pursuant to Section 15064.5 of the CEQA Guidelines. A historical resource survey will be prepared to determine whether the buildings and structures within the proposed Specific Plan Area will be individually eligible for inclusion on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or the City of Ontario Register of Historic Landmarks (Local Register). The EIR will evaluate the historical significance and potentially eligibility of the existing structures in the Specific Plan Area under Section 15064.5 of the CEQA Guidelines. Mitigation measures will be recommended as needed.

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

**Potentially Significant Impact:** The regional area is known to contain archaeological resources. The ground-disturbing grading activities associated with the proposed Specific Plan could have the potential to uncover previously undiscovered archeological resources. As part of the preparation of the EIR, a Cultural Resources Assessment will be prepared, with a literature review, records search and site survey to determine the potential for site-specific archaeological resources to occur on the Specific Plan Area and if potential impacts could occur from construction activities associated with the development of future land uses. If required, mitigation measures will be recommended.

**c) Disturb any human remains, including those interred outside of dedicated cemeteries?**

**Less Than Significant Impact:** California Health and Safety Code Section 7050.5, CEQA Section 15064.5, and Public Resources Code Section 5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery. Specifically, California Health and Safety Code Section 7050.5 requires that if human remains are discovered within the project site, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of death, and made recommendations concerning the treatment and disposition of the human remains to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner has reason to believe the human remains to be those of a Native American, he or she shall contact by telephone within a 24-hour period the Native American Heritage Commission. Subsequently, the Native American Heritage Commission shall identify the most likely descendant. The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains, as provided in Public Resources Code Section 5097.98. Although soil-disturbing activities associated with the proposed Specific Plan could result in the discovery of previously unknown human remains, compliance with existing law will ensure that impacts to human remains will be reduced to a less than significant level. This issue will not be further evaluated in the EIR.

## 10.6 ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) **Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

**Potentially Significant Impact:** The proposed Specific Plan will involve the demolition of existing structures and the construction of an outdoor vehicle storage and Self-Storage Center. The demolition and construction activities will result in the consumption of energy. Additionally, the operation of the proposed Specific Plan Area will require additional amounts of energy compared to existing conditions. The EIR will evaluate the potential for the proposed Specific Plan to generate a substantial increase in energy use. Mitigation measures will be incorporated as needed.

- b) **Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

**Potentially Significant Impact:** The regulatory setting related to energy conservation is primarily addressed through State and City regulations. The State regulations include the California Code of Regulations (CCR), Title 20, Division 2, Chapter 4, Article 4, Sections 1601-1609: control the energy-efficiency of appliances, California Code of Regulations (CCR), Title 24, Part 6: California’s Energy Efficiency Standards for Residential and Nonresidential Buildings and CCR Title 24, Part 11: California Green Building Standards. Additionally, as part of the City of Ontario’s Policy Plan, the Environmental Resources Element includes goals to minimize energy consumption and reduce the region’s carbon footprint. The EIR will identify the energy consumption requirements for the proposed Specific Plan and will evaluate the proposed Specific Plan consistency with State and City energy reduction programs, regulations, and policies. Mitigation measures will be incorporated as needed.

## 10.7 GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) 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"/>
2) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) 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 offsite 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 direct or indirect 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 wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. 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"/>

**a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**

- 1) 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:** The Alquist-Priolo Earthquake Fault Zoning Act (Act) regulates development near active faults to mitigate the hazards of surface fault-rupture. An active fault is one that has experienced earthquake activity in the past 11,000 years. Under the Act, the State Geologist is required to delineate special study zones along known active faults, known as Alquist-Priolo

Earthquake Fault Zones. The Act also requires that prior to approval of a project, a geologic study be prepared to define and delineate any hazards from surface rupture and that a building setback be established from any known trace hazard. According to the California Geologic Survey, there is no Alquist-Priolo Earthquake Fault Zones on the Specific Plan Area or in the nearby area. Therefore, implementation of the proposed Specific Plan will not directly or indirectly expose persons or property to ground rupture impacts. Therefore, it is unlikely ground rupture impacts will occur. This issue will not be further evaluated in the EIR.

**2) Strong seismic ground shaking?**

**Potentially Significant Impact:** Like other areas in Southern California, the Specific Plan Area is within a seismic active area that could be subject to seismic ground shaking impacts, possibly of strong intensity. The proposed Specific Plan Area is considered to have the potential for risk of injury to persons or properties from strong seismic ground shaking impacts. As part of preparation of the EIR, a Preliminary Geotechnical Investigation Report will be prepared that will address potential seismic ground shaking impacts and the potential for risks to persons or properties. Mitigation measures will be proposed for any impacts determined to be potentially significant.

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

**Potentially Significant Impact:** Liquefaction is the phenomenon in which loosely deposited soils located below the water table undergo rapid loss of shear strength due to excess pore pressure generation when subject to strong earthquake induced ground shaking. Liquefaction is known generally to occur in saturated or near-saturated cohesion-less soils at depths shallower than 50-feet below the ground surface. According to the California Department of Conservation Hazard Zone Map, the Specific Plan Area is located within a low to moderate area for liquefaction susceptibility. As part of the preparation of the EIR, a Preliminary Geotechnical Investigation Report will be prepared that will address potential seismic-related liquefaction impacts. Mitigation measures will be proposed for any impacts determined to be potentially significant.

**4) Landslides?**

**No Impact:** According to the California Geologic Survey Landslide Hazard Map, the Specific Plan Area is not located within a zone susceptible to earthquake-induced landslides. Additionally, the proposed Specific Plan will not create slopes or features that will increase the landslide potential beyond existing conditions. No impacts regarding potential landslide impacts will occur. This issue will not be further evaluated in the EIR.

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

**Potentially Significant Impact:** The construction activities associated with the proposed Specific Plan will require grading of all the Specific Plan Area. The land clearing and grading activities associated with the construction activities will uncover soil, which could be subject to erosion impacts caused by water and wind. Additionally, construction equipment and vehicles could indirectly transport sediment to offsite locations. The EIR will evaluate potential erosion impacts associated with the construction activities for the proposed Specific Plan and, where needed, will identify mitigation measures to reduce potential erosion impacts.

- 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 offsite landslide, lateral spreading, subsidence, liquefaction or collapse?**

**Potentially Significant Impact:** As part of the preparation of the EIR, a Preliminary Geotechnical Investigation Report will be prepared that will identify the potential for ground failure constraints that could affect the geotechnical stability of land uses developed within the Specific Plan Area, where needed, mitigation measures will be identified to ensure geotechnical stability.

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

**Potentially Significant Impact:** Expansive soils are defined as fine grained silts and clays which are subject to swelling and contracting. The amount of swelling and contracting will be subject to the amount of fine-grained clay materials present in the soils and the amount of moisture either introduced or extracted from the soils. As part of the preparation of the EIR, a Preliminary Geotechnical Investigation Report will be prepared that will identify the potential for onsite expansive soils that could affect the geotechnical stability of land uses developed within the Specific Plan and, where needed, mitigation measures will be identified to ensure geotechnical stability.

- 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?**

**Potentially Significant Impact:** Presently, there are no existing sewer conveyance facilities within the vicinity of the Schaefer Avenue Specific Plan Area. Existing land uses within the Specific Plan Area currently rely on onsite sewer septic systems. In the interim period before sewer conveyance systems are extended to the Specific Plan Area, the Specific Plan could provide onsite septic sewer facilities. The EIR will evaluate the capability of the Specific Plan Area to support the use of onsite sewer septic systems. Mitigation measures will be proposed for any impacts determined to be potentially significant.

- f) **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 Specific Plan Area, they are known to occur in the regional area. It is possible that during grading and construction activities, fossil remains, or other paleontological resources could be found. As part of the preparation of the EIR, a records search will be conducted to determine the potential for paleontological resources to occur. The records search results and background context will be summarized in the EIR to determine the potential to encounter paleontological resources. Mitigation measures, if required, will be recommended.

## 10.8 GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**Potentially Significant Impact:** The proposed Specific Plan will involve the demolition of existing structures and the construction of a Self-Storage Center. The demolition and construction activities will generate GHG emissions. Additionally, the operation of land uses within the proposed Specific Plan will also generate GHG emissions. The EIR will evaluate the construction and operational GHG emissions associated with implementation of the proposed Specific Plan. Mitigation measures will be identified, as necessary.

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

**Potentially Significant Impact:** The California Air Resources Board’s (CARB) Scoping Plan is California’s GHG reduction strategy to achieve the state’s GHG emissions reduction target, established by AB 32, of meeting 1990 emission levels by year 2020. In addition, SB 375, the Sustainable Communities and Climate Protection Act of 2008, was adopted by the legislature to reduce per capita vehicle miles traveled and associated GHG emissions from passenger vehicles. The Southern California Association of Government’s (SCAG) 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS; SCAG 2016) identifies the per capita GHG reduction goals for the SCAG region. Additionally, the City of Ontario has an adopted Community Climate Action Plan. The primary purpose of the Community Climate Action Plan is to design a feasible strategy to reduce GHG emissions generated by community activities that is consistent with statewide Scoping Plan GHG reduction efforts. The EIR will evaluate consistency of the proposed Specific Plan with the CARB Scoping Plan, SCAG’s 2016-2040 RTP/SCS and City of Ontario Community Climate Action Plan. Mitigation measures will be identified, as necessary.

## 10.9 HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Potentially Significant Impact:** Title 22 of the California Code of Regulations (CCR), Division 4.5, Chapter 11, Article 3, classifies hazardous materials into the following four categories based on their properties:

- Toxic (causes human health effects),
- Ignitable (has the ability to burn),
- Corrosive (causes severe burns or damage to materials), and
- Reactive (causes explosions or generates toxic gases).

As part of the preparation of the EIR, a Phase 1 Environmental Site Assessment will be prepared to identify if there are any onsite hazardous substances that could pose hazards to the public or to the environment associated with the construction and operation of the proposed Specific Plan. If needed, mitigation measures will be identified to reduce hazardous material exposure risks to the public and the environment.

**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:** The existing structures on the Specific Plan Area were constructed during a period where asbestos containing building materials (ACMs) and lead based paints (LBPs) were commonly used. A Phase 1 Environmental Site Assessment will be prepared to evaluate the potential if the existing structures on the site contain asbestos containing building materials and lead paint. If asbestos containing building materials and lead paint are present, they could inadvertently be released into the air during demolition activities. Additionally, the construction operations associated with the proposed Specific Plan will involve the handling of incidental amounts of hazardous substances, such as solvents, fuels, and oil. The inadvertent release of these substances could potentially result in adverse impacts to the environment. The EIR will evaluate the potential for the construction activities and the operation of land uses in the proposed Specific Plan to release hazardous materials into the environment. If needed, mitigation measures will be identified to reduce risk of the release of hazardous substances into the environment.

**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:** The Specific Plan Area is not located within 0.25 miles of a school. The nearest public school to the Specific Plan Area is Edwin Rhodes Elementary School located at 6655 Schaefer Avenue within the City of Chino, approximately 0.81 miles to the west of the project site. Therefore, implementation of the Specific Plan will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or wastes within 0.25 miles of an existing or proposed school. No impact will occur. This issue will not be further evaluated in the 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:** As part of the preparation of the EIR, a Phase 1 Environmental Site Assessment will be prepared to identify any known or suspected environmental concerns or recognized environmental conditions that could be associated with the Specific Plan Area, adjoining properties, or on and nearby locations pursuant to Government Code Section 65962.5. This issue will be evaluated in the EIR, and mitigation measures will be recommended, as necessary.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

**Potentially Significant Impact:** The entire Specific Plan Area is located within the Airport Influence Areas of Ontario International Airport and Chino Airport. The project is required to be consistent with the policies and criteria of the Ontario International Airport and Chino Airport Land Use Compatibility Plan (ALUCP). The EIR will evaluate the consistency of the proposed Specific Plan with the Ontario International Airport Land Use Compatibility Plan. Mitigation measures will be recommended, as necessary.

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

**Potentially Significant Impact:** The Ontario Plan Safety Element includes policies and procedures to be administered in the event of a disaster. The EIR will evaluate if the Specific Plan could have the potential to physically interfere with the City's emergency policies and procedures. Mitigation measures will be recommended, as necessary.

- g) **Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

**No Impact:** Based on information from the California Department of Forestry (CAL FIRE), the Specific Plan Area is located within a suburban area and not within a Very High Fire Hazard Severity Zone. Additionally, adjacent areas to the Specific Plan Area are also urbanized and not within a Very High Fire Severity Zone; therefore, there are no wildlands adjacent to the site that could expose people or structures to wildland fire hazards and no impact will occur. This issue will not be further evaluated in the EIR.

## 10.10 HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 or through the addition of impervious surfaces, in a manner which would:				
1) Result in substantial erosion or siltation on- or offsite?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**

**Potentially Significant Impact:** Implementation of the Specific Plan will involve the demolition of existing structures and the construction of an outdoor vehicle storage and Self-Storage Center. The demolition and construction activities could have the potential to generate degraded surface water runoff that could violate water quality or waste discharge standards. Additionally, the proposed Specific Plan will also result in the construction of new impervious surfaces such as parking lots, sidewalks, and buildings that will increase the levels of runoff. Implementation of the proposed Specific Plan could potentially cause adverse impacts to hydrology and water quality which could result in the violation of water quality or waste discharge standards or substantially degrade surface or ground water quality. Potential impacts to water quality will be evaluated in the EIR, and mitigation measures will be identified, as necessary.

**b) Substantially decrease ground water supplies or interfere substantially with ground water recharge such that the project may impede sustainable ground water management of the basin?**

**No Impact:** The Specific Plan overlies the Chino Groundwater Basin. Groundwater was not encountered to the maximum explored depth of approximately 50 feet below existing grade. Groundwater levels recorded in the area by the California Department of Water Resources show water depths greater than 120 feet below ground surface. The project site currently contains two groundwater wells and one abandoned groundwater well. All three wells will be abandoned and removed from the site. The Specific Plan will not involve any activities that will extract groundwater. Approximately 10 percent of the Specific Plan Area will be pervious landscape areas to allow for groundwater recharge into the groundwater basin. Implementation of the Specific Plan will not decrease groundwater supplies or interfere with groundwater recharge. This issue will not be further evaluated in the EIR.

**c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**

**1) Result in substantial erosion or siltation on- or offsite?**

**Potentially Significant Impact:** The construction activities for the proposed Specific Plan will require grading of the majority of the Specific Plan Area. The land clearing and grading activities will uncover soil, which could be subject to erosion impacts caused by water and wind. Additionally, construction equipment and vehicles could indirectly transport sediment to offsite locations. The EIR will evaluate potential erosion impacts associated with the construction activities for the proposed Specific Plan and, where needed, will identify mitigation measures to reduce potential erosion impacts.

**2) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?**

**Potentially Significant Impact:** The proposed Specific Plan will change the existing drainage pattern of the Specific Plan Area. As part of the EIR preparation, hydrology and drainage studies will be prepared to analyze pre- and post-development changes to the rate and amount of onsite surface runoff and the potential to cause onsite or offsite flooding. Mitigation measures will be provided, as necessary.

**3) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

**Potentially Significant Impact:** Implementation of the Specific Plan could potentially increase existing rates of surface water runoff which could exceed the capacity of existing or planned stormwater drainage systems and introduce additional sources of polluted runoff to downstream receiving water bodies. Project impacts on existing and planned storm drainage systems will be analyzed in the Specific Plan drainage and hydrology studies and will be addressed in the EIR. Mitigation measures will be provided, as necessary.

**4) Impede or redirect flood flows?**

**Potentially Significant Impact:** The Specific Plan Area is within Flood Insurance Rate Map (FIRM) No. FM0671C08620H. According to the FIRM, the Specific Plan Area is located within Zone D, which is an area with flood risk due to the levee. The EIR will evaluate if the proposed Specific Plan could have the potential to impede or redirect flood flows. Mitigation measures will be provided, as necessary.

**d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**

**Potentially Significant Impact:** According to The Ontario Plan, the Specific Plan Area is not located near the coastline. Therefore, the Specific Plan Area will not be at risk for a tsunami that could potentially release pollutants. However, all of the Specific Plan Area is within the San Antonio Creek Dam inundation area. The EIR will evaluate the risk of the Specific Plan of being inundated and the release of pollutants.

**e) Conflict with or obstruct implementation of a water quality control plan or sustainable ground water management plan?**

**No Impact:** The California Sustainable Groundwater Management Act (SGMA) was passed in 2014. The law provides increased authority for local agencies to manage ground water and requires that most ground water basins be under sustainable management within 20 years in a manner that will be maintained without causing undesirable results. The Specific Plan overlies the Chino Groundwater Basin. The 2014 Sustainable Groundwater Management Act (SGMA) exempts adjudicated groundwater basins that already operate under a court-ordered water management plan from the requirements of designating a Groundwater Sustainability Agency and developing a Groundwater Sustainability Plan. The Chino Basin is an adjudicated basin, managed according to the physical solution included within the 1978 Judgment adjudicating the rights to pump from the basin, and is expressly included in SGMA's list of exempt basins. Therefore, implementation of the proposed Specific Plan will not conflict or obstruct implementation of a sustainable groundwater management plan. This issue will not be further evaluated in the EIR.

## 10.11 LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### a) Physically divide an established community?

**Potentially Significant Impact:** The Specific Plan Area is currently developed. The surrounding area consists of agriculture land uses that are currently transitioning into suburban land uses. Implementation of the proposed Specific Plan will remove the existing agriculture uses and structures from the Specific Plan Area and construct an outdoor vehicle storage and Self-Storage Center. The EIR will evaluate if the implementation of the Specific Plan could introduce any physical barriers or could divide established communities. Additionally, the EIR will evaluate the compatibility of the proposed Specific Plan with existing land uses. Mitigation measures will be provided, as necessary.

### b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

**Potentially Significant Impact:** The relevant land use planning programs for the proposed Specific Plan will be the City of Ontario General Plan (The Ontario Plan). The EIR will evaluate the consistency of the proposed Specific Plan with The Ontario Plan. Mitigation measures will be provided, as necessary.

## 10.12 MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**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?**

**Less Than Significant Impact:** The California Surface Mining and Reclamation Act (SMARA) of 1975 required the classification of land into Mineral Resource Zones (MRZs), according to the land’s known or inferred mineral resource potential. According to The Ontario Plan Figure 5.11.1, the Specific Plan Area is within an MRZ-3 area. MRZ-3 areas contain known mineral deposits that may qualify as mineral resources. There are no ongoing or permitted mining operations within the Specific Plan Area. There will be no loss of availability of known mineral resources that could have value to the region. No impacts to mineral resources of regional or state value will occur. This issue will not be further evaluated in the EIR.

**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?**

**Less Than Significant Impact:** The Ontario Plan Figure 5.11.1 does not identify the Specific Plan Area containing locally important mineral resources. Additionally, there are no ongoing or permitted mining operations within the Specific Plan Area that provide aggregate materials that are locally important, and therefore will not 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. Therefore, no impacts will occur. This issue will not be further evaluated in the EIR.

**10.13 NOISE**

Would the project result in:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project 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. Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

**Potentially Significant Impact:** Implementation of the Specific Plan will involve the demolition of existing structures and the construction of an outdoor vehicle storage and Self-Storage Center. Construction activities will result in a temporary increase in noise levels at the Specific Plan Area and at adjacent land uses. Additionally, the operation of land uses within the proposed Specific Plan could result in additional sources of noise impacts compared to existing conditions. As part of the preparation of the EIR, a Noise Impact Report will be prepared to evaluate short-term construction related noise impacts and long-term operational noise impacts and the potential for the proposed Specific Plan to conflict with applicable noise standards. Mitigation measures will be identified, as needed.

**b) Generation of excessive groundborne vibration or groundborne noise levels?**

**Potentially Significant Impact:** Potential groundborne vibration impacts could be associated with construction activities at the Specific Plan Area, including demolition, grading, and building construction. These temporary increased levels of vibration could potentially impact vibration-sensitive land uses (residential uses) within the project area. The EIR will evaluate short-term construction related vibration impacts and long-term operational vibrational impacts and the potential for the proposed Specific Plan to conflict with applicable vibration standards. Mitigation measures will be identified, as needed.

- c) **For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

**No Impact:** According to the Airport Land Use Compatibility Plans, the project site is located outside of the 60 dBA CNEL noise contours of the Ontario International Airport and the Chino Airport. The project site will not be subject to elevated levels of aircraft noise. This issue will not be further evaluated in the EIR.

## 10.14 POPULATION AND HOUSING

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

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

**Potential Significant Impact:** The Ontario Plan designates the Specific Plan Area for Low-Medium Density, Medium Density Residential and Open Space land uses. The project will require a General Plan Amendment from Low-Medium Density and Medium Density Residential to General Commercial to implement the project. The EIR will evaluate if the proposed project will facilitate substantial unplanned growth beyond what is planned for in The Ontario Plan.

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

**No Impact:** Implementation of the proposed Specific Plan will not displace any existing housing that will require replacement housing. The construction of the proposed Specific Plan will generate short-term employment opportunities. It is anticipated that the employees will be from the local area and will not generate a need for new housing construction. This issue will not be further evaluated in the EIR.

## 10.15 PUBLIC SERVICES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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:				
1) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**1) Fire protection?**

**Potentially Significant Impact:** Implementation of the proposed Specific Plan will increase the demand for fire protection services compared to the current level of demand. As part of the EIR, the City of Ontario Fire Department will be consulted with to determine the adequacy of existing resources and potential project impacts on fire services and response times. Mitigation measures will be identified, as needed.

**2) Police protection?**

**Potentially Significant Impact:** Implementation of the proposed Specific Plan will increase the demand for police protection services compared to the current level of demand. As part of the EIR, the City of Ontario Police Department will be consulted with to determine the adequacy of existing resources and potential project impacts on police services and response times. Mitigation measures will be identified, as needed.

**3) Schools?**

**No Impact:** The proposed Specific Plan proposes RV storage and self-storage land uses. Implementation of the proposed Specific Plan will not contribute to an increase in the school-aged child population. Therefore, there will be no impacts to local school district facilities. This issue will not be further evaluated in the EIR.

#### 4) Parks?

**No Impact:** The City of Ontario currently has 32 parks (including the West Cucamonga Creek Trail System and Whispering Lakes Golf Course). The City also has seven Community Centers and three dog parks. Implementation of the proposed Specific Plan will not directly or indirectly induce substantial population growth in the project area which could generate needs for additional park services or expansion of existing park facilities. The closest park site to the project area is Cypress Trails Park located at 6571 Schaefer Avenue, which is approximately one mile in distance from the Specific Plan Area. Cypress Trails Park is located well outside of the project area and will not be affected by construction or operational activities associated with the Specific Plan. There will be no adverse impact on the existing carry capacities of parks in the City. This issue will not be further evaluated in the EIR.

#### 5) Other public facilities?

**No Impact:** The City of Ontario has two library facilities: the Ovitt Family Community Library at 215 East "C" Street, and the Lewis Family Branch (joint-use facility) at 3850 East Riverside Drive. Implementation of the proposed Specific Plan will not directly or indirectly induce substantial population growth in the project area which could generate needs for additional library services or require the expansion of existing library services. Additionally, the proposed Specific Plan will not contribute to a substantial increase in the overall population, necessitating either construction or expansion of other public facilities such as hospitals, community-based clinics, or other health services facility or programs. There will be no adverse impact on the existing carry capacities of library facilities or other public facilities. This issue will not be further evaluated in the EIR.

## 10.16 RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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 proposed Specific Plan does not include any new residential uses that will directly or indirectly induce substantial population growth in the project area that will increase the use of existing parks or recreational facilities. Therefore, no impacts to existing recreation facilities and parks will be associated with implementation of the proposed Specific Plan. This issue will not be further evaluated in the EIR.

**b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

**No Impact:** The proposed Specific Plan does not include construction of any new recreation facilities nor generate a need to construct new recreation facilities or expand existing recreation facilities. Therefore, no new or expanded recreational facilities will be required and no adverse physical effects to the environment will occur. This issue will not be further evaluated in the EIR.

## 10.17 TRANSPORTATION

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?**

**Potentially Significant Impact:** The proposed Specific Plan will increase vehicle trips to and from the Specific Plan Area compared to the existing condition and will create new ingress and egress points. As part of the preparation of the EIR, a traffic analysis will be prepared that will evaluate level of service impacts on project area roadway segments and intersections. Additionally, the traffic analysis will evaluate project traffic impacts and cumulative traffic impacts from other development projects in the area and will assess the potential for the Specific Plan to conflict with programs, plans, ordinances, or policies addressing project area circulation systems. Mitigation measures will be identified, as needed.

**b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?**

**Potentially Significant Impact:** The Implementation of the Specific Plan will result in additional vehicle miles traveled (VMT) compared to the existing condition. The EIR will evaluate the project's VMT impacts in accordance with the City of Ontario Guidelines for Evaluating VMT under CEQA. Mitigation measures will be identified, as needed.

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

**Potentially Significant Impact:** The proposed Specific Plan proposes a circulation plan that will involve the construction and improvement of roadways to access the Specific Plan Area. The EIR will evaluate if the proposed Specific Plan circulation plan will substantially increase safety hazards. Mitigation measures will be identified, as needed.

**d) Result in inadequate emergency access?**

**Potentially Significant Impact:** The EIR will evaluate if the construction and operation of the Specific Plan will adversely impact emergency access to and from the Specific Plan Area. Mitigation measures will be identified, as needed.

**10.18 TRIBAL CULTURAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) **Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**

1) **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?**

**Potentially Significant Impact:** The EIR will evaluate the historical significance of existing structures within the Specific Plan Area and their potential eligibility under Section 15064.5 of the CEQA Guidelines and the potential for them to be listed on the California Register of Historic Resources. Mitigation measures will be identified, as needed.

- 2) **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

**Potentially Significant Impact:** In accordance with Public Resources Code Section 21080.1(d), a lead agency is required to provide formal notification of intended development projects to California Native American tribes that have requested to be on the lead agency's list for receiving such notification. The formal notification is required to include a brief description of the proposed project and its location, lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation for tribal cultural resources. Consultation with Native American Tribes will be initiated during the NOP public review period and the analysis from the coordination will be incorporated into the EIR. Mitigation measures will be identified, as needed.

### 10.19 UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. 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"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**a) Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

**Potentially Significant Impact:** Implementation of the proposed Specific Plan will require the construction of new utilities. The EIR will evaluate potential impacts associated with increased demands for utilities and service systems. Additionally, the EIR will evaluate potential impacts that could occur from the construction of new utilities and/or expansion of existing utility facilities. Mitigation measures will be identified, as needed.

**b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

**Potentially Significant Impact:** Implementation of the Specific Plan will increase the demand for water service within the project area compared to the existing condition. The EIR will evaluate the availability of adequate water supplies to serve the Specific Plan from existing entitlements and reasonably foreseeable future development during normal, dry, and multiple dry years. Mitigation measures will be identified, as needed.

- c) **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?**

**Potentially Significant Impact:** Implementation of the proposed Specific Plan will increase the demand for wastewater service within the project area compared to the existing condition. The EIR will evaluate potential impacts associated with increased demands for wastewater service and if adequate capacity will be available to the Specific Plan. Mitigation measures will be identified, as needed.

- d) **Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

**Potentially Significant Impact:** The proposed Specific Plan will increase the amount of solid waste generated within the project area compared to the existing condition, thereby resulting in a contribution of waste that will add to the capacity at existing landfills and transfer stations that are designated to serve the project area. The EIR will evaluate potential impacts associated with increased demands for solid waste disposal and if adequate capacity will be available to the Specific Plan. Mitigation measures will be identified, as needed.

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

**Potentially Significant Impact:** The proposed Specific Plan will produce solid waste associated with the demolishing and construction stages as well as during operation. The proposed Specific Plan will be required to comply with state and local statutes and regulations related to solid waste. The EIR will identify state and local solid waste regulations that the Specific Plan will be required to comply with. Mitigation measures will be identified, as needed.

## 10.20 WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a) Substantially impair an adopted emergency response plan or emergency evacuation plan?**

**No Impact:** According to the California Department of Forestry and Fire Protection, the Specific Plan Area is not identified as a High Fire Hazard Area or near a State Responsibility Area. Therefore, implementation of the proposed Specific Plan will not substantially impair an adopted emergency response plan or emergency evacuation plan. This issue will not be further evaluated in the EIR.

**b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

**No Impact:** According to the California Department of Forestry and Fire Protection, the Specific Plan Area is not identified as a High Fire Hazard Area or near a State Responsibility Area. Therefore, implementation of the proposed Specific Plan will not exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. This issue will not be further evaluated in the EIR.

**c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

**No Impact:** According to the California Department of Forestry and Fire Protection, the Specific Plan Area is not identified as a High Fire Hazard Area or near a State Responsibility Area. Therefore, implementation of the proposed Specific Plan will not exacerbate fire risk or result in temporary or ongoing impacts to the environment. This issue will not be further evaluated in the EIR.

- d) **Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

**No Impact:** According to the California Department of Forestry and Fire Protection, the Specific Plan Area is not identified as a High Fire Hazard Area or near a State Responsibility Area. Therefore, implementation of the proposed Specific Plan will not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as result of runoff, post-fire slope instability, or drainage changes. This issue will not be further evaluated in the EIR.

**10.21 MANDATORY FINDINGS OF SIGNIFICANCE**

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

- a) **Have the potential to substantially 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?**

**Potentially Significant Impact:** Implementation of the proposed Specific Plan will have the potential to impact biological resources. The EIR will include the preparation of a Biological Resources Study to evaluate and determine if potential impacts to biological resources could occur. Additionally, the proposed Specific Plan will involve ground disturbing activities that could damage previously undiscovered archaeological and/or paleontological resources that could be in the Specific Plan Area. The EIR will include the preparation of a Cultural Resources Report that will evaluate and determine if potential impacts to cultural resources could occur. Mitigation measures will be recommended, as needed.

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

**Potentially Significant Impact:** Implementation of the proposed project would result in both short-term construction impacts and long-term operational impacts which could conflict with long-term environmental goals. The EIR will evaluate and quantify short-term construction impacts and long-term operation as well as the potential consequences on how the proposed project may affect the City's ability to achieve environmental goals. Mitigation measures will be recommended, as needed.

**c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)**

**Potentially Significant Impact:** Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. There will be the potential that implementation of the proposed Specific Plan in conjunction with other projects could contribute to potentially significant cumulative impacts. Therefore, potential for cumulative impacts will be analyzed in the EIR. Mitigation measures will be recommended, as needed.

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

**Potentially Significant Impact:** The proposed Specific Plan could result in air quality, geotechnical, greenhouse gas, hazardous material, hydrology, water quality and noise impacts that could result in adverse effects on human beings. These impacts will be addressed in the EIR, and mitigation measures will be recommended, as needed.

## 11.0 REFERENCES

The following references were utilized during preparation of this Initial Study/Environmental Checklist. These documents are available for review at the City of Ontario at 303 East B Street, Ontario, California 92701.

California Department of Conservation, *State of California Seismic Hazard Zones, Ontario Quadrangle, Official Map of Liquefaction Zone*, accessed December 2019.

California Department of Forestry and Fire Protection. *Very High Fire Hazard Severity Zones in Ontario Map*, accessed in November 2019.

California Department of Transportation, *California Scenic Highway Mapping System*, accessed November 2019.

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CalRecycle, Facility/Site Summary Details: Frank R. Bowerman Sanitary Landfill (30-AB-0360), accessed November 2019.

CalRecycle, Facility/Site Summary Details: Prima Deshecha Sanitary Landfill (30-AB-0019), accessed November 2019.

City of Ontario, Development Code.

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Federal Emergency Management Agency, *Flood Insurance Rate Map FEMA FIRM 06059C0452J*, February 2020.

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State of California Department of Conservation, *Farmland Mapping and Monitoring Program*, accessed November 2019.

State of California Department of Conservation, *Regulatory Maps*, accessed December 2019.