

## **2.0 EXECUTIVE SUMMARY**

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### **2.1 INTRODUCTION**

This EIR has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with the proposed project, which consists of six main components: (1) The Avenue Specific Plan, (2) an amendment to the City of Ontario General Plan to modify the boundaries of Subarea 18 within the NMC to include portions of Subareas 12, 17, and 23 and clarify the ambiguity that exists in the NMC General Plan between the permitted residential density set forth in the Land Use Plan (NMC General Plan Figure 3-5) and the Development Capacity (NMC General Plan Table 3-4), (3) cancellation of Williamson Act Contracts, (4) relocation of certain above ground electrical transmission and distribution lines owned by SCE, (5) approval of various development agreements between landowners and/or builders who control parcels subject to The Avenue Specific Plan, and (6) the potential approval of tract maps concurrent with The Avenue Specific Plan. For purposes of this EIR, these six components are collectively referred to as the “Project.”

This EIR has been prepared pursuant to CEQA, (California Public Resources Code, Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Sections 15000 et seq.), and City of Ontario’s local guidelines for implementing CEQA.

### **2.2 PROPOSED PROJECT**

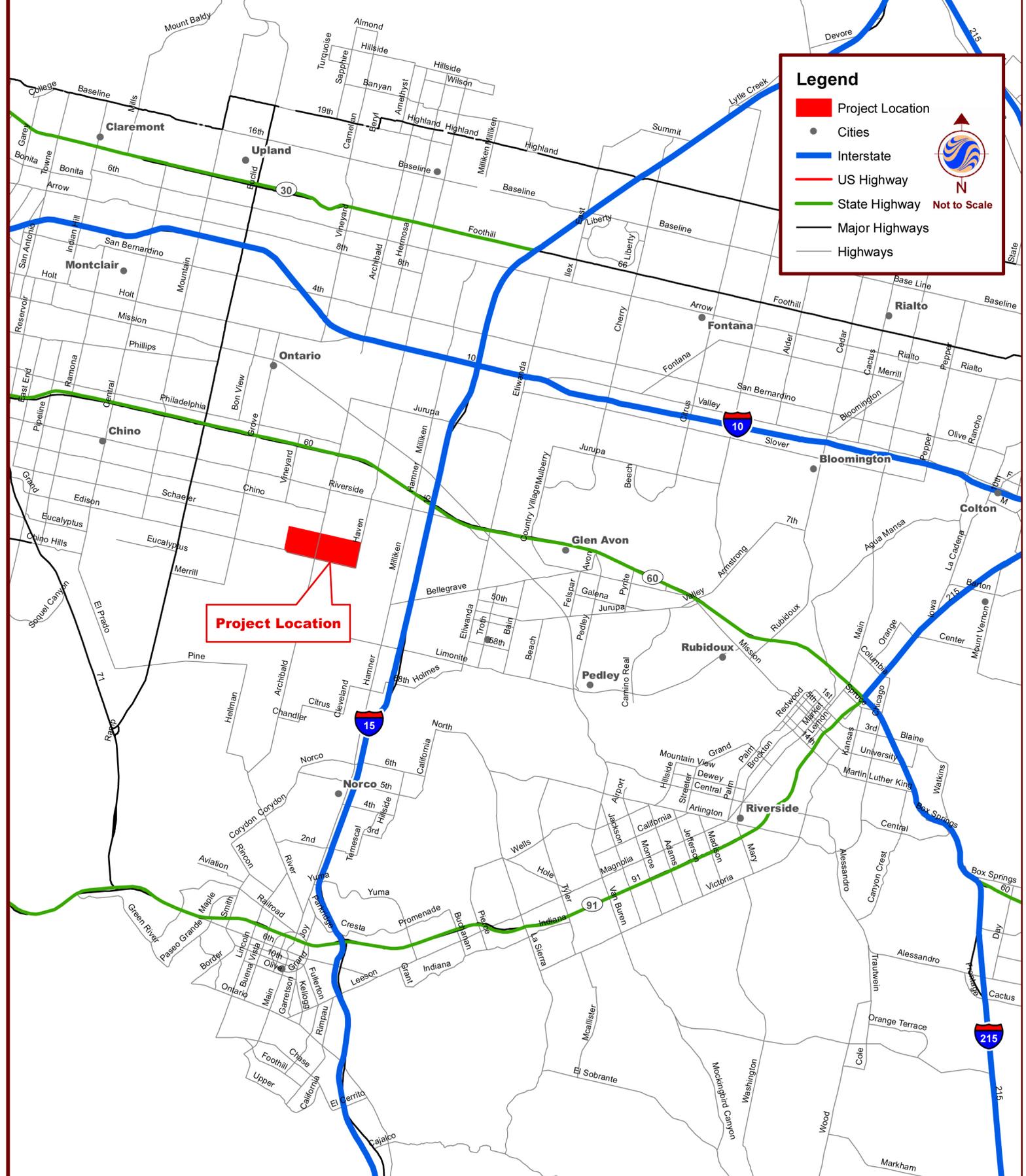
#### **2.2.1 Project Location**

The Project site occupies approximately 571 acres and is located in southwestern San Bernardino County, within the City. The City is located approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County. The Project Site is south of Interstate 10 (I-10), in the general area north of Edison Avenue, south of Schaefer Avenue, east of Carpenter Avenue, and west of Haven Avenue. Figures 2-1 and 2-2 illustrate the Project Site and vicinity.



**Project Location**





**Legend**

- Project Location
- Cities
- Interstate
- US Highway
- State Highway
- Major Highways
- Highways



Not to Scale

**Project Location**



### **2.2.2 Project Background/Existing Conditions**

The Project Site is located within the NMC for which the City adopted the NMC General Plan Amendment (General Plan) and a certified a program-level EIR for the annexation for approximately 8,200 acres in the area formerly known as the San Bernardino Agricultural Preserve. At full build-out the NMC is anticipated to include up to 31,200 dwelling units, resulting in an estimated build-out population of 102,000 persons, approximately 5.5 million square feet (SF) of commercial uses, approximately 5.2 million SF of industrial and business park uses, approximately 500 acres for educational facilities (elementary, middle, and high schools), approximately 900 acres of parks and trails, and nearly 800 acres of public and infrastructure uses.

Existing land uses on the Project Site consist of dairies, cultivated fields, poultry farms, the Cucamonga Creek Channel, a SCE electrical substation, SCE owned above ground electrical transmission lines and distribution lines, and approximately 15 single family homes.

### **2.2.3 Project Characteristics**

The proposed Project consists of six components: The Avenue Specific Plan, General Plan Amendment, Williamson Act Contract Cancellations, Relocation of Above Ground Electrical Distribution and Transmission Facilities, Development Agreement(s), and Tentative Tract Maps.

#### **The Avenue Specific Plan**

The Avenue Specific Plan offers a vision of a traditional neighborhood lifestyle featuring a variety of residential housing designed within easy walking distance to recreational amenities, retail and commercial uses, and school sites. This development will generate up to 2,326 dwelling units on approximately 571 acres which increases the maximum number of dwelling units allowed for the modified boundaries of Subarea 18 by 262. These proposed land uses and their orientation are illustrated in Figure 2-3. The Avenue Specific Plan will also include roads utility infrastructure, parks, drainage infrastructure, and landscaping necessary to support the proposed residential, commercial and educational uses. Numerous easements cross the Project Site. A major SCE easement crosses the northwest portion of the Project Site, and a SCE substation currently exists northeast of the Archibald Avenue and Edison Avenue intersection.

#### **General Plan Amendment**

The General Plan component of the Project entails amending the NMC General Plan Land Use Map to modify the boundaries of Subarea 18 to include approximately 63 acres of Subarea 12, 134 acres of Subarea 17, and 43 acres of Subarea 23. In addition to the modification of the boundaries of Subarea 18, the General Plan Amendment will clarify the ambiguity that exists in the NMC General Plan between the permitted residential density set forth in the



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Land Use Plan (NMC General Plan Figure 3-5) and the Development Capacity (NMC General Plan Table 3-4) to allow development of 2,326 dwelling units on the Project Site.

**Cancellation of Williamson Act Contracts**

There are ten (10) Williamson Act Contracts in the Project Site encompassing a total of 273.9 acres on 16 Assessor's Parcels within Planning Areas PA-1A, PA-1B, PA-2A, PA-5, PA-6A, PA-6B, and PA-11. Notices of Nonrenewal have been filed for three of the Williamson Act Contracts; contract no. 69-142, which encompasses 39.24 acres, expires in 2010; contract nos. 68-057 and 75-465, which encompasses 39.06 and 19.50 acres, respectively, expire in 2012. The remaining seven Contracts are still active.

**Relocation of Above Ground Electrical Distribution and Transmission Facilities**

In order to implement development in the NMC certain existing above ground electrical transmission and distribution facilities owned by SCE will need to be relocated. The specific above ground electrical transmission and distribution facilities that will require relocation to accommodate the infrastructure, needed to serve development per The Avenue Specific Plan consist of:

- 1 66 kilovolt (kV) transmission pole located at the corner of Schaefer and Turner
- 1 66 kV transmission pole located just south of Edison
- 12 66 kV transmission poles located along Archibald between Schaefer and Edison
- 15 66 kV transmission poles located along Edison between Archibald and Haven
- 10 66 kV transmission poles located along Schaefer between Hellman and Carpenter
- 1 distribution pole located between Schaefer and Edison
- 1 distribution pole located along Haven
- 1 distribution pole located between Schaefer and Edison
- 14 distribution poles located along the west side of Archibald between Schaefer and Edison
- 27 distribution poles located along Edison between Archibald and Hellman
- 9 distribution poles located along Edison between Hellman and Carpenter

**Development Agreements**

The various developers, builders, and/or landowners that own or control the Planning Areas within The Avenue Specific Plan may individually or collectively negotiate development agreements with the City. In addition to the development agreements with the City, the various developers, builders, and/or landowners may individually or

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collectively negotiate agreements with the Mountain View School District relative to the school district's acquisition of the elementary and middle school sites within The Avenue Specific Plan.

**Tentative Tract Maps**

Implementation of The Avenue Specific Plan will require the processing and approval of tentative tract maps with the City, which may be processed concurrently with The Avenue Specific Plan and other related entitlements associated with the Project.

**2.2.4 Project Objectives**

One of the core primary objectives of the Project is to implement the City's NMC General Plan, which was adopted by the City on January 7, 1998. Those objectives include, among others:

- Accommodate development in accordance with the organizational principles and standards contained in the NMC General Plan as implemented through subsequent detailed specific plans as set forth in the NMC General Plan
- Foster a cohesive and distinctively identifiable mixed use community that integrates a diversity of residential neighborhoods, regional centers, industrial and business parks, and open spaces
- Accommodate a diversity of high quality housing to support residential needs and the development of neighborhood centers that shall serve as the focal point of neighborhood identity activity, and celebration
- Promote a diversity of retail, office, entertainment, housing, cultural, public and similar uses that serve the geographical areas covered by the NMC and which are integrated in a highly active pedestrian oriented environment
- Provide for a transportation system that meets the future mobility needs of the NMC ensuring that the NMC transportation infrastructure will adequately serve local and regional trips
- Provide for the portion of the phased backbone transportation infrastructure envisioned in the NMC General Plan for this Subarea and to augment the City's existing comprehensive City-wide traffic model to include the Project Site
- Provide a supply of developable residential housing opportunities to accommodate the amount and type of projected household and job growth forecast to occur within the City
- Provide housing opportunities for groups of special needs and for all people and to develop a project that responds well to market demand and meets a range of housing types and affordability
- Maximize single-family detached housing opportunities to assist the City in providing housing units in sufficient quantities to meet anticipated demand and the City's regional housing allocation requirements

In addition to the foregoing, the Project objectives also include the following,

### **Residential Areas**

- Provide for the connectivity between residential neighborhoods and adjacent commercial retail land uses, as well as to the elementary and middle schools, by means of pedestrian and bicycle trail linkage along spine street and a trail incorporated into the Southern California Edison easement and Cucamonga Creek
- Plan residential neighborhoods around a series of neighborhood parks and open space areas, promoting outdoor activity and casual social interaction among neighbors
- Create strong architectural and functional relationships between residential and school site areas
- Create an effective system and hierarchy of parks, providing for active and passive recreational opportunities
- Provide for connectivity between residential neighborhood and recreational areas through a network of pedestrian sidewalks and on- and off-street bicycle trails
- Create residential neighborhoods with diverse architectural styles and design elements reflecting the characteristics of older established Ontario neighborhoods
- Plan for seamless transitions between housing product types in order to create cohesive neighborhoods that include a range of densities
- Development of a variety of housing types incorporated into the land use plan addressing a wide variety of lifestyles and economic segments
- Provide for both single family attached and detached housing in low density residential districts

### **Commercial Areas**

- Development of commercial/retail uses to meet the needs of residential community and larger surrounding market area as well as implement General Plan Policies
- Provide trails and sidewalks to connect the residential community with the commercial/retail areas
- Consider development of plazas and other amenities within the commercial/retail areas providing space for social interaction
- Orientation of commercial retail buildings to the street wherever possible to create an urban edge and sense of arrival

## **2.3 AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED**

The EIR addresses the following 16 environmental issues:

- Aesthetics
- Agricultural Resources

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- Air Quality
- Cultural Resources
- Hazards and Hazardous Materials
- Land Use
- Noise
- Public Services
- Transportation/Traffic
- Biological Resources
- Geology
- Hydrology/Water Quality
- Mineral Resources
- Population/Housing
- Recreation
- Utilities/Service Systems

Most of these issues were also raised by the public during a scoping meeting for the proposed Project and public agency responses to the Notice of Preparation and Amended Notice of Preparation.

There are no areas of controversy regarding the proposed Project known to the City at this time.

**2.4 SUMMARY OF ALTERNATIVES**

Section 15126.6 of the CEQA Guidelines requires an EIR to describe a range of alternatives to the proposed Project, or to the location of the proposed Project, which would feasibly achieve most of the basic objectives of the proposed Project, but would avoid or substantially lessen any of the significant effects identified in the analysis. An EIR is not required to consider every conceivable alternative to a proposed project. Rather, an EIR must consider a reasonable range of alternatives that are potentially feasible; an EIR is not required to consider alternatives that are infeasible.

The EIR includes an evaluation of the following three alternatives:

- Alternative 1: No Project Alternative – No Development;
- Alternative 2: Reduced Residential Density Alternative
- Alternative 3: Increased Residential Density and No Retail Alternative

Section 8 of this EIR provides descriptions and analysis of each alternative and the reasons for choosing or eliminating each alternative. The environmentally superior alternative is determined to be Alternative 1: No Project Alternative – No Development. However, Alternative 1 fails to meet all of the Project objectives. The environmentally superior alternative from the remaining alternatives is Alternative 2: Reduced Residential Density.

**2.5 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Table 2-1 provides a summary of the potentially significant environmental effects of the proposed Project. This table references the environmental issues evaluated in this EIR, the environmental impact, recommended mitigation measures, and the level of significance after mitigation. A thorough discussion and analysis of Project impacts, recommended mitigation measures, and identification of significant, unavoidable adverse impacts are presented in Section 5.0 of this document.

**Table 2-1 Summary of Potential Impacts and Mitigation**

**1. Aesthetics**

<b>Environmental Impacts Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Project Specific Impacts After Mitigation</b>
The Project will not damage scenic resources, rock outcroppings, or historic buildings within a state scenic highway, as none of these features are present on the Project Site. This is considered a less than significant impact.	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures apply.</p> <p><b><u>Project Mitigation Measures</u></b> No mitigation measures apply.</p>	Less than significant
The Project will change the existing visual character of the site and its surroundings as land uses transition from agriculture to urban uses. This is considered a less than significant impact.	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures apply.</p> <p><b><u>Project Mitigation Measures</u></b> No mitigation measures apply.</p>	Less than significant
The Project will introduce new sources of nighttime lighting, however, the use of landscaping, directional lighting criteria, and building design criteria incorporated into The Avenue Specific Plan component of the Project would reduce the impact to a level that is less than significant.	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures apply.</p> <p><b><u>Project Mitigation Measures</u></b> No mitigation measures apply.</p>	Less than significant

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**2. Agricultural Resources**

<b>Environmental Impacts Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Project Specific Impacts After Mitigation</b>
Development per The Avenue Specific Plan component of the Project would result in the conversion of Prime Farmland to urban uses. This is considered a significant and unavoidable impact.	<p><b><u>NMC Mitigation Measures</u></b> No feasible mitigation measures were found.</p> <p><b><u>Project Mitigation Measures</u></b> No feasible mitigation measures were found.</p>	Significant and unavoidable
Development per The Avenue Specific Plan component of the Project would conflict with existing agricultural use and Williamson Act Contracts. This is considered a significant and unavoidable impact.	<p><b><u>NMC Mitigation Measures</u></b> No feasible mitigation measures were found.</p> <p><b><u>Project Mitigation Measures</u></b> No feasible mitigation measures were found.</p>	Significant and unavoidable
Development per The Avenue Specific Plan and cancellation of Williamson Act contracts will result in the conversion of Farmland, to nonagricultural uses. This is considered a significant and unavoidable impact.	<p><b><u>NMC Mitigation Measures</u></b> No feasible mitigation measures were found.</p> <p><b><u>Project Mitigation Measures</u></b></p> <p>AG-1 All residential units in the Project shall be provided with a deed disclosure or similar notice approved by the City Attorney regarding the proximity and nature of neighboring agricultural uses. This disclosure shall be applied at the tentative map stage to the affected properties, or otherwise prior to finalizing the sale or rental agreement of any property. The written disclosure shall be supplied to the property purchaser or renter by the vendor or vendor's agent. The content and text of the disclosure shall include language to inform new residents that existing agricultural uses may create nuisances such as flies, odors, dust, night light, and chemical spraying.</p>	Significant and unavoidable

**3. Air Quality**

<b>Environmental Impacts Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Project Specific Impacts After Mitigation</b>
<p>The Project will not conflict with or obstruct implementation of the Air Quality Management Plan. This is considered a less than significant impact.</p>	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures apply.</p> <p><b><u>Project Mitigation Measures</u></b> No mitigation measures apply.</p>	<p>Less than significant</p>
<p>Implementation of The Avenue Specific Plan component of the Project will generate construction and long-term emissions that exceed the significance thresholds established by the South Coast Air Quality Management District for VOC, NOx, CO, and PM<sub>10</sub>.</p> <p>Development per The Avenue Specific Plan component of the Project will contribute to a cumulatively considerable net increase of criteria pollutants.</p>	<p><b><u>NMC Mitigation Measures</u></b></p> <p>NMC AQ-1 Per SCAQMD Rule 403, the City shall enforce the following (regardless of whether the project is General Plan level or project specific):</p> <ul style="list-style-type: none"> <li>• During all construction activities, construction contractors shall use low emission mobile construction equipment where feasible to reduce the release of undesirable emissions.</li> <li>• During all construction activities, construction contractors shall encourage rideshare and transit programs for project construction personnel to reduce automobile emissions.</li> <li>• During all grading and site disturbance activities, construction contractors shall water active grading sites at least twice a day, and clean construction equipment in the morning and/or evening to reduce particulate emissions and fugitive dust.</li> <li>• During all construction activities, construction contractors shall, as necessary, wash truck tires leaving the site to reduce the amount of particulate matter transferred to paved streets as required by SCAQMD Rule 403.</li> <li>• During all construction activities, construction contractors shall sweep on and offsite streets if silt is carried over to adjacent public thoroughfares, as determined by the City Engineer to reduce the amount of particulate matter on public streets.</li> <li>• During all construction activities, construction contractors shall limit traffic speed on all unpaved road surfaces to 15</li> </ul>	<p>Significant and unavoidable</p>

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Environmental Impacts Before Mitigation	Mitigation Measure	Project Specific Impacts After Mitigation
	<p>miles per hour or less to reduce fugitive dust.</p> <ul style="list-style-type: none"> <li>• During grading and all site disturbance activities, at the discretion of the City's Planning Director, construction contractors shall suspend grading operations during first and second stage smog alerts to reduce fugitive dust.</li> <li>• During grading and all site disturbance activities, at the discretion of the City's Planning Director, construction contractors shall suspend all grading operations when wind speeds (including instantaneous gusts) exceed 25 miles per hour to reduce fugitive dust.</li> <li>• During all construction activities, the construction contractors shall maintain construction equipment engines by keeping them tuned.</li> <li>• During all construction activities, the construction contractors shall use low sulfur fuel for stationary construction equipment as required by AQMD Rules 431.1 and 431.2 to reduce the release of undesirable emissions.</li> <li>• During all construction activities, the construction contractors shall use existing onsite electrical power sources to the maximum extent practicable. Where such power is not available, the Contractor shall use clean fuel generators during the early stages of construction to minimize or eliminate the use of portable generators and reduce the release of undesirable emissions.</li> <li>• During all construction activities, the construction contractors shall use low emission, onsite stationary equipment (e.g., clean fuels) to the maximum extent practicable to reduce emissions, as determined by the City Engineer.</li> <li>• During all construction activities, the construction contractors, in conjunction</li> </ul>	

Environmental Impacts Before Mitigation	Mitigation Measure	Project Specific Impacts After Mitigation
	<p>with the City Engineer, shall locate construction parking to minimize traffic interference on local roads.</p> <ul style="list-style-type: none"> <li>• During all construction activities, the construction contractors shall ensure that all trucks hauling dirt, sand, soil or other loose materials are covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirements of the California Vehicle Code Section 23114 to reduce spilling of material on area roads.</li> </ul> <p><b>Project Mitigation Measures</b></p> <p>AQ-1 Contractors shall maximize the use of construction equipment with low emission factors and high energy efficiency.</p> <p>AQ-2 During all phases of construction, all equipment shall be properly and routinely maintained, as recommended by manufacturer manuals.</p> <p>AQ-3 During all phases of construction, all contractors shall restrict idling time to five minutes or less in any given hour.</p> <p>AQ-4 Where diesel equipment has to be used because there are no practical alternatives, the construction contractor shall use particulate filters, oxidation catalysts, and low sulfur diesel fuel as defined in SCAQMD Rule 431.2, i.e. diesel with sulfur content of 15 ppm by weight or less.</p> <p>AQ-5 If feasible, schedule intense earth-moving activities to occur outside the ozone season of May through October.</p> <p>AQ-6 Schedule equipment usage to avoid simultaneous use of equipment.</p> <p>AQ-7 Maximize the use aqueous or emulsified diesel fuel for construction equipment.</p> <p>AQ-8 During construction of later phases, onsite electrical hookups shall be installed for electric hand tools such as saws, drills, and compressors, which will decrease the need for fuel powered generators and</p>	

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Environmental Impacts Before Mitigation	Mitigation Measure	Project Specific Impacts After Mitigation
	<p>other fuel powered equipment.</p> <p>AQ-9 Maximize the use of zero-VOC paints (assumes no more than 100 gram/liter of VOC).</p> <p>AQ-10 Apply all paints using either high volume low-pressure (HVLV) spray equipment or by hand applications.</p> <p>AQ-11 In the event a dry cleaning or gasoline dispensing facility is proposed for the Project's commercial sites, the applicant shall prepare a health risk assessment prior to the issuance of occupancy permits.</p> <p>AQ-12 A mobile source health risk assessment shall be prepared for the Project's commercial sites prior to the issuance of occupancy permits.</p>	
<p>Vehicular emissions, associated with the long-term operations will contribute to a cumulatively considerable net increase of criteria pollutants. This is considered significant and unavoidable.</p>	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures apply.</p> <p><b><u>Project Mitigation Measures</u></b> No mitigation measures apply.</p>	<p>Significant and unavoidable</p>
<p>Sensitive receptors have the potential to be affected by dust generated during short-term construction activities. However, these effects can be substantially reduced with proper compliance with SCAQMD Rule 403 and 403.1. This is considered a less than significant impact.</p>	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures apply.</p> <p><b><u>Project Mitigation Measures</u></b> No mitigation measures apply.</p>	<p>Less than significant</p>
<p>The Project is not anticipated to create objectionable odors affecting a substantial number of people. This is considered a less than significant impact.</p>	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures apply.</p> <p><b><u>Project Mitigation Measures</u></b> No mitigation measures apply.</p>	<p>Less than significant</p>

**4. Biological Resources**

<b>Environmental Impacts Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Project Specific Impacts After Mitigation</b>
<p>The Project would remove the majority of the existing habitats found onsite. This includes windrows, agricultural fields, and open water bodies. The Project Site contains burrowing owl habitat. This is considered potentially significant.</p>	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures apply.</p> <p><b><u>Project Mitigation Measures</u></b></p> <p>BR-1 No less than two weeks and not more than four weeks prior to the commencement of any ground-disturbing activities, a preconstruction survey for burrowing owls shall be conducted by a qualified biologist. If ground-disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be resurveyed for owls. If owls are determined to be present within the construction footprint, they will be relocated in accordance with current California Department of Fish and Game protocol.</p> <p>BR-2 A Biological Resources Survey shall be conducted for Planning Areas 1A, 1C, 2B, and 8B prior to the approval of the Tentative Tract Maps prepared for those properties. If suitable habitat is determined present onsite, subsequent focused surveys shall be completed and no "take" of any protected species and/or their habitat shall occur without obtaining the requisite regulatory permits from State and Federal agencies.</p>	<p>Less than significant</p>
<p>The Project Site does not contain any riparian habitats or sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service, thus implementation of the Project will not conflict with the aforementioned plans. This is considered less than significant.</p>	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures apply.</p> <p><b><u>Project Mitigation Measures</u></b> No mitigation measures apply.</p>	<p>Less than significant</p>

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<b>Environmental Impacts Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Project Specific Impacts After Mitigation</b>
<p>Have a substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means</p>	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures apply.</p> <p><b><u>Project Mitigation Measures</u></b> No mitigation measures apply.</p>	<p>Less than significant</p>
<p>The windrows found onsite would be removed as a result of implementing the proposed Project. The windrows are used by raptors and other migratory birds. Raptors are protected by the Migratory Bird Treaty Act. Tree removal occupied by raptors could result in a significant impact.</p> <p>In addition to tree removal, the conversion of agricultural lands and other open spaces onsite would eliminate foraging habitat that could be used by migratory birds. The combination of the removal of trees and foraging open space could result in a significant impact to bird species.</p>	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures apply.</p> <p><b><u>Project Mitigation Measures</u></b></p> <p>BR-3 A breeding bird survey shall be conducted prior to the removal of windrows scheduled between January 15<sup>th</sup> and August 31<sup>st</sup>. A nesting/breeding bird survey must be conducted one week prior to commencing tree removal. If any active nests are detected within the windrow, a buffer area around the nest(s) will be flagged and avoided until the nesting cycle is complete or it is determined that the nest(s) has failed. No grading, heavy equipment, or tree removal activities shall take place within at least 500 feet of an active listed species or raptor nest, 300 feet of other sensitive bird nests (non-listed), and 100 feet of most common songbird nests. A qualified biological monitor will be present on the site to monitor tree removal or other construction activity in the vicinity of nest sites to assure that active nests are not disturbed. If no active nests are found during the survey, construction activities may proceed.</p> <p>BR-4 The Project proponent shall be required to pay City of Ontario development impact fees. Fees collected will be used “to acquire and restore mitigation lands to offset impacts to species now living in the New Model Colony and impacts to existing open space,” according to the City of Ontario Development Impact Fee Calculation Report and the Settlement and General Release Agreement. This</p>	<p>Less than significant</p>

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	fee is currently \$4,320 per acre.	
<p>The City does not have any specific municipal ordinances related to biological resources. NMC General Plan policies related to biological resources have been satisfied by the preparation of biological studies and the technical information contained in The Avenue Specific Plan. Implementation of the Project will not conflict with City ordinances or policies. This is considered less than significant.</p>	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures apply.</p> <p><b><u>Project Mitigation Measures</u></b> No mitigation measures apply.</p>	<p>Less than significant</p>
<p>The Project Site is not within the boundaries of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or State habitat. There will be no impact to a HCP, NCCP, or approved habitat resulting from Project implementation. This impact is considered less than significant.</p>	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures apply.</p> <p><b><u>Project Mitigation Measures</u></b> No mitigation measures apply.</p>	<p>Less than significant</p>

**5. Cultural Resources**

Environmental Impacts Before Mitigation	Mitigation Measure	Project Specific Impacts After Mitigation
<p>There are no historical structures on the Project Site that have not been documented to fulfill the requirements of CEQA.</p>	<p><b><u>NMC Mitigation Measures</u></b> The Project has already satisfied the NMC Mitigation Measures.</p> <p><b><u>Project Mitigation Measures</u></b> No mitigation measures apply.</p>	<p>Less than significant</p>
<p>Implementation of the Project will not have a significant or potentially significant impact on unique paleontological resources if construction excavations are limited to upper Late Holocene deposits. If construction excavations extend to the depth of undisturbed older Pleistocene deposits, the Project will have a potentially significant impact on</p>	<p><b><u>NMC Mitigation Measures</u></b> C-1 In order to fulfill the requirements of CEQA and to preserve the cultural and historical resources of the area, the following mitigation measures are recommended:</p> <ul style="list-style-type: none"> <li>For each proposed project which might impact cultural resources, any cultural resource in the Project vicinity should be identified in advance. A standard archaeological records check should be conducted through the San</li> </ul>	<p>Less than significant</p>

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<b>Environmental Impacts Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Project Specific Impacts After Mitigation</b>
<p>unique paleontological resources.</p>	<p>Bernardino County Museum Archaeological Information Center in Redlands. For properties bordering the Riverside County boundary, additional research should be conducted through the University of California, Riverside, Archaeological Research unit.</p> <ul style="list-style-type: none"> <li>• For each proposed project not previously surveyed within the past ten years, an intensive archaeological field survey should be completed under the supervision of a Society of Professional Archaeologists (S.O.P.A.) certified archaeologist. A technical report following format and content guidelines proposed by the Office of Historic Preservation must be completed.</li> <li>• For each proposed project with identified cultural resources, a formal evaluation of the resource(s) in accordance with the CEQA guidelines for significance (importance) must be completed.</li> <li>• For each project resulting in an adverse impact on a known significant resource, an appropriate planning approach must be required to reduce the impact to a level of insignificance.</li> <li>• For each project where grading into previously undisturbed soils is planned, the retention of a qualified archaeologist should be required to monitor the grading in order to identify any cultural resources which may be exposed, complete a preliminary evaluation of the resource, and recommend appropriate resource management for the treatment of the resource.</li> <li>• For each future project, the City of Ontario should ensure the implementation of these recommendations through conditions</li> </ul>	

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Environmental Impacts Before Mitigation	Mitigation Measure	Project Specific Impacts After Mitigation
	<p style="text-align: center;">of approval for any project.</p> <p><b>Project Mitigation Measures</b></p> <p>CR-1 In the event that any subsurface archeological materials are encountered within any part of the Project Site, all ground-disturbing construction activities shall be suspended in the vicinity of the find until the deposit is recorded and evaluated by a qualified archeologist.</p> <p>CR-2 In the event that any human remains are found, all construction activities must cease immediately and a qualified archeologist and the San Bernardino County Coroner must be notified.</p> <p>CR-3 If the coroner determines the remains to be of Native American origin, he or she will immediately notify the Native American Heritage Commission (NAHC). The NAHC will then identify the most likely descendants to be consulted regarding treatment and/or reburial of the remains. The developer shall implement the recommendations of the most likely descendent pursuant to Public Resources Code Section 5097.98 et seq.</p> <p>CR-4 Prior to any excavation into undisturbed, older Pleistocene sediment, a qualified paleontologist shall be retained during construction excavations in underlying, older Pleistocene deposits, if any, to observe construction excavations. In the event any unique paleontological resource is encountered, the resource shall be salvaged, recorded, and curated.</p>	

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6. Geology

Environmental Impacts Before Mitigation	Mitigation Measure	Project Specific Impacts After Mitigation
<p>Implementation of the Project could expose people or structures to seismic events. This is considered less than significant.</p> <p>Implementation of the Project could result in soil erosion or loss of topsoil. This is considered less than significant.</p>	<p><b><u>NMC Mitigation Measures</u></b>                      The Project has already satisfied the NMC Mitigation Measures.</p> <p><b><u>Project Mitigation Measures</u></b></p> <p>GS- 1 Structural design shall conform to the seismic related recommendations contained within the Geotechnical Reports. These recommendations shall be reviewed and be approved by the City.</p> <p>GS-2 Seismic related structural design shall conform to applicable recommendations from the Structural Engineers Association of California, the California Building Code, the Uniform Building Code, and City codes.</p> <p>GS-3 As part of site grading and prior to the commencement of building construction, unconsolidated fill materials, organic rich soils, and manure, shall be excavated and removed off-site, and shall be replaced with engineered fill.</p> <p>GS-4 As part of the site grading and prior to the commencement of building construction, potentially compressible soils, which includes undocumented fill, shall be excavated to firm, competent native material and removed off-site.</p> <p>GS-5 Soils shall be tested to determine their corrosive potential. If corrosive soils are proven to be located onsite, all concrete that comes into contact with corrosive soil shall be designed based on Table 19-A-4 of the Uniform Building Code. All metals that come into contact with corrosive soils shall be protected according to the recommendations of a corrosion engineer.</p> <p>GS-6 At the conclusion of site grading and prior to the commencement of building construction, soils at the finished grade elevation shall be tested to determine</p>	<p>Less than significant</p>

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Environmental Impacts Before Mitigation	Mitigation Measure	Project Specific Impacts After Mitigation
	<p>their expansion index. If the tested soils at the finished grade elevation exhibit a low, or higher, potential for expansion, the following construction measures shall be implemented: stiffened foundation design in accordance with the Uniform Building Code; deepened footings; and pre-saturation of the building pad to specified moisture content.</p>	
<p>The Project will not involve the use of septic tanks or alternative wastewater disposal systems, thus, there is no impact in this regard.</p>	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures apply.</p> <p><b><u>Project Mitigation Measures</u></b> No mitigation measures apply.</p>	<p>Less than Significant.</p>

**7. Hazards and Hazardous Materials**

Environmental Impacts Before Mitigation	Mitigation Measure	Project Specific Impacts After Mitigation
<p>The Project will introduce new urban land uses: residential, retail, recreational, and educational. Hazardous materials commonly associated with these uses include household cleaning and janitorial products, herbicides, insecticides, and solvents, which is regulated at Federal, State, and local levels; therefore, generation and use of hazardous materials by the proposed land uses is considered to have a less than significant impact.</p>	<p><b><u>NMC Mitigation Measures</u></b> NMC HM-3 In order to minimize risks to life and property associated with the handling, transporting, treating, generating, and storage of hazardous materials, projects within the Sphere of Influence will be required to comply with policies set forth in the City of Ontario General Plan.</p> <p><b><u>Project Mitigation Measures</u></b> No mitigation measures apply.</p>	<p>Less than significant</p>
<p>Impacts from exposure to lead-based paints and asbestos from demolition activities; in addition to abandonment of wells, septic systems, USTs, and ASTs will have the potential to occur. The potential for exposure to lead-based paints is high due to the numerous structures within the Project Site constructed prior to 1976. Proper abandonment/removal of these systems will be necessary. Demolition activities associated with the proposed Project are potentially</p>	<p><b><u>NMC Mitigation Measures</u></b> NMC HM-2 Prior to issuance of permits by the City of Ontario for major renovation or demolition of any pre-1976 structure within the Sphere of Influence, the project developer will be required to submit documentation to the City Building Department that asbestos and lead-based paint issues are not applicable to their property, or that appropriate actions will be taken to correct any asbestos or lead-based paint issues prior to development of the site.</p>	<p>Less than significant</p>

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<p>significant.</p>	<p>Note: "Asbestos and lead-based paint issues" is in reference to the documentation of presence or absence of such substances and the requirement for City approval of the handling and disposal methods recommended in the individual Phase I ESA reports. The City will require the removal of those substances pursuant to the applicable regulations and guidelines established by the South Coast Management District, Department of Toxic Substances Control, and the United States Environmental Protection Agency.</p> <p><b>Project Mitigation Measures</b></p> <p>HM-1 Removal of structures, including, but limited to, under- and aboveground storage tanks, septic systems, and water wells shall conform to all Federal, State, and local agency regulations (specifically with those required by the City Building and Safety Department and the Hazardous Materials Division of the San Bernardino County Fire Department). Due to the extensive disposal requirements and protocols contained within these regulatory schemes, implementation and adherence to these various regulatory requirements will ensure that no significant impacts occur.</p>	
<p>The Project will involve storing and utilization of limited quantities of petroleum products and other construction-related hazardous materials onsite during construction-related activities. With the mandatory compliance of the City's Environmental Performance Standards contained in the City's Municipal Code, Article 33, Section 9-1.3300 (City of Ontario 2000), the proposed Project will not create a health hazard or use, produce, transport, or dispose of materials that pose a hazard to human, animal, or</p>	<p><b>NMC Mitigation Measures</b></p> <p>NMC HM-3 In order to minimize risks to life and property associated with the handling, transporting, treating, generating, and storage of hazardous materials, projects within the Sphere of Influence will be required to comply with policies set forth in the City of Ontario General Plan.</p> <p><b>Project Mitigation Measures</b></p> <p>No mitigation measures apply.</p>	<p>Less than significant</p>

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<b>Environmental Impacts Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Project Specific Impacts After Mitigation</b>
<p>plant populations within the Project Site. Therefore, no impact from the temporary storage and usage of hazardous materials during the construction phase is anticipated.</p>		
<p>Surface organic residue (e.g. manure and other organic deposition) within the soils onsite may remain after discontinuation of agricultural operations and, in some instances, after clearing and grading. There is a potential for possible exposure of new development and human populations to explosive concentrations</p> <p>Soil samples at several of the properties (PAs 7 and 8A, and Ferreira, PAs 9C, 10A, and 10B) indicated the presence of methane levels above the lower explosive limit and above the 10% threshold which is considered a potentially significant impact.</p> <p>Methane sampling was not conducted for Planning Areas 1A, 1C, 2B, 3A, 4, 6A, 6B, 8B, 9A-9D, and 11. This is considered a potentially significant impact (City Municipal Code Section 9-2.0435 (L)).</p>	<p><b><u>NMC Mitigation Measures</u></b>                      NMC HM-1 Prior to consideration of any future development proposal within the Sphere of Influence, project developers will be required by the City to submit a completed Phase I Environmental Site Assessment which, at a minimum, meets with the requirements of the most current standards of investigation established by the American Society of Testing and Materials (ASTM Standard E 1527).</p> <p>Note: With the exception of Planning Areas 1A, 1C, 2B, and 8B the Project has complied with NMC HM-1. Project-specific Mitigation Measure HM-3 below stipulates the requirement for a Phase I ESA to be completed prior to the approval of the Tentative Tract Map, site plan or other discretionary approval for a given phase of development.</p> <p><b><u>Project Mitigation Measures</u></b>                      HM-2 Prior to grading activities, testing for the presence of methane gas in soils on Planning Areas 1A, 1C, 2B, 3A, 4, 6A, 6B, 8B, 9A-9D, and 11 shall be conducted. (The remaining Planning Areas within the Project Site have completed Methane Gas Investigations. The findings are summarized in Table 5.7-2 of this EIR.) Pursuant to the City Municipal Code Section 9-2.0435 (L), <i>“A methane gas assessment shall be prepared by a licensed professional with expertise in soil gas assessments for subdivisions proposed on former dairies, poultry ranches, hog ranches, livestock feed operations and similar facilities to determine the presence of methane gas within the project boundary. The methane</i></p>	<p>Less than significant</p>

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	<p><i>gas assessment shall identify monitoring and mitigation strategies and approaches. All mitigation measures/plans and specifications shall be reviewed and approved by the City of Ontario.”</i></p> <p>Such an assessment may take two steps. A preliminary assessment will be done prior to grading to determine exactly where dairies have existed in the past so that the post grading assessment/mitigation measures can be focused on the portions of the Planning Areas that have included former agricultural activities. The second step will include actual testing of graded pads no sooner than 30 days after construction to determine if methane is detected above 5,000 ppm.</p> <p>In addition to Project-specific Mitigation Measure HM-2, the following grading guidelines included in the various Methane Gas Investigations conducted for the Project shall also be adhered to:</p> <ul style="list-style-type: none"> <li>• Careful clearing, grubbing, segregation, and stockpiling or disposal near surface, of organics-rich soils at the site prior to the initiation of mass grading activities.</li> <li>• The identification and segregation/stockpiling or disposal of deeper soils which contain elevated levels of organic material. Soils with an organic content of 0.4% or higher shall be segregated for controlled placement that ensures that methane levels are below 5,000 ppm.</li> <li>• Soils with organic content in excess of 0.4% shall not be placed as “deep” fill. Soils with organic contents in excess of this amount shall be placed in open areas within approximately two</li> </ul>	

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	<p style="text-align: center;">feet of the finished ground surface.</p> <p>HM-3 To eliminate the risk of ground cracking, manure shall be removed from the site, such that the organic matter content of onsite soils shall not exceed 2% (a 2% total organic content is allowed, of which no more than 1% can be manure) in the building foundation areas when mixed with underlying clean soils and imported fill.</p> <p>HM-4 To the extent not previously prepared and to properly assess and address potential hazardous materials within Planning Areas 1A, 1C, 2B, and 8B, a Phase I Environmental Site Assessment (ESA) shall be performed by a registered environmental assessor (REA) prior to the approval of the Tentative Tract Map, site plan or other discretionary approval for a given phase of development. If potential hazardous materials or conditions are identified in the Phase I report, the recommendations of the ESA shall be implemented. Such recommendations shall include surficial sampling and chemical analysis within agricultural areas or where soil staining was observed. The Phase I ESA shall be provided to the City and shall be included in any CEQA analysis prepared in connection with the consideration of the discretionary approval for development.</p> <p>HM-5 If, while performing any excavation as part of Project construction, material that is believed to be hazardous waste as defined in Section 25117 of the California Health and Safety Code is discovered, the developer shall contact the City Fire Department and the County of San Bernardino Fire Department Hazardous Materials Division. Excavation shall be stopped until the material has been tested and the absence of hazardous waste has been confirmed. If hazardous waste is determined to be present, the California Department of Toxic Substances control shall be contacted and the material shall</p>	

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	be removed and disposed of pursuant to applicable provisions of California law.	
<p>The Project will result in an increase to the current onsite population that would be subject to emergency evacuation or response in the event of a major disaster. The proposed Project Site is not located adjacent to any emergency evacuation route as identified in the City's General Plan. Since the Project is required to comply with all applicable City codes, any potential impacts would be reduced to a less than significant level.</p>	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures apply.</p> <p><b><u>Project Mitigation Measures</u></b> No mitigation measures apply.</p>	<p>Less than significant</p>

8. Hydrology and Water Quality

Environmental Impacts Before Mitigation	Mitigation Measure	Project Specific Impacts After Mitigation
<p>Activities associated with the construction phase of the proposed Project have the potential to release pollutants and silt offsite and into receiving Waters of the U.S. that could potentially impact water quality.</p> <p>Construction activities associated with the Project include land disturbing activities such as clearing and grading, which have the potential to increase the turbidity and sedimentation of offsite receiving waters, which include silt. This is a potentially significant impact to water quality.</p> <p>During construction, storm water runoff from the Project Site may migrate to waterbodies that are currently in violation of their water quality standards.</p>	<p><b><u>NMC Mitigation Measures</u></b></p> <p>NMC WQ-5     Prior to moving construction equipment on a site within the Sphere of Influence, project developers shall provide evidence to the City Engineer that a National Pollutant Discharge Elimination System (NPDES) permit has been obtained from the State Water Resources Control Board (SWRCB). Once obtained, the NPDES permit shall be retained on the construction site throughout the construction period, and a copy shall be filed with the City Engineer.</p> <p>NMC WQ-6     During construction of individual projects, the City Engineer shall ensure compliance with all the terms and conditions outlined in the National Pollutant Discharge Elimination System (NPDES) permit, including the implementation of Best</p>	<p>Less than significant</p> <p>Less than significant</p> <p>Project-specific impacts</p> <p>Significant cumulative impacts</p>

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	<p>Management Practices (BMPs).</p> <p>NMC WQ-7 Prior to issuance of grading permits, project developers shall prepare a Storm Water Pollution Prevention Plan (SWPPP) for individual proposed projects. These plans shall be submitted to the City Engineer for review and comment prior to implementing and SWPPP provisions or starting any construction activity. A copy of the SWPPP shall be held by the construction contractor(s) on the construction site throughout development of each project. The City Engineer will monitor and enforce the provisions of the SWPPP.</p> <p>NMC WQ-8 During operation of facilities within the Sphere of Influence, the individual project owners and operators shall ensure that all pest control, herbicide, insecticide and other similar substances used as part of maintenance of project features are handled, stored, applied and disposed of by those conducting facility maintenance in a manner consistent with all applicable federal, state and local regulations. The City Engineer shall monitor and enforce this provision.</p> <p><b><u>Project Mitigation Measures</u></b></p> <p>HWQ-1 All Project related development and construction activities shall comply with the National Pollutant Discharge Elimination System (NPDES) regulations. Prior to the issuance of a grading permit, applicants shall demonstrate compliance with NPDES Storm Water Permit requirements to the satisfaction of the City. Applicable BMP provisions shall be incorporated into the NPDES Permit.</p> <p>HWQ-5 If grading or construction within any Planning Area proceeds prior to the installation of NMC Master Storm Drain Improvements needed to serve such</p>	

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	Planning Area, interim detention basins, sized to accept upstream undeveloped flow in accordance with SWRCB requirements must be installed.	
<p>Implementation of the Project will result in all storm and nuisance water runoff being conveyed in streets and storm drain facilities as per The Avenue Specific Plan Storm Drain Master Plan and NMC Backbone Storm Drain Facilities, before ultimately discharging into the Cucamonga Creek Channel and Bellegrave County Line Channel which flow into Mill Creek and the Santa Ana River/Prado Basin.</p>	<p><b><u>NMC Mitigation Measures</u></b></p> <p>NMC WQ-1 Prior to the issuance of grading permits, project developers shall submit a final drainage plan for each proposed project for review and approval by the City Engineer.</p> <p>NMC WQ-2 Prior to issuance of grading permits, project developers shall ensure that coordination between the City of Ontario and the San Bernardino County Flood Control District has been undertaken to demonstrate the ability of the project to meet County flood control requirements.</p> <p>NMC WQ-3 Prior to the issuance of building permits, project developers shall submit to the City Engineer proof of payment of the City's drainage fees, as applicable.</p> <p>NMC WQ-4 Prior to the issuance of grading permits, project developers shall provide and submit measures for approval by the City Engineer that shall ensure that all structures located within the boundaries of the Sphere of Influence, subject to flooding from 100-year storm events, are constructed on a pad of earth elevated at least one foot above 100-year flood elevations. This requirement will be monitored and enforced by the City Engineer.</p>	<p>Less than significant</p>
<p>The Project will further the groundwater management objectives of the Optimum Basin Management Plan by limiting recharge into the southern portion of the Basin. The Project will contribute to the cumulative impacts of urbanization of the</p>	<p><b><u>NMC Mitigation Measures</u></b></p> <p>No mitigation measures apply.</p> <p><b><u>Project Mitigation Measures</u></b></p> <p>HWQ-3 All public landscaped areas resulting from implementation of the Project shall be required to use recycled water for irrigation purposes once the planned</p>	<p>Less than significant</p>

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<b>Environmental Impacts Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Project Specific Impacts After Mitigation</b>
<p>Chino Basin and consequent conversion of agricultural land use (e.g., diminished agricultural groundwater extraction and projected need to increase groundwater pumping by desalters), no significant individual or cumulative negative impacts to aquifer volume or the groundwater table are expected to occur with implementation of the Project.</p>	<p>regional reclaimed water system becomes functional at the Project Site.</p>	
<p>Implementation of the Project will create impervious surfaces in an area where most surfaces were pervious. Runoff from the Project Site prior to implementation of the Project is approximately 508.9 cubic feet per second (cfs). Runoff at build-out of the Project Site per The Avenue Specific Plan is estimated to be 651.4 cfs. The projected flows from the Project Site (maximum approximately 142.5 cfs increase from existing flows) will ultimately be discharged into the Cucamonga Creek Channel</p>	<p><b><u>NMC Mitigation Measures</u></b></p> <p>NMC WQ-1 Prior to the issuance of grading permits, project developers shall submit a final drainage plan for each proposed project for review and approval by the City Engineer.</p> <p>NMC WQ-2 Prior to issuance of grading permits, project developers shall ensure that coordination between the City of Ontario and the San Bernardino County Flood Control District has been undertaken to demonstrate the ability of the project to meet County flood control requirements.</p> <p>NMC WQ-3 Prior to the issuance of building permits, project developers shall submit to the City Engineer proof of payment of the City's drainage fees, as applicable.</p> <p><b><u>Project Mitigation Measures</u></b></p> <p>HWQ-4 All new storm drain infrastructure, other than interim facilities, shall be consistent with either the NMC Master Plan of Drainage, the Master Plan of Drainage Update for NMC East unless formal amendments or deviations are coordinated with and approved by the City.</p>	<p>Less than significant</p>

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9. Land Use

Environmental Impacts Before Mitigation	Mitigation Measure	Project Specific Impacts After Mitigation
The Project will have no impacts with respect to physically dividing an established neighborhood.	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures are necessary.</p> <p><b><u>Project Mitigation Measures</u></b> No mitigation measures are necessary.</p>	No impact
The Project will not conflict with existing land use plans, policies, or regulations. The General Plan amendment component of the Project is included to clarify an ambiguity in the NMC General Plan.	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures are necessary.</p> <p><b><u>Project Mitigation Measures</u></b> No mitigation measures are necessary.</p>	No impact
The Project is not within or near an adopted habitat conservation plan or natural community conservation plan, thus there are no conflicts with these plans.	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures are necessary.</p> <p><b><u>Project Mitigation Measures</u></b> No mitigation measures are necessary.</p>	No impact

10. Mineral Resources

Environmental Impacts Before Mitigation	Mitigation Measure	Project Specific Impacts After Mitigation
There are no known mineral resources on the Project Site or in the immediate vicinity, thus there are no impacts.	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures are necessary.</p> <p><b><u>Project Mitigation Measures</u></b> No mitigation measures are necessary.</p>	No impact

11. Noise

Environmental Impacts Before Mitigation	Mitigation Measure	Project Specific Impacts After Mitigation
Implementation of the Project will expose people to or generate noise in excess of standards established by the City (65 dBA CNEL exterior, 45 dBA CNEL, interior), Temporary construction-related noise impacts are considered potentially significant. Permanent noise level impacts are	<p><b><u>NMC Mitigation Measures</u></b> NMC N-1 Prior to the issuance of grading permits for the planning areas in the Sphere of Influence area, an Acoustical Analysis Report shall be submitted to the City Engineer by the project developer. The report shall describe the cumulative effect of road noise on surrounding land uses and recommend</p>	<p>Temporary construction noise impacts would be reduced to less than significant</p> <p>Permanent noise impacts would be cumulatively significant and</p>

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Environmental Impacts Before Mitigation	Mitigation Measure	Project Specific Impacts After Mitigation
<p>considered cumulatively significant and unavoidable.</p>	<p>mitigation measures, if necessary, to attenuate that noise. If necessary, the City shall establish a noise attenuation fee program that requires developers in the Sphere of Influence area to make a fair share contribution to noise mitigation along some of roads surrounding the Sphere of Influence. The City of Ontario shall evaluate the need for such a fee program and establish participation guidelines prior to the issuance of grading permits.</p> <p>NMC N-2 Prior to issuance of grading permits for the planning areas in the Sphere of Influence area, an Acoustical Analysis Report shall be submitted to the City Engineer by the project developer. The Report shall describe in detail the interior and exterior noise levels for residential uses on the site and the specific design and mitigation features to ensure compliance with that City's noise criteria of 65 dBA CNEL for outdoor living areas and 45 dBA CNEL in habitable rooms.</p> <p>NMC N-3 Prior to the issuance of building permits for planning areas in the Sphere of Influence area, the required location of noise barriers on the project site shall be detailed in the Acoustical Analysis Report. The Report shall specify the height, location, and types of barriers capable of achieving the desired mitigation affect.</p> <p>NMC N-4 Prior to the issuance of grading permits for the planning areas in the Sphere of Influence area, the Acoustical Analysis Report shall identify those residential lots that may require mechanical ventilation to achieve interior noise standards. When that operable doors and windows are open for homes facing the roadways, the interior 45 dBA CNEL interior noise limit for these units may be exceeded. Therefore, a "windows closed" condition may be required for these units. Any proposed mechanical ventilation must meet the</p>	<p>unavoidable</p>

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Environmental Impacts Before Mitigation	Mitigation Measure	Project Specific Impacts After Mitigation
	<p>requirements of the Uniform Building Code (UBC) standard. It should be noted that the windows facing some roadways may be able to be opened, but the homeowners would have the option to close the windows and still obtain adequate ventilation through the use of a mechanical ventilation system. This mechanical ventilation shall supply two air changes per hour to each habitable room, including 20 percent (one-fifth) fresh make-up air obtained directly from the outdoors. The fresh air inlet duct shall be of sound attenuating construction and shall consist of a minimum of ten feet of straight or curved duct or six feet plus one sharp 90 degree bend. The City Engineer shall ensure that the Acoustical Analysis Report identifies any requirements for mechanical ventilation for individual onsite residential units.</p> <p>NMC N-5 All prospective owners and occupants of residential units on the project site shall be formally notified prior to purchase, lease or rental, that certain units (without windows and doors closed), and outdoor areas could be subject to noise levels above City standards for residential uses. Such notification shall be in language approved by the City Planning Department, and shall be formalized in written Covenants, Conditions and Restrictions (CC&amp;R) recorded on the title of each residential lot in the project. In addition, each advertisement, solicitation and sales brochure or other literature regarding the project shall contain the approved notification language.</p> <p>NMC N-6 Construction on the Sphere of Influence site shall be limited to the hours of 7:00 AM to 7:00PM Monday through Saturday, and shall be prohibited on Sundays and Federal</p>	

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	<p>holidays.</p> <p>NMC N-7 All project construction vehicles or equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers.</p> <p>NMC N-8 Stockpiling and/or vehicle staging areas shall be located as far as practical from existing residential units on and off the proposed project site.</p> <p>NMC N-9 Whenever feasible, the noisiest construction operations should be scheduled to occur together to avoid continuing periods of the greatest annoyance.</p> <p><b><u>Project Mitigation Measures</u></b></p> <p>N-1 During all Project Site excavation and grading, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufactures' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.</p> <p>N-2 The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.</p> <p>N-3 The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours to be determined by City staff.</p> <p>N-4 The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or</p>	

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Environmental Impacts Before Mitigation	Mitigation Measure	Project Specific Impacts After Mitigation
	residential dwellings.  N-5 Architectural plans shall be submitted to the City for an acoustical plan check prior to the issuance of building permits to assure that the proper windows and/or doors are upgraded for sound reduction and proper ventilation systems are incorporated in order to meet the interior noise level requirement.	
Implementation of the Project will not expose people to or generate excessive groundbourne vibration or noise levels.	<b><u>NMC Mitigation Measures</u></b> No mitigation measures are necessary. <b><u>Project Mitigation Measures</u></b> No mitigation measures are necessary.	No Impact
No noise impacts associated with airport operations were identified.	<b><u>NMC Mitigation Measures</u></b> No mitigation measures are necessary. <b><u>Project Mitigation Measures</u></b> No mitigation measures are necessary.	No Impact

12. Population and Housing

Environmental Impacts Before Mitigation	Mitigation Measure	Project Specific Impacts After Mitigation
No impacts associated with population and housing were identified. No impacts will occur with Project implementation.	<b><u>NMC Mitigation Measures</u></b> No mitigation measures apply. <b><u>Project Mitigation Measures</u></b> No mitigation measures are necessary.	No Impact

13. Public Services

Environmental Impacts Before Mitigation	Mitigation Measure	Project Specific Impacts After Mitigation
Development of the Project Site per The Avenue Specific Plan component of the Project will result in the need for fire suppression services. According to the Ontario Fire Department, current staffing	<b><u>NMC Mitigation Measures</u></b> No mitigation measures apply. <b><u>Project Mitigation Measures</u></b> PS-1 To reduce fire hazards, wood-shingled and shake-shingled roofs are prohibited.	Less than significant

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<p>and resources are adequate to serve the Project. This impact is less than significant.</p>	<p>PS-2 To reduce fire hazards, fire hydrant locations and water main sizes shall meet standards established by Ontario Fire Department and reviewed and implemented by the Engineering Department.</p> <p>PS-3 To reduce fire hazards when water is provided to the site, adequate fire flow pressure shall be provided for residential areas and non-residential projects in accordance with currently adopted standards.</p> <p>PS-4 To reduce fire hazards, adequate water supply shall be provided as approved by the Ontario Fire Department prior to the framing stages of construction.</p> <p>PS-5 To reduce fire hazards, houses located on cul-de-sacs longer than 300 feet shall be constructed with residential fire sprinklers.</p> <p>PS-6 To reduce fire hazards, access roadways designed in accordance with Ontario Fire Department standard to within 150' of all structures, shall be provided prior to the framing stages of construction. This access is to be maintained in an unobstructed manner throughout construction.</p> <p>PS-7 A fire station located within the Parkside Specific Plan must be operational prior to the issuance of any certificates of occupancy in The Avenue Specific Plan.</p>	
<p>Development of the Project Site per The Avenue Specific Plan component of the Project will create the need for an additional 12 police officers. This impact is considered to be less than significant.</p>	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures apply.</p> <p><b><u>Project Mitigation Measures</u></b> PS-8 The developers/builders shall pay library, police, and fire service development impact fees.</p>	<p>Less than significant</p>

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**14. Recreation**

Environmental Impacts Before Mitigation	Mitigation Measure	Project Specific Impacts After Mitigation
<p>The 21 acres of parkland proposed by The Avenue Specific Plan component of the Project does not meet the standard of five acres per thousand residents. This is considered a potentially significant impact.</p>	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures apply.</p> <p><b><u>Project Mitigation Measures</u></b> The developers/builders shall pay in lieu park fees to meet the standard of five acres of parkland per thousand residents.</p>	<p>Less than significant</p>

**15. Transportation/Circulation**

Environmental Impacts Before Mitigation	Mitigation Measure	Project Specific Impacts After Mitigation
<p>Development per The Avenue Specific Plan component of the Project will exceed either individually or cumulatively, the level of service standard established by the County Congestion Management Agency for designated roads or highways – LOS D or better for intersections during peak hours for collector and arterial roadways and LOC C of better for residential streets.</p>	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures apply.</p> <p><b><u>Project Mitigation Measures</u></b></p> <p>T-1 The Project developers shall pay the DIF Program Traffic Funding Contribution set forth on Table 5.15-4 consistent with the requirements contained in the Dif Program.</p> <p>T-2 The Project developers shall pay the Additional Fair Share Project Improvement Cost as set forth on Table 5.15-5.</p> <p>T-3 Right-in and right-out only access with appropriate signing on Carpenter Avenue for the intersection of Carpenter Avenue at Schaefer Avenue.</p> <p>T-4 Construct Carpenter Avenue (half-section improvements) as a Collector from Schaefer Avenue to Edison Avenue.</p> <p>T-5 Construct Hellman Avenue as Collector from Schaefer Avenue to Edison Avenue.</p> <p>T-6 Construct Archibald Avenue as a Divided Arterial from Schaefer Avenue to Edison Avenue.</p>	<p>Less than significant</p>

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Environmental Impacts Before Mitigation	Mitigation Measure	Project Specific Impacts After Mitigation
	<p>T-7 Construct "A" Street as a Neighborhood entry Street (66-foot right-of-way and 36-foot paved travel area) from The Avenue to Edison Avenue.</p> <p>T-8 Construct Turner Avenue as Collector from Schaefer Avenue to Edison Avenue.</p> <p>T-9 Construct Haven Avenue (half-section improvements) as a Divided Arterial from the northern Project boundary to the southern Project boundary.</p> <p>T-10 Construct Schaefer Avenue (full or half-section improvement as appropriate) as a Standard Arterial from the western Project boundary to Edison Avenue.</p> <p>T-11 Construct The Avenue (118' right-of-way) from Archibald to Turner Avenue.</p> <p>T-12 Construct Edison Avenue (full or half-section improvements as appropriate) as a Divided Arterial from the western Project boundary to the eastern Project boundary.</p> <p>T-13 Right-in and right-out only access with the appropriate signing on Carpenter Avenue for the intersection of Carpenter Avenue at Edison Avenue.</p> <p>T-14 Modify the existing traffic signals at the intersections of Archibald Avenue at Schaefer Avenue and Archibald Avenue at Edison Avenue.</p> <p>T-15 The applicant shall pay their proportionate share (prior to building permit issuance) for or install (prior to occupancy of any structure), the above transportation improvements needed to serve the Project. The determination of whether the payment of proportionate share or installation of the improvements is required shall be made by the City Engineer at the time of Tentative Tract Map approval. The method for</p>	

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<b>Environmental Impacts Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Project Specific Impacts After Mitigation</b>
	determining proportionate share is identified in the TIS,	
Development per The Avenue Specific Plan component of the Project could result in an increase in hazards due to design features.	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures apply.</p> <p><b><u>Project Mitigation Measures</u></b> T-16 Adequate sight distance at the Project driveways shall be provided to meet the minimum City requirements.</p>	Less than significant
Development per The Avenue Specific Plan component of the Project will not result in a change to air traffic patterns. No impact will occur.	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures apply.</p> <p><b><u>Project Mitigation Measures</u></b> No mitigation measures are necessary.</p>	No impact
Development per The Avenue Specific Plan component of the Project will not result in inadequate emergency access. Emergency access will be improved by completing improved road segments in the Project area. No impact will occur.	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures apply.</p> <p><b><u>Project Mitigation Measures</u></b> No mitigation measures are necessary.</p>	No impact
Development per The Avenue Specific Plan component of the Project will not result in inadequate parking capacity. The Project proposes parking in full conformance with City regulations. No impact will occur.	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures apply.</p> <p><b><u>Project Mitigation Measures</u></b> No mitigation measures are necessary.</p>	No impact
No conflicts with adopted policies, plans, or programs supporting alternative transportation will occur with development per The Avenue Specific Plan component of the Project.	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures apply.</p> <p><b><u>Project Mitigation Measures</u></b> No mitigation measures are necessary.</p>	No impact

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<b>Environmental Impacts Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Project Specific Impacts After Mitigation</b>
<p>Development per The Avenue Specific Plan component of the Project will result in significant and unavoidable impacts to five intersections through the Year 2015 after mitigation measures have been applied. However, the traffic model indicated that at build out of the NMC and completion of all road improvements, these five intersections will operate at acceptable levels.</p>	<p><b><u>NMC Mitigation Measures</u></b> No feasible mitigation measures were found.</p> <p><b><u>Project Mitigation Measures</u></b> No feasible mitigation measures were found.</p>	<p>Significant and unavoidable on a cumulative basis</p>

**16. Utilities and Service Systems**

<b>Environmental Impacts Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Project Specific Impacts After Mitigation</b>
<p>Development per The Avenue Specific Plan component of the Project would result in an increased demand for domestic water in excess of the existing agricultural consumption rate. However, the project-specific Water Supply Assessment (WSA) determined that the City has sufficient water supply to serve the Project.</p>	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures apply.</p> <p><b><u>Project Mitigation Measures</u></b> No mitigation measures are necessary.</p>	<p>Less than significant</p>
<p>Development per The Avenue Specific Plan component of the Project would result in an increased demand and different method for wastewater treatment than of the existing agricultural consumption rate. However, it was determined that the Project's contribution of an estimated 0.83 MGD is not considered directly or cumulatively considerable. Additionally, the NMC General Plan EIR indicates that implementation of the proposed NMC General Plan policies for Wastewater System and Treatment is anticipated to mitigate potential wastewater impacts.</p>	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures apply.</p> <p><b><u>Project Mitigation Measures</u></b> No mitigation measures are necessary.</p>	<p>Less than significant</p>

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<b>Environmental Impacts Before Mitigation</b>	<b>Mitigation Measure</b>	<b>Project Specific Impacts After Mitigation</b>
<p>Development per The Avenue Specific Plan component of the Project would result in increased demand for solid waste services. Anticipated solid waste combined with other NMC related projects is considered to be cumulatively considerable.</p>	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures apply.</p> <p><b><u>Project Mitigation Measures</u></b> No feasible mitigation measures were found.</p>	<p>Less than significant Project-specific impact</p> <p>Significant and unavoidable cumulative impact</p>
<p>Development per The Avenue Specific Plan component of the Project would result in an increase demand on electricity and natural gas over existing conditions. However, it was determined that since the requirements for natural gas and electricity demands for the NMC, which includes the Project Site, were evaluated in the NMC Final EIR, implementation of the proposed Project would not result in a significant impact on these services or facilities.</p>	<p><b><u>NMC Mitigation Measures</u></b> No mitigation measures apply.</p> <p><b><u>Project Mitigation Measures</u></b> No mitigation measures are necessary.</p>	<p>Less than significant</p>

**2.6 CONCLUSIONS**

This EIR evaluated potential impacts to the sixteen environmental issue areas previously identified in Section 2.5. With the inclusion of the Project design features and after implementation of the recommended Mitigation Measures, all potentially significant environmental effects have been reduced to a less than significant level except for the following environmental issues: agricultural resources, air quality, hydrology and water quality, noise, utilities (solid waste), and traffic.