

Appendix A: Notice of Preparation, Initial Study, Correspondence, and Meeting Notes

- A-1 Notice of Preparation/Initial Study
- A-2 Correspondence on Notice of Preparation
- A-3 Scoping Meeting Information

A-1 Notice of Preparation/Initial Study



California Environmental Quality Act Notice of Preparation

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

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

The Project description, location and the probable environmental effects are contained in the attached materials. A copy of the Initial Study is, is not, attached.

The proposed project is, is not, considered a project of statewide, regional or area-wide significance. The proposed project will, will not, affect highways or other facilities under the jurisdiction of the State Department of Transportation. A scoping meeting will, will not, be held by the lead agency. The scoping meeting will be held on Thursday, June 1, 2006 at 6:30 PM at:

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

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

Project Title/File No.: Rich Haven Specific Plan (PSP05-004)


Project Location: The project is located in southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles east of downtown Los Angeles, 20 miles west of San Bernardino, and 30 miles northeast of Orange County. The project site consists of approximately 510-gross acres of land generally located south of Riverside Drive and the Southern California Edison substation, west of Milliken Avenue, north of the proposed Esperanza Specific Plan and the new Edison Avenue alignment, and east of Haven Avenue.

Project Description: The proposed Rich-Haven Specific Plan encompasses approximately 510 gross acres with a maximum development capacity of 4,259 dwelling units and 848,400 square feet of regional commercial/office. The Land Use Plan for the Specific Plan includes a Residential District and Commercial District comprised of twenty-one Planning Areas (PAs). The Residential District includes nineteen PAs providing a mixture of low-, medium-, and high-density residential uses with a maximum of 4,259 dwelling units and a Regional Commercial District that includes three PAs. The Regional Commercial District includes three PAs (20, 21A, and 21B) planned for a mixture of a variety of uses including commercial, office, vertical residential, medical office, and research, as well as a "Stand Alone Residential Only Overlay" allowing for stand alone residential neighborhoods. The Regional Commercial District includes PA 20 incorporating 725 residential units and 400,000 square feet of commercial/office uses, while PA 21 (21A and 21B) will include a total of 448,400 square feet of commercial uses and 1,052 residential units. The public facilities within the Specific Plan include 20.1-acre Southern California Edison easements, and a 24.8-acre Middle School. Additional project details are provided in the attached Initial Study.

Project Sponsor:

Richland Communities	Watt Commercial Properties
Attn: Jim Powers	Attn: Chuck Davis
4100 Newport Place, Suite 800	2716 Ocean Park Blvd., Suite 3020
Newport Beach, CA 92660	Santa Monica, CA 90405

Consulting firm retained to prepare draft EIR: MBA, 220 Commerce, Suite 200, Irvine, CA 92602; Contact: Tom Holm

	Senior Planner	5-4-06
Signature	Title	Date

1 0218-211-21-0000/0218-252-07,08,09,10
PIETERSMA RINALD & KRSTNE /T BDRT FMLY
PO BOX 2500
CHINO CA 91708-2500 B025

2 0218-211-15-0000
BIDART FAMILY PIETERSMA RNL & KRSTNE
PO BOX 2500
CHINO CA 91708-2500 B025

3 0218-211-12-0000,25
WA-NEW COLONY LLC
2716 OCEAN PARK BLVD STE 3020
SANTA MONICA CA 90405-5225 C01

4 0218-211-17-0000,24,26
VISSER FAMILY LIMITED PRTRNS VSR SAM
9420 N 25TH ST
PHOENIX AZ 85028-4730 C050

5 0218-211-08-0000
SOUTHERN CALIFORNIA EDISON CO
PO BOX 788
RIALTO CA 92377-0788 B008

6 0218-211-23-0000
ZWAAGSTRA JACOB /TR & JESSIE I
1004 VIA ZUMAYA
PALOS VERDES ESTATES CA 90274-2816 C014

7 0218-211-01-0000,05
RWT PRESERVE HOLDINGS LLC
4100 NEWPORT PLACE DR STE 800
NEWPORT BEACH CA 92660-1403 C021

8 0218-211-02-0000
SCRITSMIER SANDRA L
935 SCENIC DR
MORENO VALLEY CA 92557

9 0218-161-01-0000
WSI LAND HOLDINGS LLC
4100 NEWPORT PLACE DR STE 800
NEWPORT BEACH CA 92660-1403 C021

10 0218-161-14-0000
WARM SPRINGS INVESTMENTS LTD
4100 NEWPORT PLACE DR STE 800
NEWPORT BEACH CA 92660-1403 C021

11 0218-161-13-0000
BRUNO TRUST
1317 N 1ST AVE
UPLAND CA 91786-3221 C056

12 0218-161-09-0000
SOUTHERN CALIFORNIA EDISON CO
430 N VINEYARD AVE STE 210
ONTARIO CA 91764-5454 C061

13 0218-161-04-0000,05,10,11
L & F PROPERTIES NORTH L P
5460 DOVER ST
CHINO CA 91710-1972 C047

14 0218-161-06-0000,12
CHAFFEY JOINT UNION HIGH SCHOOL DIST
211 W 5TH ST
ONTARIO CA 91762-1653 C041

15 0218-171-16-0000,23
BROOKFIELD EDENGLLEN LLC
3090 BRISTOL ST STE 200
IRVINE CA 92612

16 0218-171-10-0000
SOUTHERN CALIFORNIA EDISON CO
14799 CHESTNUT ST
WESTMINSTER CA 92683-5240 C033

17 156-050-025
MIRA LOMA VINEYARDS LTD
17842 MITCHELL N STE 100
IRVINE CA 92614-6834 C056

18 160-020-021
W W GRAINGER INC
100 GRAINGER PARKWAY
LAKE FOREST IL 60045

19 160-020-014
PKL FAMILY LTD PARTNERSHIP
2118 MONTEVERDE DR
CHINO HILLS CA 91709-4446 C041

20 160-020-005,006
SC EASTVALE DEV CORP
1156 N MOUNTAIN AVE
UPLAND CA 91786-3633 C060

21 0218-252-03-0000
REGENT-ONTARIO LLC
245 FISCHER AVE STE C1
COSTA MESA CA 92626-4538 C034

22 0218-252-04-0000,05
ARMADA ONTARIO ASSOCS LLC
430 32ND ST STE 200
NEWPORT BEACH CA 92663-3863 C021

23 0218-251-07-0000
DOUMA HERMAN G & FRED A /TR
325 ISLAND GREEN WAY
LYNDEN WA 98264-9371 R007

24 0218-251-05-0000
BARCELOS-ONTARIO LLC
18876 JEFFREY AVE
CERRITOS CA 90703-6100 C042

25 0218-251-06-0000
VANDER DUSSEN JOHANNA & BROER
14380 EUCLID AVE
CHINO CA 91710-8806 R051

26 0218-241-19-0000
BOSMA DIARY
3244 W BORDER LINKS DR
VISALIA CA 93291-4209 C034

27 0218-201-39-0000
DE GROT JAKE & ANNA
14080 S HAVEN AVE
ONTARIO CA 91761-2617 R097

28 0218-201-42-0000
FERREIRA FRANK J TRUST
30432 VIA ANDALUSIA
SAN JUAN CAPISTRANO CA 92675-1730 C081

29 0218-201-30-0000
VANDER EYK /RT 5-24-90
13750 S HAVEN AVE
ONTARIO CA 91761-2607 R097

30 0218-151-11-0000,38
STG COMMUNITIES II LLC
2201 DUPONT DR STE 300
IRVINE CA 92612-7509 C003

31 0218-151-37-0000,39,40
LHC ONTARIO HOLDINGS LLC
4100 NEWPORT PLACE DR STE 800
NEWPORT BEACH CA 92660-1403 C021

32 0218-151-10-0000
DUSA ANGELA D
309 WASHINGTON AVE
GLENCOE IL 60022-1832 C006

33 0218-151-20-0000
CENTEX HOMES
7555 IRVINE CENTER DR STE 100
IRVINE CA 92618-2930 C069

34 0218-012-66-0000
GONZALEZ ERIC
3357 OAKLEAF CT
ONTARIO CA 91761-0346 R103

35 0218-012-75-0000
YOUNG TERESITA M
3364 GINGERWOOD RD
ONTARIO CA 91761-0344 R081

36 0218-012-74-0000
STUART-TONGCO SARAH
PO BOX 1737
ONTARIO CA 91762-0737 B007

37 0218-012-67-0000
CORELLA DANA L
3359 OAKLEAF CT
ONTARIO CA 91761-0346 R103

38 0218-012-85-0000
CREEKSIDE WEST VILLAGE MASTERASSN
NOT AVAILABLE PER SAN BERNARDINO
COUNTY ASSESSOR'S OFFICE

39 0218-012-68-0000
HARINGSMA PETER C & CAROL M
12863 STILL CREEK CT
RANCHO CUCAMONGA CA 91739-9440 R058

40 0218-012-69-0000
JAVIER JOYCE
2917 POPLAR DR
ONTARIO CA 91761-0390 R081

41 0218-012-70-0000
DYER KENNETH E & RAMONA R
2915 POPLAR DR
ONTARIO CA 91761-0390 R081

42 0218-012-71-0000
CAPASSO JAMES A JR & CAROL L
2913 POPLAR DR
ONTARIO CA 91761-0390 R081

43 0218-012-72-0000
CASTRO DANIEL E & EDELMIRA C
2911 POPLAR DR
ONTARIO CA 91761-0390 R081

44 0218-012-73-0000
BAKER NICOLE M
2909 POPLAR DR
ONTARIO CA 91761-0390 R081

45 0218-012-03-0000
GARCIA JAVIER JR
2907 POPLAR DR
ONTARIO CA 91761-0390 R081

46 0218-012-04-0000
ARREOLA ROLAND & VIELKA
2905 POPLAR DR
ONTARIO CA 91761-0390 R081

47 0218-012-05-0000
KLEIST JEFFREY A & COLLEEN K
2903 POPLAR DR
ONTARIO CA 91761-0390 R081

48 0218-013-01-0000
AGUILAR BENJAMIN J & ROXANN
2920 SAINT TROPEZ DR
ONTARIO CA 91761-0399 R095

49 0218-013-02-0000
GRAY MICHAEL J & CATHERINE L
2918 SAINT TROPEZ DR
ONTARIO CA 91761-0399 R095

50 0218-013-03-0000
MEISEL ROBERT S
9766 19TH ST
ALTA LOMA CA 91737-3538 R045

51 0218-013-04-0000
HUDSON DELAPHINE & ANTHONY
2914 SAINT TROPEZ DR
ONTARIO CA 91761-0399 R095

52 0218-013-05-0000
HALSTEAD KENT & JENNIFER
2912 SAINT TROPEZ DR
ONTARIO CA 91761-0399 R095

53 0218-013-06-0000
HANDY DEBORAH D
2910 S TROPEZ DR
ONTARIO CA 91761

54 0218-013-07-0000
AUNE ROBERT A & QUETA
2908 SAINT TROPEZ DR
ONTARIO CA 91761-0399 R095

55 0218-013-08-0000
HAGSTROM DONALD N II
2906 SAINT TROPEZ DR
ONTARIO CA 91761-0399 R095

56 0218-013-09-0000
BONDAD FAMILY TRUST
2904 SAINT TROPEZ DR
ONTARIO,CA 91761

57 0218-013-10-0000
FERGUSON BILLY & WYLENA
2902 SAINT TROPEZ DR
ONTARIO CA 91761-0399 R095

58 0218-013-11-0000
KELLISON JAMES
2900 SAINT TROPEZ DR
ONTARIO CA 91761-0399 R095

59 0218-013-15-0000
SUBA FELICIANO & EVELYN
2863 SAINT TROPEZ DR
ONTARIO CA 91761-0398 R095

60 0218-013-16-0000
PADIN JESUS M & CARMEN M
3411 MORNINGWOOD CT
ONTARIO CA 91761-0360 R095

61 0218-013-17-0000
DIAZ ELSA
3413 MORNINGWOOD CT
ONTARIO CA 91761-0360 R095

62 0218-013-18-0000
GUERRERO VICTOR MONTIEL BERNICE
3415 MORNINGWOOD CT
ONTARIO CA 91761-0360 R095

63 0218-013-19-0000
JACKSON GORDON & TONI
3414 MORNINGWOOD CT
ONTARIO CA 91761-0312 R095

64 0218-013-20-0000
GAINS CATHERINE
3412 MORNINGWOOD CT
ONTARIO CA 91761-0312 R095

65 0218-013-21-0000
CABUGOS LEOPARDI DELEON DARLENE
3410 MORNINGWOOD CT
ONTARIO CA 91761-0312 R095

66 0218-013-22-0000
FOUNTAIN DONNA E
PO BOX 4974
ONTARIO CA 91761-0860 B117

67 0218-013-23-0000
ADELEKE MARY
2903 SAINT TROPEZ DR
ONTARIO CA 91761-0500 R095

68 0218-013-24-0000
GONZALEZ HERIBERTO & MONICA L
2905 SAINT TROPEZ DR
ONTARIO CA 91761-0500 R095

69 0218-013-25-0000
MARTINEZ JOSE LOMELI JOSEFINA
2907 SAINT TROPEZ DR
ONTARIO CA 91761-0500 R095

70 0218-013-26-0000
SOTO LUIS C & MARIA T
3411 GINGERWOOD RD
ONTARIO CA 91761-0310 R095

71 0218-013-27-0000
HENRY SUNYANI
3413 GINGERWOOD RD
ONTARIO CA 91761-0310 R095

72 0218-013-28-0000
TENA LUIS C
3415 GINGERWOOD RD
ONTARIO CA 91761-0310 R095

73 0218-013-29-0000
LACKEY CLINT & KERI
3414 GINGERWOOD RD
ONTARIO CA 91761-0308 R095

74 0218-013-30-0000
GARZA DORA
3412 GINGERWOOD RD
ONTARIO CA 91761-0308 R095

75 0218-013-31-0000
SOLIS JOSE J & MARIA C
3410 GINGERWOOD RD
ONTARIO CA 91761-0308 R095

76 0218-013-32-0000
REIS RAYMOND YELVERTON-REIS JONEL
3408 GINGERWOOD RD
ONTARIO CA 91761-0308 R095

77 0218-013-33-0000
ROBLES CHARLES /TR & OLGA /TR
3409 OAKLEAF CT
ONTARIO CA 91761-0306 R095

78 0218-013-34-0000
REWALD JAMES T & RENEE
3411 OAKLEAF CT
CHINO CA 91710

79 0218-013-35-0000
MC COOL JEFFREY & JEFFREY A
3413 OAKLEAF CT
ONTARIO CA 91761-0306 R095

80 0218-013-36-0000
LEONG ARDINNA
3415 OAKLEAF CT
ONTARIO CA 91761-0306 R095

81 0218-512-66-0000
EASTER SEALS SOUTHERN CA
1801 E EDINGER AVE STE 190
SANTA ANA CA 92705-4770 C027

82 0218-512-60-0000,66
EASTER SEALS SOUTHERN CA
1801 E EDINGER AVE STE 190
SANTA ANA CA 92705-4770 C027

83 0218-512-51-0000
GUTIERREZ JOSE L & JANETA O
2116 MORRIS AVE
CLOVIS CA 93611-7407 C036

84 0218-512-52-0000
FRAGOZA LUIS M & MARIA G
2939 ALDER CREEK DR
ONTARIO CA 91761-0704 R102

85 0218-512-53-0000
CAMERON SELMA
2943 ALDER CREEK DR
ONTARIO CA 91761-0704 R102

86 0218-512-61-0000
CREEKSIDE COMMUNITY MASTER ASSN
2035 CORTE DEL NOGAL STE 160
CARLSBAD CA 92011-1444 C041

87 0218-512-54-0000
ARRARAZ MIGUEL A
3551 SAN LORENZO RIVER RD
ONTARIO CA 91761-0706 R102

88 0218-512-55-0000
GRAYS L C RAYMOND & BARBARA
3559 SAN LORENZO RIVER RD
ONTARIO CA 91761-0706 R102

89 0218-512-56-0000
CONTRERAS DAVID SANTIAGO JESSICA
3567 LORENZO RIVER RD
ONTARIO CA 91761

90 0218-512-57-0000
NGUYEN LONG M DAM TUAN Q
3575 SAN LORENZO RIVER RD
ONTARIO CA 91761-0706 R102

91 0218-512-58-0000
ESPINOZA STEVE K & MARIA I
3583 SAN LORENZO RIVER RD
ONTARIO CA 91761-0706 R102

92 0218-512-59-0000
PROVINES LARA M
3590 SAN LORENZO RIVER RD
ONTARIO CA 91761-0705 R102

93 VOID

94 VOID

95 0218-512-38-0000
CLINE MARTIN G & RUTH A
3569 GINGERWOOD RD
ONTARIO CA 91761-0380 R102

96 0218-512-39-0000
SMITH ALONZO A & BILLIE E
3569 GINGERWOOD RD
ONTARIO CA 91761-0380 R102

97 0218-512-40-0000
COLLUCCI CHARLES M
3563 GINGERWOOD RD
ONTARIO CA 91761-0380 R102

98 0218-512-41-0000
ALVAREZ ERIC & SIMONETTE J
3557 GINGERWOOD RD
ONTARIO CA 91761-0380 R102

99 0218-512-42-0000
FRANKLIN MATILDE E
3551 GINGERWOOD RD
ONTARIO CA 91761-0380 R102

100 0218-512-43-0000
PICKETT TIM & MIZUHO Z
3545 GINGERWOOD RD
ONTARIO CA 91761-0380 R102

101 0218-512-44-0000
MARQUEZ SANDRA
3539 GINGERWOOD RD
ONTARIO CA 91761-0380 R102

102 0218-512-45-0000
DRYVER JOHNNIE L
3533 GINGERWOOD RD
ONTARIO CA 91761-0380 R102

103 0218-512-46-0000
DOCKUS EDWARD J & LORI A
3527 GINGERWOOD RD
ONTARIO CA 91761-0380 R102

104 0218-512-47-0000
JAKOSITZ CHRISTOPHER & JOHANNA
3521 GINGERWOOD RD
ONTARIO CA 91761-0380 R102

105 0218-512-48-0000
GORDON ROSE M
3515 GINGERWOOD RD
ONTARIO CA 91761-0380 R102

106 0218-512-49-0000
RAY TYLER P & SILVANA
3509 GINGERWOOD RD
ONTARIO CA 91761-0380 R102

107 0218-512-50-0000
HARRIS BELINDA
3503 GINGERWOOD RD
ONTARIO CA 91761-0380 R102

108 VOID

109 0218-512-24-0000
FLORES LEONEL
3504 STRAWBERRY CREEK PL
ONTARIO CA 91761-0260 R102

110 0218-512-25-0000
FOGLTANCE JEFFREY & MARY A
3510 STRAWBERRY CREEK PL
ONTARIO CA 91761-0260 R102

111 0218-512-26-0000
GIOVANAZZI STEPHEN T & COURTNEY
3516 STRAWBERRY CREEK PL
ONTARIO CA 91761-0260 R102

112 0218-512-27-0000
SANDERS CAROLE N
3522 STRAWBERRY CREEK PL
ONTARIO CA 91761-0260 R102

113 0218-512-28-0000
NGUYEN DAVID
3528 STRAWBERRY CREEK PL
ONTARIO CA 91761-0260 R102

114 0218-512-29-0000
FLORES LOUIS J & ARMINDA R
3534 STRAWBERRY CREEK PL
ONTARIO CA 91761-0260 R102

115 0218-512-30-0000
JORDAN MICHAEL L & LOLITA
3540 STRAWBERRY CREEK PL
ONTARIO CA 91761-0260 R102

116 0218-512-31-0000
TOMAJAN PRISCILLA S
3546 STRAWBERRY CREEK PL
ONTARIO CA 91761-0260 R102

117 0218-512-32-0000
RODRIGUEZ URBANO & ANNA
3552 STRAWBERRY CREEK PL
ONTARIO CA 91761-0269 R102

118 0218-512-33-0000
DIAZ KENNETH GRANADO REBECCA
3558 STRAWBERRY CREEK PL
ONTARIO CA 91761-0269 R102

119 0218-512-34-0000
SCHETTLEY ADAM K & DAWN A
3564 STRAWBERRY CREEK PL
ONTARIO CA 91761-0269 R102

120 0218-512-35-0000
BOWMAN ROBERT J & JOANNE E
3570 STRAWBERRY CREEK PL
ONTARIO CA 91761-0269 R102

121 0218-512-36-0000
LA ROCCA STEPHEN H
3576 STRAWBERRY CREEK PL
ONTARIO CA 91761-0269 R102

122 VOID

123 0218-512-23-0000
MARTINEZ F JAVIER & JUANITA C
3505 STRAWBERRY CREEK PL
ONTARIO CA 91761-0280 R102

124 0218-512-22-0000
WESSLING DAVID & KIM
3511 STRAWBERRY CREEK PL
ONTARIO CA 91761-0280 R102

125 0218-512-21-0000
HAWKINS MARILYN W
3517 STRAWBERRY CREEK PL
ONTARIO CA 91761-0280 R102

126 0218-512-20-0000
OKEKE AUGUSTINE A & PHILOMEN
3523 STRAWBERRY CREEK PL
ONTARIO CA 91761-0280 R102

127 0218-512-19-0000
GREEN FREDERICK N
3529 STRAWBERRY CREEK PL
ONTARIO CA 91761-0262 R102

128 0218-512-18-0000
MARTINEZ JOSE T TORRES TERESA
3535 STRAWBERRY CREEK PL
ONTARIO CA 91761-0262 R102

129 0218-512-17-0000
MABUGAT EVANGELINE R
3541 STRAWBERRY CREEK PL
ONTARIO CA 91761-0262 R102

130 0218-512-16-0000
WEISER RENE & VIVIAN J
3547 STRAWBERRY CREEK PL
ONTARIO CA 91761-0262 R102

131 0218-512-15-0000
ANDRADE ISMAEL L & LOURDES P
3553 STRAWBERRY CREEK PL
ONTARIO CA 91761-0271 R102

132 0218-512-14-0000
SINGLETON KERMIT & REGINA
3559 STRAWBERRY CREEK PL
ONTARIO CA 91761-0271 R102

133 0218-512-13-0000
FERA CARMELLA GILLAN CARMELLA
3565 STRAWBERRY CREEK PL
ONTARIO CA 91761-0271 R102

134 0218-512-12-0000
RODRIGUEZ FRANCISCO & MIRNA
3571 STRAWBERRY CREEK PL
ONTARIO CA 91761-0271 R102

135 0218-512-11-0000
HARTOUNIAN HAMBARSOU & LYDIA
3577 STRAWBERRY CREEK PL
ONTARIO CA 91761-0271 R102

136 0218-512-10-0000
CAMPBELL REX & JOAN
969 SANDSTONE DR
GLENORA CA 91740-5393 C021

137 0218-512-09-0000
ZHU GUANGHUI
3589 STRAWBERRY CREEK PL
ONTARIO CA 91761-0278 R102

138 0218-512-08-0000
NOEMI E RIOUX
2914 TUOLUMNE PL
ONTARIO CA 91761-0707 R102

139 0218-512-07-0000
KEATING TIMOTHY D
2918 TUOLUMNE PL
ONTARIO CA 91761-0707 R102

140 0218-512-06-0000
SIMPSON R & M 2005 TRUST
2922 TUOLUMNE PL
ONTARIO CA 91761-0707 R102

141 0218-512-05-0000
KASIAN KAREN R
2926 TUOLUMNE PL
ONTARIO CA 91761-0707 R102

142 0218-512-04-0000
UNGOCO DIOSDADO & ROSARIO & JOSEPH
922 N WICHITA ST
ANAHEIM CA 92801-3541 C035

143 0218-512-03-0000
GUTIERREZ ALICIA DIENER DENISE
2934 TUOLUMNE PL
ONTARIO CA 91761-0707 R102

144 0218-512-02-0000
KONING FRED
14193 HENDERSON DR
RANCHO CUCAMONGA CA 91739-2216 R063

145 0218-512-01-0000
AGUILERA PEDRO & SANDRA
2942 TUOLUMNE PL
ONTARIO CA 91761-0707 R102

146 VOID

147 0218-511-73-0000
SAMPANG AMABEL L
3637 SAN LORENZO RIVER RD
ONTARIO CA 91761-0187 R078

148 0218-511-74-0000
TAI KATHLEEN C
3639 SAN LORENZO RIVER RD
ONTARIO CA 91761-0187 R078

149 0218-511-75-0000
BROOKS SATIRA A
3641 SAN LORENZO RIVER RD
ONTARIO CA 91761-0187 R078

150 0218-511-76-0000
AMADOR FRANK M JR & DARLENE
3643 SAN LORENZO RIVER RD
ONTARIO CA 91761-0187 R078

151 0218-511-77-0000
HERNANDEZ ARACELY
3645 SAN LORENZO RIVER RD
ONTARIO CA 91761-0187 R078

152 0218-581-87-0000
ESSEX HAROLD JR
1450 LOCUST AVE APT 415
LONG BEACH CA 90813-5629 C021

153 0218-581-88-0000
MIRELES CARLOS J & SALLY J
3649 SAN LORENZO RIVER RD
ONTARIO CA 91761-0187 R078

154 0218-581-89-0000
VASQUEZ SANDRA
3651 SAN LORENZO RIVER RD
ONTARIO CA 91761-0187 R078

155 0218-581-90-0000
ROTHSTEIN SCOTT A
3653 SAN LORENZO RIVER RD
ONTARIO CA 91761-0187 R078

156 0218-581-91-0000
TARANGO MANUEL
3655 SAN LORENZO RIVER RD
ONTARIO CA 91761-0187 R078

157 0218-581-92-0000
BROWNING CHAS H & MARIE J
3657 SAN LORENZO RIVER RD
ONTARIO CA 91761-0187 R078

158 0218-581-93-0000
DEILY JANET L
3659 SAN LORENZO RIVER RD
ONTARIO CA 91761-0187 R078

159 0218-581-94-0000
THOMAS KARON
3661 SAN LORENZO RIVER RD
ONTARIO CA 91761-0187 R078

160 0218-581-95-0000
DILLEY JOYCE M
3663 SAN LORENZO RIVER RD
ONTARIO CA 91761-0187 R078

161 0218-581-96-0000
MASON CHRISTINA
3665 SAN LORENZO RIVER RD
ONTARIO CA 91761-0187 R078

162 0218-581-04-0000
CREEKSIDE COMMUNITY MASTER ASSN
1235 E FRANCIS ST STE L
ONTARIO CA 91761-5799 C068

163 0218-582-01-0000
BETTIOL TINA R
2924 BIG CREEK LN
ONTARIO CA 91761-0267 R078

164 0218-582-02-0000
DICKENSON /TR SEIBERT DAVID
29 LA COSTA DR
RANCHO MIRAGE CA 92270-1614 C013

165 0218-582-03-0000
CARDENAS PATRICIA
2920 BIG CREEK LN
ONTARIO CA 91761-0267 R078

166 0218-582-04-0000
MC KOY MARY A /TR
2918 BIG CREEK LN
ONTARIO CA 91761-0267 R078

167 0218-582-05-0000
LOPEZ JOSE ALVAREZ-LOPEZ KARLA
2916 BIG CREEK LN
ONTARIO CA 91761-0267 R078

168 0218-582-06-0000
SIMMONS MARTA M 7-29-03
2914 BIG CREEK LN
ONTARIO CA 91761-0267 R078

169 0218-582-07-0000
HARRIS DENNIS L & CYNTHIA R
2912 BIG CREEK LN
ONTARIO CA 91761-0267 R078

170 0218-582-55-0000
EISENHART TRACY
2667 APPLEWOOD DR
ONTARIO CA 91761-0320 R091

171 0218-582-56-0000
MC COOL NADEEN R
3709 SAN LORENZO RIVER RD
ONTARIO CA 91761-0250 R078

172 0218-582-57-0000
AMESCUA ANTHONY E & ANGIE A
3713 SAN LORENZO RIVER RD
ONTARIO CA 91761-0250 R078

173 0218-581-07-0000
CRANFIELD NINA M
3642 OAK CREEK DR UNIT A
ONTARIO CA 91761-0133 R097

174 0218-581-08-0000
VANDERWOUDE MERRILL & MERRILL
3642 OAK CREEK DR UNIT B
ONTARIO CA 91761-0133 R097

175 0218-581-09-0000
JONES SCOTT E
PO BOX 951
ALTA LOMA CA 91701-0951

176 0218-581-10-0000
GOMEZ LYDIA C TRUST
3642 OAK CREEK DR UNIT D
ONTARIO CA 91761-0133 R097

177 0218-581-11-0000
HARDY CHERYALL A
3702 OAK CREEK DR UNIT A
ONTARIO CA 91761-0719 R097

178 0218-581-12-0000
HUNT CALVIN
3702 OAK CREEK DR UNIT B
ONTARIO CA 91761-0719 R097

179 0218-581-13-0000
SHIPP GREG & MALORIE
3702 OAK CREEK DR # 187
ONTARIO CA 91761-0719 R097

180 0218-581-14-0000
JACKSON RANCEY
3702 OAK CREEK DR UNIT D
ONTARIO CA 91761-0719 R097

181 0218-581-15-0000
SANTOS JAMES A
1268 E RAMON RD UNIT 6
PALM SPRINGS CA 92264-7761 C023

182 0218-581-16-0000
WHITE DAVID
3702 OAK CREEK DR
ONTARIO CA 91761-0719 R097

183 0218-581-17-0000
SENG MARIA T
3702 OAK CREEK DR
ONTARIO CA 91761-0719 R097

184 0218-581-18-0000
KENT DONALD W
PO BOX 3464
CITY OF INDUSTRY CA 91744-0464

185 0218-581-19-0000
RODRIGUEZ GUSTAVO
3669A COUNTRY OAKS LOOP # 217
ONTARIO CA 91761-0155 R097

186 0218-581-20-0000
MADRID MARC
3669 COUNTRY OAKS LOOP
ONTARIO CA 91761-0161 R097

187 0218-581-21-0000
SANCHEZ ENEDINA
3669 COUNTRY OAKS LOOP
ONTARIO CA 91761-0161 R097

188 0218-581-22-0000
VASQUEZ BLANCA
3669 COUNTRY OAKS LOOP UNIT D
ONTARIO CA 91761-0161 R097

189 0218-581-23-0000
BAUMAN EXEMPTION EQUIVALENT
939 DEEP SPRINGS DR
CLAREMONT CA 91711-1402 C031

190 0218-581-24-0000
BOVARD PHILLIP W
3669 COUNTRY OAKS LOOP UNIT F
ONTARIO CA 91761-0161 R097

191 0218-581-25-0000
ESPINAS LOURDES
3669 COUNTRY OAKS LOOP UNIT-G
ONTARIO CA 91761

192 0218-581-26-0000
MITCHELL ROSA
3669 COUNTRY OAKS LOOP UNIT H
ONTARIO CA 91761-0161 R097

193 0218-581-27-0000
TINDALL THOMAS A
206 SPINKS CANYON RD
DUARTE CA 91010-1245 C008

194 0218-581-28-0000
SAMIEE MOHAMMAD E
PO BOX 834
SAN DIMAS CA 91773-0834 B008

195 0218-581-29-0000
JIMENEZ TONY
3663 C COUNTRY OAKS
ONTARIO CA 91761

196 0218-581-30-0000
OWAKI PETER
3663 COUNTRY OAKS LOOP UNIT D
ONTARIO CA 91761-0157 R097

197 0218-581-31-0000
HORN DEBRA L
3663 COUNTRY OAKS LOOP UNIT E
ONTARIO CA 91761-0157 R097

198 0218-581-32-0000
RAASCH BRIAN J
3663 COUNTRY OAKS LOOP UNIT F
ONTARIO CA 91761-0157 R097

199 0218-581-33-0000
ASKANASE REBECCA
3663 G COUNTRY OAKS LP
ONTARIO CA 91761

200 0218-581-34-0000
PHAM PHONG G
3663 COUNTRY OAKS LOOP UNIT H
ONTARIO CA 91761-0157 R097

201 0218-581-35-0000
GUERRERO LETICIA
1435 FOOTHILL BLVD
LA VERNE CA 91750-3451 C014

202 0218-581-36-0000
ESPINOSA ROBERT M
3703 COUNTRY OAKS LOOP UNIT B
ONTARIO CA 91761-0720 R097

203 0218-581-37-0000
MORSE GARY P
3703 COUNTRY OAKS LOOP UNIT C
ONTARIO CA 91761-0720 R097

204 0218-581-38-0000
LOPEZ LUIS H & NUBIA M
3703 COUNTRY OAKS LOOP UNIT D
ONTARIO CA 91761-0720 R097

205 0218-581-39-0000
GLASCOCK ROBERT
PO BOX 1146
ALTA LOMA CA 91701-1146

206 0218-581-40-0000
FULLER MARK V
9297 PLEASANT HURST CT
RIVERSIDE CA 92509-3052 C048

207 0218-581-41-0000
MURPHY JULIE A
3703 COUNTRY OAKS LOOP UNIT G
ONTARIO CA 91761-0720 R097

208 0218-581-42-0000
ESTRADA JOSEPH
3703 COUNTRY OAKS LOOP UNIT H
ONTARIO CA 91761-0720 R097

209 0218-581-43-0000
WILLIAMS BRIAN C
3709 COUNTRY OAKS LOOP UNIT A
ONTARIO CA 91761-0188 R097

210 0218-581-44-0000
ROSAL JESPER
3709 COUNTRY OAKS LOOP UNIT B
ONTARIO CA 91761-0188 R097

211 0218-581-45-0000
GUTIERREZ MIGUEL
3709 COUNTRY OAKS LOOP UNIT C
ONTARIO CA 91761-0188 R097

214 0218-581-48-0000
SINGH SOHANI D N
3709 COUNTRY OAKS LOOP UNIT F
ONTARIO CA 91761-0188 R097

217 0218-581-51-0000
WHEELER CRAIG M & GAIL E
3715 COUNTRY OAKS LOOP # 248-A
ONTARIO CA 91761-0153 R097

220 0218-581-54-0000
KONING THOMAS MICHAEL & MARY
3715 COUNTRY OAKS LOOP UNIT D
ONTARIO CA 91761-0153 R097

223 0218-581-57-0000
CONRAD CAROL H /TR DIAZ ELAINE
PO BOX 47524
SAN ANTONIO TX 78265-7524 B100

226 0218-581-60-0000
ARMIJO ELIZABETH HOLBROOK CRAIG
5384 W CARLTON ST
ONTARIO CA 91762-4698 C091

229 0218-581-63-0000
MAISEL JOSEPH A & NICOLE V
3721 COUNTRY OAKS LOOP UNIT E
ONTARIO CA 91761-0717 R097

232 0218-581-66-0000
QUIJANO SUSAN A
3721 COUNTRY OAKS LOOP UNIT H
ONTARIO CA 91761-0717 R097

235 0218-581-69-0000
ADDIS EDWARD J
3727 COUNTRY OAKS LOOP UNIT C
ONTARIO CA 91761-0154 R097

238 0218-581-72-0000
BERAN MARK V
3733 B COUNTRY OAKS LP
ONTARIO CA 91761

212 0218-581-46-0000
CUTRO HUMBERTO
3709 COUNTRY OAKS LOOP # 244D
ONTARIO CA 91761-0188 R097

215 0218-581-49-0000
DYKSTRA DONNA F & THOR S
3709 COUNTRY OAKS LOOP UNIT G
ONTARIO CA 91761-0188 R097

218 0218-581-52-0000
BLANDING DANIEL R & JOY
3715 COUNTRY OAKS LOOP UNIT B
ONTARIO CA 91761-0153 R097

221 0218-581-55-0000
MAHAN STEVEN & KATHLEEN
546 W GLADSTONE ST
SAN DIMAS CA 91773-1816 C001

224 0218-581-58-0000
ANDERSON VAL R /TR
2052 S OAKLAND AVE
ONTARIO CA 91762-6454 C064

227 0218-581-61-0000
PASLEY TRUST
5036 BLUFF ST
NORCO CA 92860-2475 C008

230 0218-581-64-0000
DAVIS EMMETT L
3721 COUNTRY OAKS LOOP UNIT F
ONTARIO CA 91761-0717 R097

233 0218-581-67-0000
LARA ROBERT
3727 COUNTRY OAKS LOOP UNIT A
ONTARIO CA 91761-0154 R097

236 0218-581-70-0000
CASTRO LEONARDO A
3727 COUNTRY OAKS LOOP UNIT D
ONTARIO CA 91761-0154 R097

239 0218-581-73-0000
SENEE JENNIFER
3733 COUNTRY OAKS LOOP UNIT C
ONTARIO CA 91761-0718 R097

213 0218-581-47-0000
VERPLANCKE JEFFREY & CARRIE
3709 COUNTRY OAKS LOOP UNIT E
ONTARIO CA 91761-0188 R097

216 0218-581-50-0000
PRADO VIVIAN M
3709 H COUNTRY OAKS LOOP
ONTARIO CA 91761

219 0218-581-53-0000
WHITE DEBI
3715 COUNTRY OAKS LOOP UNIT C
ONTARIO CA 91761-0153 R097

222 0218-581-56-0000
ANDERSON BRADLY
3715 COUNTRY OAKS LOOP UNIT F
ONTARIO CA 91761-0153 R097

225 0218-581-59-0000
ZECKZER RICHARD C
3721 COUNTRY OAKS LOOP UNIT A
ONTARIO CA 91761-0717 R097

228 0218-581-62-0000
BYRNE CHRISTOPHER W
3721 COUNTRY OAKS LOOP UNIT D
ONTARIO CA 91761-0717 R097

231 0218-581-65-0000
FULLER MARK & THERESA
9297 PLEASANT HURST CT
RIVERSIDE CA 92509-3052 C048

234 0218-581-68-0000
STOKES CHRISTOPHER FOSTER TINA
3727 COUNTRY OAKS LOOP UNIT B
ONTARIO CA 91761-0154 R097

237 0218-581-71-0000
SPARLIN RACHEL
3733 COUNTRY OAKS LOOP UNIT A
ONTARIO CA 91761-0718 R097

240 0218-581-74-0000
ACOSTA DEBRA J
3733 COUNTRY OAKS LOOP UNIT D
ONTARIO CA 91761-0718 R097

241 0218-581-75-0000
SALDANA FRANK R
3733 COUNTRY OAKS LOOP UNIT E
ONTARIO CA 91761-0718 R097

244 0218-581-78-0000
MORRISON DONALD K & LORRAINE
430 GURDON AVE
SAN GABRIEL CA 91775-2951 C004

247 0218-581-81-0000
WEBER FAMILY 6-11-00
3269 SUMMER ISLAND CT
ONTARIO CA 91761-0412 R091

250 0218-581-84-0000
WESTBROOK LILA M
1750 N UKIAH WAY
UPLAND CA 91784-1962 C026

253 0218-511-15-0000
DRISCOLL DONALD E
3636 A OAK CREEK DR
ONTARIO CA 91761

256 0218-511-18-0000
ALARCON SAMUEL S
5111 GAYHURST AVE
BALDWIN PARK CA 91706-1815 C003

259 0218-511-21-0000
ZARATE JESUS L
3636 OAK CREEK DR UNIT G
ONTARIO CA 91761-0189 R097

262 0218-511-24-0000
GUTIERREZ LILLIE M
13142 FALCON PL
CHINO CA 91710-3890 C015

265 0218-511-27-0000
ROULETTE WARREN
3640 OAK CREEK DR A
ONTARIO CA 91762

268 0218-511-30-0000
HERNANDEZ VICTOR
3640 OAK CREEK DR UNIT D
ONTARIO CA 91761-0733 R097

242 0218-581-76-0000
DI LEO ELIZABETH
3733 COUNTRY OAKS LOOP UNIT F
ONTARIO CA 91761-0718 R097

245 0218-581-79-0000
WATSON 5-15-2002
3071 PARKFIELD CT
FAIRFIELD CA 94533-1340 C031

248 0218-581-82-0000
HABERMAN ARLENE A 2004
3739 COUNTRY OAKS LOOP UNIT D
ONTARIO CA 91761-0158 R097

251 0218-581-85-0000
MENDOZA MARLENE
615 W HAWTHORNE ST
ONTARIO CA 91762-1643 C041

254 0218-511-16-0000
GROTZ JAMES A
3636 B OAK CREEK DR
ONTARIO CA 91761

257 0218-511-19-0000
GREENE JOEL M & TAMMY
PO BOX 1654
RANCHO CUCAMONGA CA 91729-1654 B017

260 0218-511-22-0000
PERRY ALGERNON
3636 OAK CREEK #H
ONTARIO CA 91762

263 0218-511-25-0000
MENDEZ FAUSTO N & GUERDA D
13783 ARAPAHO ST
FONTANA CA 92336-3827 C049

266 0218-511-28-0000
SIDES STEVE
3640 OAK CREEK DR UNIT B
ONTARIO CA 91761-0733 R097

269 0218-511-31-0000
CUEVAS SERGIO & PATRICIA
3640 OAK CREEK DR UNIT E
ONTARIO CA 91761-0163 R097

243 0218-581-77-0000
JAUREGUI RUSSELL M
3733 G COUNTRY OAKS LP
ONTARIO CA 91761

246 0218-581-80-0000
WHEELER KEN C
3739 COUNTRY OAKS LOOP UNIT E
ONTARIO CA 91761-0158 R097

249 0218-581-83-0000
PUST CHRISTY E PUSTS CHRISTY
3739 COUNTRY OAKS LOOP UNIT E
ONTARIO CA 91761-0158 R097

252 0218-581-86-0000
BURON BRADLEY A & OLIVIA M
7062 WOODBURY CT
ALTA LOMA CA 91701-5375 C038

255 0218-511-17-0000
PASLEY LARRY L & LYNETTE
5036 BLUFF ST
NORCO CA 92860-2475 C008

258 0218-511-20-0000
NUTTER MARY J
3636 OAK CREEK DR UNIT F
ONTARIO CA 91761-0189 R097

261 0218-511-23-0000
MANALANSAN LUZ DURAN ANGELA
3638A OAK CREEK DR UNIT A
ONTARIO CA 91761-0134 R097

264 0218-511-26-0000
BANKS RENE
3638 OAK ST DR #D
ONTARIO CA 91761

267 0218-511-29-0000
MCDONALD SCOTT B & DONNA L
2884 E BIG RANGE RD
ONTARIO CA 91761-9102 R080

270 0218-511-32-0000
REMLEY ROBERT P
3640 OAK CREEK DR UNIT F
ONTARIO CA 91761-0163 R097

271 0218-511-33-0000
MENDONCA GREGORY A
3640 OAK CREEK DR UNIT G
ONTARIO CA 91761-0163 R097

272 0218-511-34-0000
REESE LAWRENCE Y
3640 OAK CREEK DR UNIT H
ONTARIO CA 91761-0163 R097

273 0218-511-35-0000
AKBAR ASAD & IMAH S
13133 LE PARC UNIT 509
CHINO HILLS CA 91709-4024 C046

274 0218-511-36-0000
FIGUEROA KATHERINE R
3639 COUNTRY OAKS LOOP UNIT B
ONTARIO CA 91761-0186 R097

275 0218-511-37-0000
MARTINEZ MARTHA
3639 COUNTRY OAKS LOOP UNIT C
ONTARIO CA 91761-0186 R097

276 0218-511-38-0000
GARCIA JOSE R & YOLANDA L
13426 HAMMER AVE
CHINO CA 91710-7365 R050

277 0218-511-39-0000
SCHNEIDERWENT BOYD & MATTHEW
3639 COUNTRY OAKS LOOP UNIT E
ONTARIO CA 91761-0186 R097

278 0218-511-40-0000
RUSH JAMES S
3639 F COUNTRY OAKS LP
ONTARIO CA 91761

279 0218-511-41-0000
HINOJOS MICHAEL
3651 COUNTRY OAKS LOOP UNIT
ONTARIO CA 91761-0156 R097

280 0218-511-42-0000
DI NATALE RONALD DI NATLE JANE
3651 COUNTRY OAKS LOOP UNIT B
ONTARIO CA 91761-0156 R097

281 0218-511-43-0000
MAGANA JUAN C & VIRGINIA
3651 COUNTRY OAKS LOOP UNIT C
ONTARIO CA 91761-0185 R097

282 0218-511-44-0000
OROZCO RICARDO
3651 COUNTRY OAKS LOOP UNIT
ONTARIO CA 91761-0185 R097

283 0218-511-45-0000
LIVINGSTON KENNETH W
3651 COUNTRY OAKS LOOP UNIT E
ONTARIO CA 91761-0185 R097

284 0218-511-46-0000
BRAVO LUIS S MORALES ADRIANA
3651 COUNTRY OAKS LOOP UNIT F
ONTARIO CA 91761-0185 R097

285 0218-511-47-0000
GERLACH GEORGE A & PATRICIA
2503 S IMPERIAL PL
ONTARIO CA 91761-6222 C057

286 0218-511-48-0000
MARTIN WARREN B
3651 COUNTRY OAKS LOOP UNIT H
ONTARIO CA 91761-0185 R097

287 0218-511-49-0000
JOHNSON ALLEN L 2005 TRUST
13006 LARRERA ST
RANCHO CUCAMONGA CA 91739-9505 R052

288 0218-511-50-0000
ARPS ALLYN L
3633 COUNTRY OAKS LOOP UNIT
ONTARIO CA 91761-0184 R097

289 0218-511-51-0000
WALKER PETER G SR /TR & JEAN E
3633 COUNTRY OAKS LOOP C
ONTARIO, CA 91761

290 0218-511-52-0000
COMAR DIPAK & KUMKUM
1519 BLUFF CT
DIAMOND BAR CA 91765-4301 C094

291 0218-511-53-0000
QUINN EILEEN
3633 COUNTRY OAKS LOOP
ONTARIO CA 91761-0184 R097

292 0218-511-54-0000
PEREZ ENRIQUE
3633 COUNTRY OAKS LOOP UNIT F
ONTARIO CA 91761-0184 R097

293 0218-511-55-0000
MARISCAL MARK & KATHERINE
3633 COUNTRY OAKS LOOP UNIT G
ONTARIO CA 91761-0184 R097

294 0218-511-56-0000
VALLANCE KEVEN K
3633 COUNTRY OAKS LOOP UNIT
ONTARIO CA 91761-0184 R097

295 0218-511-57-0000
REVENAUGH DIANNE L
3645 COUNTRY OAKS LOOP
ONTARIO CA 91761-0159 R097

296 0218-511-58-0000
HOLMQUIST DAN L
44033 COUNTRYSIDE DR
LANCASTER CA 93536-6234 C064

297 0218-511-59-0000
TIJERINA ROBERT F & MARGARET
19609 ANDRADA DR
ROWLAND HEIGHTS CA 91748-3106 C037

298 0218-511-60-0000
KAUSHAL ABNASH 10/8 /LT & INDU
23457 GOLDEN SPRINGS DR
DIAMOND BAR CA 91765-2030 C001

299 0218-511-61-0000
HOWELL ROGER R
5731 RITTER LN
LAS VEGAS NV 89118-1355 C068

300 0218-511-62-0000
PIMENTEL RIGO & ALBERT
3605 WRANGLER PL
ONTARIO CA 91761-9156 R083

301 0218-511-63-0000
LOFFELMACHER LARRY G
3645 COUNTRY OAKS LOOP UNIT G
ONTARIO CA 91761-0159 R097

302 0218-511-64-0000
TINDALL THOMAS A
206 SPINKS CANYON RD
DUARTE CA 91010-1245 C008

303 0218-511-65-0000
ZALEWSKI RODNEY J & JULIA A
4434 SIERRA VISTA DR
CHINO HILLS CA 91709-3079 R054

304 0218-511-66-0000
WALLACE MARK H & SITA K
410 S MERIDITH AVE
PASADENA CA 91106-3513 C053

305 0218-511-67-0000
NAZARENO NOEL & IRMA L
2853 PLUM LN
ONTARIO CA 91761-8750 C043

306 0218-511-68-0000
DAVIS LATONJA D & ETTA
3169 EUCLID AVE
LYNWOOD CA 90262-4971 C008

307 0218-511-69-0000
ENGERON CLAIRE
3657 COUNTRY OAKS LOOP UNIT E
ONTARIO CA 91761-0731 R097

308 0218-511-70-0000
CHOO HELEN
171 S VIRGIL AVE APT 407
LOS ANGELES CA 90004-6089 C051

309 0218-511-71-0000
NATIVIDAD JESUS
3657 COUNTRY OAKS LOOP UNIT G
ONTARIO CA 91761-0731 R097

310 0218-511-72-0000
HUMPHRY DARRYL P
3657 COUNTRY OAKS LOOP UNIT H
ONTARIO CA 91761-0731 R097

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California Environmental Quality Act
Initial Study

City of Ontario
Planning Department
303 East "B" Street
Ontario, California
(909) 395-2036
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Project Title and File No.: Rich Haven Specific Plan, File No. PSP05-004

Related File No(s):

Submittal Date: 5/4/06

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(949) 261-7010

Watt Commercial Properties
Attn: Chuck Davis
2716 Ocean Park Blvd., Ste. 3020
Santa Monica, CA 90405
(310) 314-5041

Project Location: The project is located in southwestern San Bernardino County, within the City of Ontario (see Exhibit 1, Regional Location). The City of Ontario is located approximately 40 miles east of downtown Los Angeles, 20 miles west of San Bernardino, and 30 miles northeast of Orange County. The project site consists of approximately 510-gross acres of land generally located south of Riverside Drive and the Southern California Edison substation, west of Milliken Avenue, north of the proposed Esperanza Specific Plan and the new Edison Avenue alignment, and east of Haven Avenue (see Exhibit 2, Local Vicinity Map). The applicant is proposing the Rich Haven Specific Plan, comprised of portions of Planning Subareas 6 and 12, and all of Subarea 19, taken from the City of Ontario's Sphere of Influence New Model Colony (NMC) General Plan Amendment (see Exhibit 3, NMC General Plan Specific Plan Subareas).

Project Description: The proposed Rich-Haven Specific Plan encompasses approximately 510 gross acres with a maximum development capacity of 4,259 dwelling units and 848,400 square feet of regional commercial/office. The Land Use Plan for the Specific Plan includes a Residential District and Commercial District comprised of twenty-one Planning Areas (PAs). The Residential District includes nineteen PAs providing a mixture of low-, medium-, and high-density residential uses with a maximum of 4,259 dwelling units and a Regional Commercial District that includes three PAs. The Regional Commercial District includes three PAs (20, 21A, and 21B) planned for a mixture of a variety of uses including commercial, office, vertical residential, medical office, and

research, as well as a “Stand Alone Residential Only Overlay” allowing for stand alone residential neighborhoods (see Exhibit 4, Specific Plan - Land Use Plan). The Regional Commercial District includes PA 20 incorporating 725 residential units and 400,000 square feet of commercial/office uses, while PA 21 (21A and 21B) will include a total of 448,400 square feet of commercial uses and 1,052 residential units. The public facilities within the Specific Plan include 20.1-acre Southern California Edison easements, and a 24.8-acre Middle School. Final plans for the project would include an allowance for a transfer of residential density from the Regional Commercial District within Planning Areas 20 and/or 21 to residential PAs within the Residential District (PAs 8 to 19).

The Specific Plan Land Use Plan (see Exhibit 4) proposes the following:

- Development standards and guidelines for the various land use designations;
- Development of up to 4,259 residential dwelling units;
- Development of a minimum of 848,400 square feet of regional commercial/office
- Development maximum daily vehicle trips not to exceed 49,271 daily trips.
- Development of approximately 27.00 acres of parks;
- A proposed 24.8-acre Middle School;
- Provisions for providing infrastructure and utilities to serve the site; and
- Vehicular circulation in and around the Specific Plan boundaries.

A General Plan Amendment is required to change the NMC General Plan land use designation for Subarea 12 (Specific Plan PAs 8-19) from 4.6 du/ac average gross density (Exhibit 5, Baseline Existing NMC General Plan Land Use Designations) to 6.1 to 12 du/ac average gross density and 12.1 to 18 du/ac average gross density (Exhibit 4). The General Plan Amendment would allow for the transfer of units based on density/trips from the adjacent Regional Commercial District.

Trip Budget. The maximum allowable daily trips for the Specific Plan area are 49,271 daily trips. In order to provide the maximum flexibility to respond to market demands within the Regional Commercial District, a variety of uses as allowed by the NMC General Plan Amendment (GPA), are identified in the Specific Plan, with the mixture of uses limited by maximum daily vehicle trip in the amount of 37,022 daily vehicle trips within the Regional Commercial District. The intent of the Specific Plan is to further refine the NMC GPA mechanism through the use of a comprehensive implementation mechanism identifying a variety of requirements, including a Trip Budget Tracking System, which would allow a number of land use mixes within the final development plan, and track the number of residential units that may be transferred from the Regional Commercial District to the Residential District.

Other Approvals Required. The project will also include Tentative Tract map(s) for subdivision purposes, Williamson Act contract cancellations, and may include a Development Agreement with the City of Ontario. A General Plan Amendment is required to change the NMC General Plan land use designation for Subarea 12 (Specific Plan PAs 8-19) from 4.6 du/ac average gross density (Exhibit 5) to 6.1 to 12 du/ac average gross density and 12.1 to 18 du/ac average gross density (Exhibit 4). The existing General Plan permits the trade-out of commercial square footage for multiple-family residential dwelling units based on vehicle trips. The General Plan Amendment would allow for the transfer of units based on density/trips from the Regional Commercial District to the adjacent Residential District.

EIR Alternatives Analysis

The EIR Alternatives Analysis will include an expanded Alternatives analysis for the Baseline Condition. The “Baseline Expanded Alternative--Land Use Plan” includes a Regional Commercial District, which fully implements and entitles the land use categories of the City’s NMC General Plan Amendment (Exhibit 5). Under this Alternative, the nineteen planning areas of the Residential District would include a mixture of low- and medium-density residential uses with a maximum of 1,268 dwelling units. The public facilities include the 20.1-acre Southern California Edison easements, and a proposed 24.8-acre Middle School. The three planning areas (20, 21A, and 21B) within the Regional Commercial District would include a maximum total of 1,306,800 square feet of regional commercial uses. Under this Alternative, as identified within the General Plan Amendment land use criteria, a mixture of commercial uses may be proposed within the Regional Commercial District, including large-scale retail, office, entertainment, sports, and similar uses.

The Baseline Expanded Alternative Land Use Plan (Exhibit 5) proposes the following:

- Development standards and guidelines for the various land use designations;
- Development of a maximum of 1,268 residential dwelling units;
- Development of a maximum of 1,306,800 square feet of regional commercial.
- Development maximum daily vehicle trips not to exceed 49,271 daily trips.
- Development of approximately 27.00 acres of parks;
- A proposed 24.8-acre Middle School;
- Provisions for providing infrastructure and utilities to serve the site; and
- Vehicular circulation in and around the Specific Plan boundaries.

General Plan Designation: Residential - Low Density Residential (4.6 du/ac average) and Regional Commercial

Zoning Designation: “SP” (Specific Plan/Ag Overlay)

Existing Land Use: Dairies (5), agricultural fields, residence, SCE electrical transmission lines

Surrounding Zoning and Land Uses:

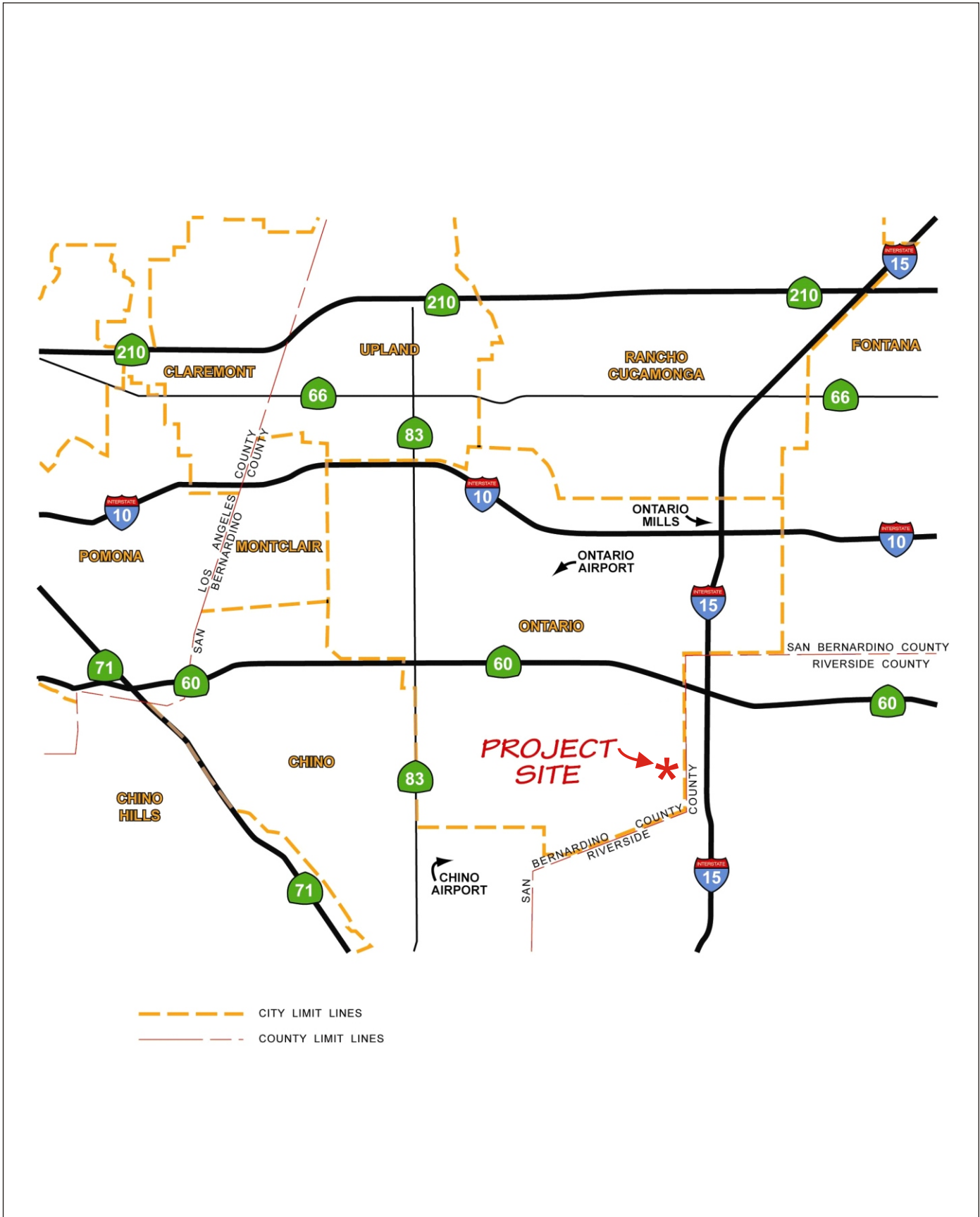
	Zoning	Existing Land Use
North	Creekside Community Specific Plan	Residential Subdivisions
South	“SP”(Specific Plan/AG Overlay)	Dairy, Agriculture
East	High School, “SP”(Specific Plan/AG Overlay), Industrial Park (County of Riverside)	Colony High School SCE Substation Light Industrial
West	“SP”(Specific Plan/AG Overlay)	Dairy, Agriculture

Site Size (AC./SQ. FT.): 510.6 gross acres

Assessor’s Parcel No(s): 218-161-01, 04, 05, 09-11, 13, 14; 218-211-, 02, 05, 08, 12, 15, 17, 21, 23-26

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

- Santa Ana Regional Water Quality Control Board - NPDES Permit
- San Bernardino County Flood Control District
- Inland Empire Utilities Agency



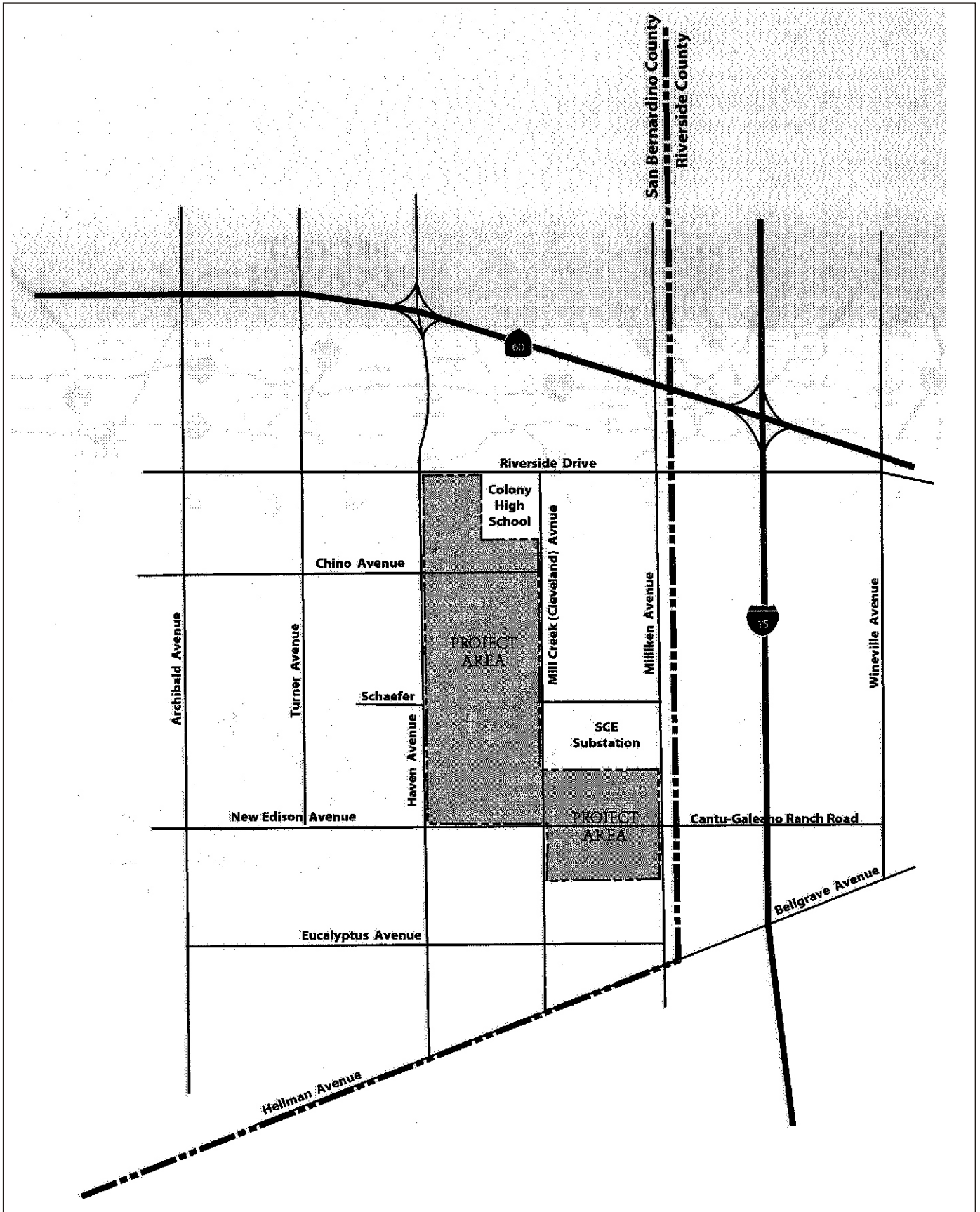
NOT TO SCALE

Michael Brandman Associates

01160021 • 02/2006 | 1_regional.cdr

Exhibit 1 Regional Location

RICH HAVEN



Source: RBF Consulting.



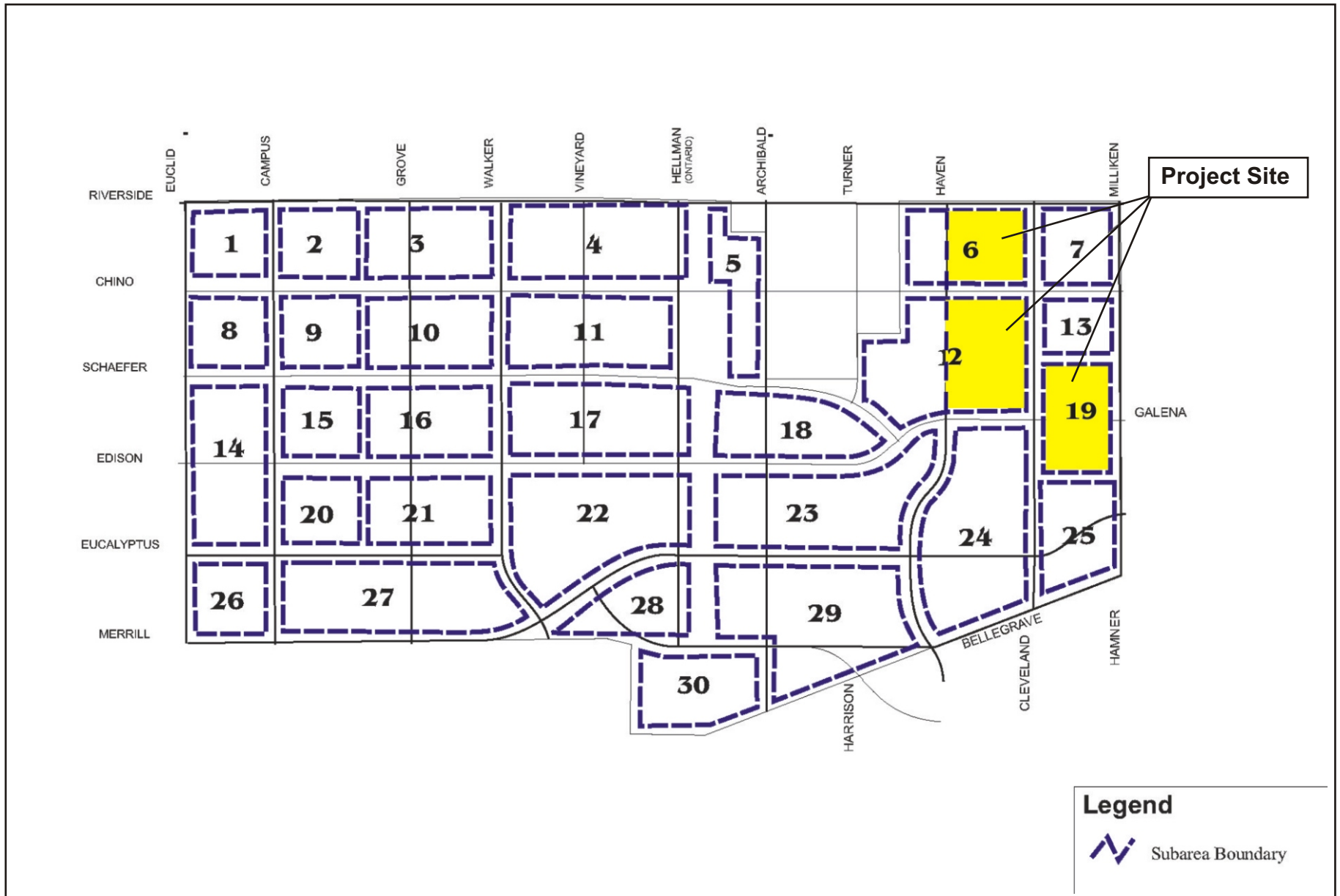
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Michael Brandman Associates

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Exhibit 2 Local Vicinity Map

RICH HAVEN



NOT TO SCALE

Michael Brandman Associates

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Exhibit 3 NMC General Plan Specific Plan Subareas

RICH HAVEN



Source: RBF Consulting, April 2006.



NOT TO SCALE

Michael Brandman Associates

01160021 • 05/2006 | 4_specific_plan_land_use_plan.cdr

Exhibit 4 Specific Plan - Land Use Plan

RICH HAVEN



Source: RBF Consulting, February 2006.



NOT TO SCALE

Michael Brandman Associates

Exhibit 5 Baseline Existing NMC General Plan Land Use Designations

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION:

On the basis of this evaluation:

- I find that the proposed project COULD NOT have a significant impact on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant impact on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant 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 an earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but 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 1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and 2) 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.

Approved: _____
Richard Ayala

Date: _____

Environmental Factors	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
I. AESTHETICS: Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
II. AGRICULTURAL RESOURCES: Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
III. AIR QUALITY: Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutants for which the project region is non-attainment under applicable federal or state ambient air quality standards (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IV. BIOLOGICAL RESOURCES: Would the project:				
a) Have substantial adverse effects, 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 the U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Factors	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES (cont.): Would the project:				
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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
V. CULTURAL RESOURCES: Would the project:				
a) Cause a substantial adverse change in the significance of an historical resource as defined in §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 as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VI. GEOLOGY AND SOILS: Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or 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 would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Environmental Factors

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS (cont.): Would the project:

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 create a significant hazard to the public or 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, would the project result in a safety hazard for people working or residing 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Create a significant hazard to the public or the environment through the presence or release of methane gas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VIII. HYDROLOGY AND WATER QUALITY: Would the project:

a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate of amount of surface runoff in a manner that would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Factors	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IX. LAND USE AND PLANNING: Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with applicable land use plan, policy or regulation of agencies with jurisdiction over the project (including, but not limited to general plan, specific plan, or development code) adopted for the purpose of avoiding or mitigation an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
X. MINERAL RESOURCES: Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XI. NOISE: Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of person to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public 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"/>
XII. POPULATION AND HOUSING: Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Factors	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XIII. PUBLIC SERVICES:

- a) Would the project result in substantial adverse physical impacts associated with the need for, or provision of, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
- i) Fire protection?
 - ii) Police protection?
 - iii) Schools?
 - iv) Parks?
 - v) Other public facilities?

XIV. RECREATION:

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

XV. TRANSPORTATION/TRAFFIC: Would the project:

- a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?
- b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?
- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e) Result in inadequate emergency access?
- f) Result in inadequate parking capacity?
- g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

XVI. UTILITIES AND SERVICE SYSTEMS: Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Environmental Factors

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XVI. UTILITIES AND SERVICE SYSTEMS (cont.): Would the project:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

XVII. ENERGY: Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in an adverse impact on local and regional energy supplies, including base or peak period demands, regardless of the presence of a will-serve letter from the appropriate energy provider? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with existing energy standards? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

- | | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Explanation of Checklist Responses

I. AESTHETICS: Would the project:

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

Less than Significant - The project site does not contain any scenic vistas nor is the site located within or adjacent to a State-designated scenic highway. The site does have, however, partial views of the San Gabriel Mountains to the north. Views of the mountains will be maintained within the low-rise residential areas on Planning Areas 6 and 12. Higher density residential buildings and commercial buildings may partially or fully obscure views along New Edison Avenue from certain vantage points. However, no scenic vistas will be impacted, and this impact is considered less than significant.

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

Less than Significant - The project site is not located within or adjacent to a State-designated scenic highway. Although the site does contain eucalyptus tree windrows along the southeastern perimeter of the project site adjacent to Edison Avenue, these trees are not considered scenic resources. The project site does not contain any rock outcroppings. Although several of the structures on the site will be evaluated for historic significance (see following discussion under Section V - Cultural Resources), these structures are not located within or near a state scenic highway. As a result, potential impacts to scenic resources are considered less than significant.

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

Less than Significant - The project site and surrounding environment contains visual resource elements that are aesthetically unappealing. These include dairy farms and their related uses and structures, agricultural fields, and SCE easements and nearby SCE substation. These negative visual resources include stockpiles of manure, sewage lagoons, stormwater retention ponds, metal-sided buildings, cluttered outdoor material storage areas, debris piles and other uses typically associated with commercial dairies. The development of the project site properties would result in the elimination of some of these negative resources and provide a development that would create a unique visual character in conformance with the vision of the New Model Colony using “livable street” and “traditional neighborhood design” concepts. Development of the residential component of the project would be compatible with the existing residential subdivisions north of Riverside Drive, and planned residential development in surrounding Specific Plan sub-areas. As a result, the potential to degrade the existing visual character or quality of the site and surrounding areas is considered less than significant.

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

Less than Significant - The proposed development will introduce new sources of light and glare through the construction of new homes and commercial uses. The lighting is expected to be in the form of streetlights and other low-level lighting, such as security lighting, signage, and landscape lighting that may be used to illuminate localized areas. The proposed development would also be required to comply with the mandatory obligations related to lighting and glare contained in Article 33 (Environmental Performance Standards) of the Ontario Municipal Code. As a result, the potential to significantly affect day or nighttime views from light or glare is considered less than significant.

II. AGRICULTURAL RESOURCES: Would the project:

- a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
- b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*
- c) *Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?*

Potentially Significant (a-c) - The project site is currently occupied by commercial dairies, a hog farm, agricultural fields, residences, and SCE electrical transmission lines, and as such would be considered prime farmland. A total of four property owners have properties currently under Williamson Act contracts. The Di Tommosso property, Scristmier property, and Visser properties are currently on "Active Contract" status. The Pietersma property is currently under a Williamson Act contract that expires in 2010. Currently, Williamson Act non-renewal letters are being processed for the Scritsmeir and Visser properties.

Development of the proposed project would convert prime farmland to non-agricultural use. The City adopted an Agricultural Overlay Zoning District (Section 9-1.2700 of the Municipal Code) in order to allow for the continuation of agricultural uses on an interim basis until the more intensive urban uses proposed in the New Model Colony are developed.

The EIR will evaluate the potential impacts on the proposed development from the continuation of agricultural uses adjacent to or in close proximity to the project site and will also evaluate the potential impacts related to the loss of the existing site as prime farmland. The EIR will also recommend mitigation measures that may be required to reduce any potentially significant impacts to below the level of significance.

III. AIR QUALITY: Would the project:

- a) *Conflict with or obstruct implementation of the applicable air quality plan?*
- b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*
- c) *Result in a cumulatively considerable net increase of any criteria pollutants for which the project region is non-attainment under applicable federal or state ambient air quality standards (including releasing emissions that exceed quantitative thresholds for ozone precursors)?*
- d) *Expose sensitive receptors to substantial pollutant concentrations?*

Potentially Significant (a-d) - The project site is located within the South Coast Air Basin (SCAB), which is identified a non-attainment area for various criteria pollutants. As a result, any new emissions into the SCAB are considered significant and adverse impacts. In addition, because the proposed project would convert agricultural land to a permanent urban, non-agricultural use, long-term impacts on air quality could result by the increased contribution of ozone, carbon monoxide, and other pollutants. An air quality technical report will be prepared by the City's EIR consultant, Michael Brandman Associates (MBA), to assist in the evaluation of the potential impacts related to air quality that would result from project implementation. This technical report will be summarized in the EIR and included in its entirety as an appendix to the EIR.

The conversion of the project site from agricultural to non-agricultural uses may result in both short- and long-term impacts to air quality. The EIR will determine if the proposed project will have a significant short-term

and/or long-term impact on the environment. The EIR will evaluate the project's conformity to the current Air Quality Management Plan (AQMP).

Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. The South Coast Air Quality Management District (SCAQMD) identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, childcare centers, and athletic facilities. According to the SCAQMD, projects have the potential to create significant impacts if they are located within one-quarter mile of sensitive receptors and would emit toxic air contaminants identified in SCAQMD Rule 1401. The EIR will evaluate the project's potential impacts on identified sensitive receptors.

The EIR will evaluate how the proposed project would conform to the mandatory obligations for the control of dust and the potential requirement for a Dust Control Permit, contained in Article 33 (Environmental Performance Standards) of the Ontario Municipal Code.

The EIR will also recommend mitigation measures that may be required to reduce potentially significant impacts below the level of significance.

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

No Impact - The project will replace five active dairies and a hog farm, which are a source of odor. The proposed residential uses are not expected to generate any objectionable odors. The development of commercial uses would be restricted from generating any objectionable odors in conformance with the mandatory obligation contained in Article 33 (Environmental Performance Standards) of the Ontario Municipal Code. This performance standard prohibits the emission of objectionable odors. As a result, no impacts associated with the creation of objectionable odors that could affect a substantial number of people are anticipated.

IV. BIOLOGICAL RESOURCES: Would the project:

- a) *Have substantial adverse effects, 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 the U.S. Fish and Wildlife Service?***
- b) *Have substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?***
- 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?***
- e) *Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?***
- 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?***

Potentially Significant (a-b, d-f) - Implementation of the proposed project would convert agricultural uses to residential and commercial uses.

Focused biological surveys of the project site for the Western burrowing owl and for the Delhi Sands flower-loving fly (DSF) were prepared by Bonterra Consulting in August 2005 and November 2005, respectively. The results of the burrowing owl survey indicate that five active and inactive burrows were found on site. Six adult and four juvenile burrowing owls were observed during the surveys. The results of the DSF focused survey indicate that no DSF were observed on the project site. However, a second year of surveys is required to meet the United States Fish and Wildlife Service protocol, before the fly's absence can be confirmed. Focused surveys and habitat assessments were conducted for San Bernardino kangaroo rat, Los Angeles pocket mouse, Northwestern San Diego pocket mouse, San Diego Desert woodrat, as well as special-status plant species; these surveys did not reveal the presence of any of these on the project site.

The results of all surveys will be summarized in the EIR. The EIR will evaluate the potential impacts of the proposed project on the burrowing owl, other raptors, DSF, and the San Diego horned lizard. Although the site may be within the area containing Delhi Sands, active agriculture over the years has prevented DSF from establishing populations in the area. The project site is not located within the boundaries of an adopted habitat conservation plan or natural community conservation plan.

The EIR will also evaluate the removal of the eucalyptus tree windrows along the southern portion of the project site that are potential habitat for foraging raptors. The EIR will identify any local policies and ordinances that relate to the protection of biological resources and evaluate the applicability and any impact to these policies or ordinances. The results will be summarized in the EIR.

The EIR will also recommend mitigation measures that may be required to reduce potentially significant impacts below the level of significance.

c) *Have 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?*

No Impact - The site does not contain any wetlands as defined by Section 404 of the federal Clean Water Act. As a result, no impact to protected wetlands is anticipated.

V. CULTURAL RESOURCES: Would the project:

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

Potentially Significant Impact (a) - Based on the results of a cultural resources survey prepared by Cogstone Resource Management, Inc. for the project sponsor in August 2005, no historic structures, as defined by Section 15064.5 of the State CEQA Guidelines, were identified on the project site. The survey did identify the northern most portion of the project site as being traversed by the Anza Trail. However, a previous City-prepared reconnaissance-level survey of potential historic buildings for the entire NMC indicated that two potential resources are located on the project site (APNs 218-161-04 and 218-211-15). The EIR will evaluate these resources to determine if any buildings, structures, or landscapes are considered historically significant in conformance with the criteria outlined in the State CEQA Guidelines. The evaluation of the potential resources will include the following:

1. Criteria contained in Section 15024 of the State CEQA Guidelines.
2. Information contained in the Historic Context for the NMC.
3. Eligibility criteria contained in the National Register of Historic Places, California Register of Historical Resources, and the City of Ontario local landmark criteria.
4. Use of Form No. DPR523B to document the resource(s).

5. Conform to the U.S. Secretary of the Interior's Standards for Archaeology and Historic Preservation, National Register Bulletin No. 24 Guidelines for Local Surveys: A Basis for Preservation Planning and the Office of Historic Preservation's Instructions for Recording Historical Resources.

- b) Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?*
- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*
- d) Disturb any human remains, including those interred outside of formal cemeteries?*

Potentially Significant Impact unless Mitigated (b-d) -The cultural resources survey prepared by Cogstone Resource Management, Inc. (2005) did not identify any archaeological resources on the project site, and no mitigation measures were recommended. With regard to paleontology, the project site was determined to have moderate potential to impact fossil-producing Pleistocene older alluvial deposits known to lie beneath the locally mapped Younger Eolian surface deposits. Impact on the Pleistocene deposits depends heavily on the depth of proposed excavations as local fossil deposits seem to occur six feet or more under the present ground surface. As a result, construction related activities could disturb these deposits, if present.

Cogstone's findings of 'minimal' sensitivity with regard to potential archaeological remains, and 'moderate' potential to impact fossil-producing Pleistocene older alluvial deposits six feet or more below ground surface, are consistent with nearby, similarly situated properties within the NMC. Nevertheless, the EIR will summarize survey results and address the potential for development to impact possible archaeological resources, human remains, and/or paleontological resources. If necessary, mitigation measures will be identified to reduce any potentially significant impacts.

VI. GEOLOGY AND SOILS: Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:*
- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)*
- ii) Strong seismic ground shaking?*
- iii) Seismic-related ground failure, including liquefaction?*
- iv) Landslides?*

No Impact (iv) - The project site is located in an area of generally level terrain that would not produce a landslide. As a result, no impacts related to landslides would occur.

- b) Result in substantial soil erosion or loss of topsoil?*
- c) Be located on a geologic unit or soil that is unstable or would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*
- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

Potentially Significant (a, i-iii, b-d) - The project site is located in an area subject to occasional high wind conditions and the potential for seismic events. Development of the project has the potential to subject a large area to wind and water erosion during the construction phase. In addition, development of the project has the potential to subject residents and others on the project site to seismic events. A preliminary geotechnical investigation was conducted by Petra Geotechnical, Inc. to assist in the evaluation of the potential impacts related to geology and soils that would result from project implementation. The preliminary investigation indicated development of the site consistent with proposed plans is considered feasible, but that subsequent property site-specific geotechnical reports will be required to address geotechnical conditions commonly found in the area. Petra's technical report will be summarized in the EIR and included as an appendix to the EIR.

The EIR will evaluate on-site soil conditions, slope stability, potential for erosion, liquefaction, dynamic settlement, groundwater conditions, subsidence and the location of any faults. In addition, over-excavation and site preparation requirements for potential organic soils will be considered in the EIR. The EIR will also include applicable geologic and soils information from the General Plan Amendment prepared for the New Model Colony. Mitigation measures will be identified to reduce any potentially significant impacts below the level of significance.

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

No Impact - The project does not include the use of septic systems or alternative wastewater treatment systems. As a result, no impacts relating to septic or alternative wastewater systems would occur.

VII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

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

No Impact - The project does not involve the transportation, use, or disposal of hazardous materials. Small amounts of cleaning agents used in residences and commercial businesses may be used. However, use of small amounts of these cleaning agents is not expected to create a significant hazard. As a result, no impacts related to acutely hazardous materials would occur.

- 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?*

- 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 create a significant hazard to the public or environment?*

- g) *Create a significant hazard to the public or the environment through the presence or release of methane gas?*

Potentially Significant (b, d, g) - The project site includes several commercial dairies, a commercial hog farm, agricultural production, and single-family residences associated with the dairies. On-site uses associated with residential dwellings and dairies include aboveground storage tanks, water wells, septic systems, debris pile, pipelines, power lines, transformers, cow milking barn, hay sheds, cattle pens, and shade canopies. Historic use of portions of the project site as dairy or hog farm has the potential to concentrate methane gas, hydrocarbons, and vehicular fluids in the soil. Preliminary Phase I Environmental Site Assessments were prepared for separate portions of the site by GeoKinetics and RBF Consulting in February 2003, February 2004, January 2005, and

October 2005. The results of the preliminary Phase I Environmental Site Assessments indicated the possibility of hydrocarbon contamination, residual pesticide contamination, heavy metal contamination, and methane gas accumulation within various portions of the site.

Preliminary Subsurface Methane Gas Investigations and Subsurface Methane Gas Investigations were performed for separate portions of the property in November 2002, February 2003, January 2004, February 2004, and January 2005. Most of the project site was found not to have subsurface methane present. However, elevated methane concentrations were found in the southwestern portion of the site, near the hog farming facility. The methane studies concluded that earth-moving activities during the construction phase of the project could require the stockpiling of this soil that could result in different levels of methane concentrations than those observed in the previous investigations.

The EIR will summarize the results of Phase I Environmental Site Assessments and methane studies, and the reports will be included in their entirety in an appendix. The potential for hazardous materials releases through earth-moving activities will be evaluated. If necessary, mitigation measures will be identified to reduce any potentially significant impacts below the level of significance.

- 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 project does not propose to process or store any acutely hazardous materials. As a result, no impacts related to acutely hazardous materials would occur.

- 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, would the project result in a safety hazard for people working or residing in the project area?***

Potentially Significant - A portion of the project site is located within two miles of Ontario International Airport. An Airport Land Use Plan has not been adopted for this facility. The EIR will evaluate and describe any potential safety hazards related to the proposed development. The EIR will also recommend mitigation measures that may be required to reduce potentially significant impacts below the level of significance.

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

No Impact - The project does not propose to modify any of the surrounding roadways in a manner that would limit or restrict access. Similarly, the project will not restrict access to any of the existing SCE corridors that traverse the site. As a result, interference with any emergency plans is not anticipated.

VIII. HYDROLOGY AND WATER QUALITY: Would the project:

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

- c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?*
- d) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate of amount of surface runoff in a manner that would result in flooding on- or off-site?*
- e) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*
- f) *Otherwise substantially degrade water quality?*

Potentially Significant (a-f) - The project site is currently developed with several commercial dairies, agricultural fields, residences and a hog farm. Development of the project site would substantially alter the on-site drainage pattern and require installation of on-site stormwater conveyance features and modification or installation of off-site drainage facilities due to the increased amount of stormwater runoff. A different rate of groundwater recharge through percolation would result due to the difference in type of ground cover and type and extent of improvements. In addition, because of the conversion of the project site to urban uses, the potential for water quality impacts to stormwater discharged off-site would occur. The EIR will evaluate and summarize storm drain plans and hydrology studies provided by the project sponsor's engineer in preparing this section of the EIR. In addition, the EIR will evaluate potential impacts related to flooding, groundwater, and water quality.

The existing storm drain system in the vicinity of the project site is generally unimproved and consists primarily of open earthen swales along area roadways or curbed roadway surfaces. The potential for storm-induced flooding, and whether the site could be affected by debris flows or floods, will be evaluated. The EIR will evaluate the project site's susceptibility to existing and future flood impacts based on a review of flood mitigation policies, strategies and design solutions developed pursuant to the New Model Colony Drainage Master Plan and the City's storm drain master plan.

Groundwater within the vicinity of the project site has the potential to contain high concentrations of salt due to past agricultural activities. In addition, the high organic content of soils on the project site has contributed incrementally to the degradation of groundwater quality. The EIR will evaluate whether the proposed project could negatively impact groundwater quality.

The EIR will evaluate requirements for compliance with the Santa Ana Regional Water Quality Control Board (RWQCB) related to NPDES, MS4, and related best management practices (BMPs).

The EIR will also recommend mitigation measures that may be required to reduce potentially significant impacts below the level of significance. In addition, best management practices will be identified and presented in the EIR.

- g) *Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*
- h) *Place within a 100-year flood hazard area structures that would impede or redirect flood flows?*
- i) *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?*

No Impact (g-i) - The project site is not located within a flood hazard area or area subject to flooding. In addition, the project is not subject to inundation resulting from the failure of a dam or levee. As a result, no impacts related to flood hazards or flooding would occur.

j) *Inundation by seiche or mudflow?*

No Impact - The project site is not located near any bodies of water capable of producing a seiche that would inundate the project site. In addition, the project site is located in an area of generally level terrain that would not produce a mudflow. As a result, no impacts related to a seiche or mudflow would occur.

IX. LAND USE AND PLANNING: Would the project:

a) *Physically divide an established community?*

No Impact - The City of Ontario adopted a Sphere of Influence General Plan Amendment that resulted in the annexation of approximately 8,200 acres of the area known, at that time, as the San Bernardino Agricultural Preserve. This action established a unified development vision for the area, identified as the New Model Colony (NMC) that identified expectations and intent for the development of this planning area. The Environmental Impact Report prepared for the NMC provided guidelines for the preparation of future Specific Plans within the area encompassed by the NMC. Several specific plans have been proposed within the NMC, and are in various stages of review and approval. The Rich Haven project Specific Plan represents the next in a series of Specific Plans for the NMC. Because the Rich Haven Specific Plan was originally identified as part of the NMC, development of the subareas encompassed by this Specific Plan does not have the potential to divide the planned community physically. Rather, this development is a logical component in the planned sequence of development in the NMC. In addition, Rich Haven is located in an area undergoing conversion from predominantly agricultural uses to urban uses, with existing urban uses adjacent to the site. The proposed development does not remove existing roadways or any other physical features that have the potential to divide an established community. As a result, there is no impact related to the division of an established community.

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

Potentially Significant Impact - The proposed project specific plan is consistent with the policies contained in the Sphere of Influence General Plan Amendment and Environmental Impact Report prepared for the New Model Colony. The proposed Specific Plan Land Use Plan includes low-density residential, medium density residential, high-density residential and regional commercial/mixed use areas. With the exception of the medium- and high-density residential uses, the Specific Plan land uses were anticipated for the project site in the Sphere of Influence General Plan Amendment. A General Plan Amendment (GPA) is required, however, to change the NMC General Plan land use designation for Subarea 12 from 4.6 du/ac average density to 12.0 du/ac and 18.0 du/ac average density, allowing for a transfer of density/trips from the adjacent Regional Commercial District. This requirement for a GPA, in and of itself, does not represent a conflict with an adopted plan that would result in a significant environmental effect. However, land use and policy issues associated with this Amendment, the range of residential densities proposed, transfer of density and trips, and the mixed use overlay on the Regional Commercial District will be fully considered in the EIR.

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

No Impact - The proposed project is not located within the boundaries of an established natural community conservation plan (NCCP) or habitat conservation plan (HCP). Planning efforts for the creation of an HCP known as the Valley Wide Multiple Species Habitat Conservation Plan have begun, but have not been completed. As a result, the proposed project would not conflict with an NCCP or HCP.

X. MINERAL RESOURCES: Would the project:

- a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
- b) *Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

No Impact (a-b) - The project site is not identified as a mineral resource site on any plans. In addition, the project site is not known to contain any mineral resources. As a result, no impact to mineral resources would result.

XI. NOISE: Would the project result in:

- a) *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?*
- b) *Exposure of person to or generation of excessive groundborne vibration or groundborne noise levels?*
- c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*
- d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Potentially Significant (a-d) - Implementation of the proposed project would result in an increase in traffic related to the increased density from the residential and commercial land uses and from the widening of roadways. This change would result in an increase in vehicular-generated noise along roadways, possibly located in proximity to sensitive receptors. A noise technical report will be prepared to assist in the evaluation of the potential impacts related to noise that would result from project implementation. This technical report will be summarized in the EIR and included in its entirety as a appendix to the EIR.

The EIR will evaluate the cumulative effects of road noise on surrounding land uses. The EIR will also evaluate the short-term construction-related noise impacts.

The EIR will also evaluate the interior and exterior noise levels for residential uses on the project in relation to the City's established noise criteria thresholds set forth in Article 33 (Environmental Performance Standards) of the Ontario Municipal Code. Generally, these are 65 dBA CNEL for outdoor living areas and 45 dBA CNEL for indoor living areas. The evaluation will also identify the need for noise barriers at residential locations on the project site, including variables such as height, location, and type.

The EIR will also recommend mitigation measures that may be required to reduce potentially significant impacts below the level of significance.

- 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, would the project expose people residing or working in the project area to excessive noise levels?*

No Impact - The project site is not located within the 65, 70, or 75 dB noise contour lines of Ontario International Airport, as depicted on City of Los Angeles, Los Angeles World Airports' Map No. 4Q03, and is not located within noise contour lines adopted for Chino Municipal Airport to the southwest. As a result, no impacts from excessive noise levels related to airport operations would occur.

XII. POPULATION AND HOUSING: Would the project:

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

Potentially significant – Development of the proposed project would require a General Plan Amendment to allow the increase in density within NMC General Plan Subarea 12 (Specific Plan PAs 8-19). The proposed unit count exceeds what was originally anticipated for Subarea 12 by approximately 1,214 dwelling units. In addition, the Specific Plan (PAs 20, 21A, and 21B) proposes approximately 848,800 square feet of regional commercial uses, which is a reduction of approximately 458,000 square feet from what the General Plan anticipated. The reduction in the regional commercial uses will result in the addition of 1,777 residential units.

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

Less than Significant (b-c) - Implementation of the proposed project would result in the closing of existing dairies and a hog farm, and removal of the residences onsite. Two residential dwellings, representing between 6 to 10 people would be displaced by the project. This displacement is not considered substantial. As a result, less than significant impacts related to the displacement of housing and population would occur.

XIII. PUBLIC SERVICES:

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

- i) *Fire protection?*
- ii) *Police protection?*
- iii) *Schools?*
- iv) *Parks?*
- v) *Other public facilities?*

Potentially Significant (i-v) - The project site is currently developed with several commercial dairies, agricultural fields and hog farm. Conversion of the project site to urban uses would require an increase in the provision of public services. Although public services such as police and fire are available to serve the project site, the residential and commercial development proposed would significantly increase the demand for these services (see following discussion under Section XIV - Recreation for a discussion of parks). The EIR will evaluate the existing level of service provision and the potential impacts to these service providers that would result from the proposed project. Specifically, the EIR will evaluate, for each type of public service, what additional service requirements are necessary, if new facilities or modifications to existing facilities related to the provision of these public services are required, and the timing of the provisions of these public services. The EIR will also recommend mitigation measures that may be required to reduce potentially significant impacts below the level of significance.

XIV. RECREATION:

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

Less than Significant - The proposed Specific Plan includes three small parks that will serve the adjacent residences. In addition, two parks are identified in the portion of the site designated for regional commercial and mixed use. Residents from the proposed development, in addition to using the parks, could potentially use other regional or neighborhood recreational facilities. Existing recreational facilities in the vicinity of the project site are Creekside and Whispering Lakes Golf Courses, and Westwind Park, all located northwest of the project site. Portions of the project also adjoin Colony High School athletic fields. Because the project includes five parks sized and located to meet the needs of its residents, it is not expected that substantial use of Westwind Park by project residents would occur. Use of the two golf courses by residents of the proposed development is not anticipated to result in the substantial deterioration of these facilities. As access to high school grounds and playfields is controlled by the school, no substantial deterioration would result from development of the proposed project. As a result, less than significant impacts to existing neighborhood and regional recreational facilities would occur.

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

No Impact - The proposed development includes five parks located throughout the project. These parks are intended to serve the adjacent residences. Because the parks are planned as an integral as part of the overall development, no unforeseen adverse physical effects on the environment would occur. As a result, no impacts from the development of recreation facilities would occur.

XV. TRANSPORTATION/TRAFFIC: Would the project:

- a) *Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?*
- b) *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?*

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

Potentially Significant (a-b, d) - Development of the proposed project would result in an increase in traffic and a modification to existing roadways. A traffic analysis technical report will be prepared by Meyer Mohaddes Associates to assist in the evaluation of the potential impacts related to traffic that would result from project implementation. This technical report will be summarized in the EIR and included in its entirety as an appendix to the EIR.

Because the proposed land uses were included in the approved General Plan Amendment for the New Model Colony, a Congestion Management Plan (CMP) Traffic Impact Analysis will not be required. The EIR will evaluate potential traffic impacts related to AM and PM peak hour turning movements at specified study intersections, evaluate right-of-way requirements and alignment options for Edison Avenue, evaluate future operating conditions, evaluate potential impacts related to the proposed Galena/I-15 interchange, and evaluate potential impacts related to the City's fee program and the phasing of improvements.

Currently the proposed alignment for Mill Creek Avenue could have a potential impact associated with the location of existing power poles and transmission towers. Once the final alignment is determined, the EIR will address any impacts that may be associated with this issue.

The EIR will also recommend mitigation measures that may be required to reduce potentially significant impacts below the level of significance.

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

No Impact - A portion of the project site is located within two miles of the Ontario International Airport. The site is located approximately three miles from Chino Municipal Airport. The project proposes low-rise residential structures (one to three stories), and mid-rise vertical mixed-use commercial structures (up to four stories/65 feet). However, none of the proposed structures would penetrate the FAA imaginary surfaces projected for either airport. In addition, the increase in resident and daytime population that would result from the development is not anticipated to increase use of this airport to a level that would significantly increase air traffic levels or require a change in air traffic patterns. As a result, no impacts related to air traffic patterns or traffic levels would occur.

e) *Result in inadequate emergency access?*

No Impact - The proposed project includes access to the commercial uses from New Edison Avenue, Mill Creek Avenue, and Milliken Avenue. The residential development will be readily accessed from, Riverside Drive, Haven Avenue, and extensions of Mill Creek Avenue and New Edison Avenue. The existing and proposed access would be sufficient to provide emergency vehicular access to the project. In addition, the project land use plan does not prohibit vehicular access to the SCE easements across the site should emergency access become necessary. As a result, no impacts related to emergency access would occur.

f) *Result in inadequate parking capacity?*

No Impact - The proposed project would be required to include a sufficient amount of parking spaces in conformance with the parking regulations as set forth in the Ontario Municipal Code. As a result, no impacts related to parking capacity would occur.

- g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*

No Impact - The proposed project would be expected to include sufficient parking capacity for van pools and adequate space for bicycle racks. As a result, no impacts related to alternative transportation would occur.

XVI. UTILITIES AND SERVICE SYSTEMS: Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*
- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*
- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*
- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*
- e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*
- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*
- g) Comply with federal, state, and local statutes and regulations related to solid waste?*

Potentially Significant (a-g) - The EIR will analyze project-related impacts to utility and service systems and will be coordinated with existing infrastructure master plan information in the New Model Colony (NMC). It will also draw upon recent environmental compliance information related to infrastructure prepared for the NMC by the City. City Departments, utilities such as the Inland Empire Utilities Agency and other service providers will provide data on current and planned capacities for their respective service type. These services will include sewer, water, power, solid waste collection/disposal, natural gas, electricity, and telephone. Current and anticipated future service capacities will be evaluated with respect to the proposed project. The availability of temporary utility connections to serve the site until master planned facilities are provided will also be evaluated.

The EIR will analyze current studies to extend sewer service to the vicinity of the project site via a Master Plan offsite sewer main in Mill Creek Avenue, and will analyze potential plans to extend domestic water service to the vicinity of the project via the planned NMC water system line extension along Milliken Avenue. Storm drainage plans involving a Master Plan Storm Drain in Mill Creek Avenue will be addressed.

The EIR will compile water supply information for the proposed project to meet the requirements of recently enacted Senate Bills 610 and 221. This information will be summarized in the EIR and included in the appendix to the EIR, as appropriate. The EIR will also recommend mitigation measures that may be required to reduce potentially significant impacts below the level of significance.

XVII. ENERGY: Would the project:

- a) *Result in an adverse impact on local and regional energy supplies, including base or peak period demands, regardless of the presence of a will-serve letter from the appropriate energy provider?***

Less than Significant - Implementation of the proposed project would result in increased energy requirements above those existing requirements on the project site. This increase in energy consumption was anticipated and evaluated in the City of Ontario Sphere of Influence Final Environmental Impact Report. Written conformation of availability of energy supplies will be solicited from service providers (see previous discussion under Section XVI - Utilities and Service Systems). As a result, less than significant impacts related to energy supplies would occur.

- b) *Conflict with existing energy standards?***

Less than Significant - The proposed project would be expected to use energy efficient lighting and building materials. As a result, no conflicts with energy standards would occur.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

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

Potentially Significant - The proposed project would convert existing commercial dairies, a hog farm, and agricultural fields to urban uses. As a result, undeveloped portions of the site or portions of the project site used for agricultural production that may serve as habitat would be permanently converted to urban uses. This conversion while potentially significant, is not anticipated to substantially degrade the quality of the environment in the vicinity of the project site, nor cause wildlife populations to drop below self-sustaining levels, nor threaten or eliminate an entire plant or animal community, nor reduce their number or restrict their range. The potential for several structures on the project site to have historical significance will be evaluated. Although important examples of California history or prehistory would not be eliminated, the possibility remains that archaeological and/or paleontological materials could be uncovered with construction phase excavations on the project.

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

Potentially Significant - The proposed project is one in a logical sequence of developments intended to implement the New Model Colony. The project site is located in an area that is undergoing conversion from rural to urban uses. As a result of this conversion to more intensive urban uses, cumulative effects are expected related to traffic and air quality.

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

Less than Significant - The proposed project is a component of the New Model Colony, planned to include residential neighborhoods, and commercial and other employment-generating uses where people would shop and work. The proposed development would be required to conform to applicable public safety standards, and would not expose people to substantial adverse effects, either directly or indirectly.

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

a) Earlier analyses used. Identify earlier analyses used and state where they are available for review.

- 1) Ontario, City of. *Sphere of Influence General Plan Amendment*, January 1998.
- 2) Ontario, City of. *Sphere of Influence Final Environmental Impact Report ("SOI FEIR")*, October 1997 (SCH# 97-061035)
- 3) Ontario, City of. *Master Plan of Drainage for the NMC, City of Ontario*. October 2000.
- 4) Ontario, City of. *City of Ontario Water Master Plan*. August 2000.
- 5) Ontario, City of. *NMC Sewer Master Plan*. January 2001.
- 6) Ontario, City of. *Edenglen Specific Plan Final Environmental Impact Report*, July 2005.

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

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

- 1) Comment I(c), Aesthetics. The change in the visual character and quality of Subareas 6, 12 and 19 was adequately analyzed as part of the SOI GPA and FEIR.
- 2) Comment IX(a), Land Use. Development of Subareas 6, 12, and 19 was included in the SOI GPA, and therefore would not result in the division of an established community.
- 3) Comment IX(b), Land Use. Development of Subarea 6, 12, and 19 was included in the SOI GPA, and therefore would not result in conflicts with applicable land use policies.
- 4) Comment XII(a), Population and Housing. Development of Subareas 6, 12, and 19 was included in the SOI GPA and therefore would not induce substantial unplanned population growth.
- 5) Comment XV(a), Transportation/Traffic. The proposed land uses were included in the FEIR of the SOI GPA, and therefore do not require the preparation of a Congestion Management Plan Traffic Impact Analysis.
- 6) Comment XVII(a), Energy Supplies, The proposed increase in energy usage was included in the FEIR of the SOI GPA and therefore would not result in an adverse impact to regional energy supplies.

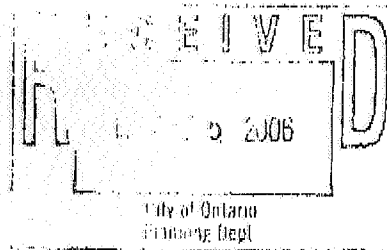
XX. MITIGATION MEASURES: For effects that are “Less than Significant with Mitigation Incorporated,” describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

A-2 Correspondence on Notice of Preparation



**South Coast
Air Quality Management District**

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



May 19, 2006

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

Dear Mr. Ayala:

**Notice of Preparation of a Draft Environmental Impact Report for
Rich Haven Specific Plan**

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

Air Quality Analysis

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

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

Consistent with the SCAQMD's environmental justice enhancement I-4, in October 2003, the SCAQMD Governing Board adopted a methodology for calculating localized air quality impacts and localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second

Mr. Richard Ayala

-2-

May 19, 2006

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

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

Mitigation Measures

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

Data Sources

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

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

Sincerely,


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

SS:CB:li

SBC060518-08LI
Control Number

Chaffey Joint Union High School District

211 West Fifth Street, Ontario, California 91762-1698 • (909) 988-8511 • FAX (909) 984-1164



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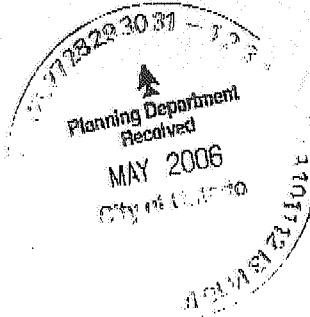
William J. Brod, Alternative Education

Mathew G. Holton, Personnel

Judy L. Post, Instruction

May 24, 2006

Mr. Richard Ayala
Senior Planner
City of Ontario
303 East "B" Street
Ontario, CA 91762



Dear Mr. Ayala:

Thank you for the opportunity to provide comments on the *Initial Study* for the Rich Haven Specific Plan. The project location is within the school boundaries of Chaffey Joint Union High School, District.

The entire Model Colony area is currently served by Colony High School. Colony High School's Design capacity is 2,619 students; projected student enrollment for 2006 is 2,403. Development of the approved Edenglen Specific Plan will generate 143 students. Colony High School will be approaching design capacity.

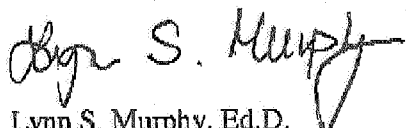
Any additional residential development in the Model Colony will impact Chaffey District's ability to serve students generated by the development. The Rich Haven Specific Plan will generate approximately 1,141 students; combined with students generated by The Avenue, Parkside and Rich Haven Specific Plans, Colony High School's enrollment will exceed design capacity by 2,120 students. Portable interim classrooms will be necessary to accommodate students until another campus can be built to relieve the overload.

The *Initial Study* for the Rich Haven Specific Plan does not specify the housing mix needed to estimate anticipated developer fee revenues. Using current year Level II fees and depending upon the housing mix, developer fee revenues would generate approximately between \$6,905,968 (all multi-family) and \$14,514,672 (all single-family). In future years, if the District does not qualify for Level II and reverts to Level I, generated fees would fall between \$3,775,262 (all multi-family) and \$7,934,687 (all single-family). Developer fees are not adequate to provide facilities for the students generated. In present dollars, the approximate cost of school facilities per student is \$66,000. While Chaffey would receive between \$6,905,968 (all multi-family) and \$14,514,672 (all single-family) Level II fees or between \$3,775,262 (all multi-family) and \$7,934,687 (all single-family) Level I fees, the total cost of housing 1,141 students is \$75,306,000 (\$66,000 per student x 1,141 students). Additionally, from this amount, we would need to deduct the cost of interim housing until the permanent facilities are ready for occupancy.

The educational impacts from the proposed Rich Haven Specific Plan are significant for Chaffey District. We request that these impacts be fully incorporated in the *Draft* and *Final Environmental Impact Report*, and that mitigation measures be provided which will reduce these impacts to an insignificant level.

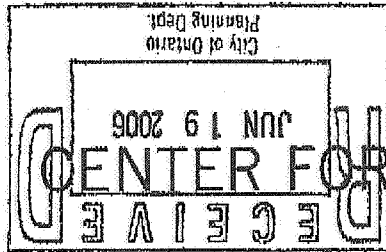
We look forward to working with the City of Ontario on this important project.

Regards,

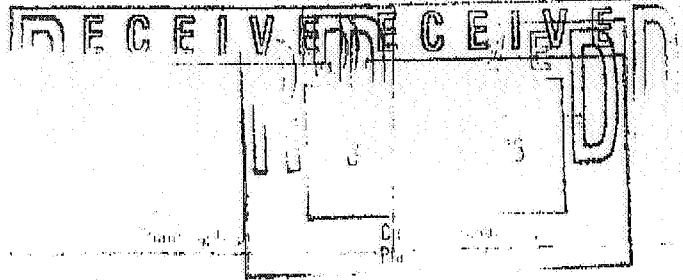
A handwritten signature in black ink, appearing to read "Lynn S. Murphy". The signature is written in a cursive style with a large, sweeping "L" and "M".

Lynn S. Murphy, Ed.D.
Deputy Superintendent, Business

LSM/clh



CENTER FOR BIOLOGICAL DIVERSITY



June 13, 2006

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

Re: Notice of Preparation for the Rich Haven Specific Plan, SC# 2006051081

Dear Mr. Ayala,

The Center for Biological Diversity is a non-profit, public interest environmental organization dedicated to the protection of native species and their habitats through science, policy, and environmental law. The Center has over 22,000 members throughout California and the United States.

The Center is concerned by the project's potential impacts to biological resources and air quality. These direct, indirect and cumulative impacts should be thoroughly analyzed and mitigated for in an EIR under the California Environmental Quality Act, Public Resources Code §§ 2100 et seq. ("CEQA").

Biological Resources

An EIR must be prepared to address the direct, indirect, and cumulative impacts from both construction and operation of the proposed Project to threatened, endangered, and sensitive species in and around the project site. The EIR must fully disclose and analyze impacts to any listed, candidate, or sensitive species, and discuss alternatives and enforceable mitigation measures to avoid, reduce, and mitigate impacts to the species.

The EIR should analyze the impacts of the Project and alternatives on any wildlife species that are designated as special status by the State of California, including species of special concern, species listed as threatened or endangered under the California Endangered Species Act, and species with "fully protected" status by Section 3511 of the California Fish and Game Code. All impacts must be avoided or mitigated to the fullest extent feasible.

The Center also requests that the EIR evaluate the impact of the proposed permitted activities on *locally rare species* (not merely federal and state-listed threatened and endangered species). The preservation of regional and local scales of genetic diversity is very important to maintaining the long-term viability of species. Therefore, we request that all species found at the edge of their ranges or that occur as disjunct locations be evaluated for impacts from the proposed Project.

Tucson • Phoenix • San Francisco • San Diego • Los Angeles • Joshua Tree • Pinos Altos • Portland • Washington, DC

Adam F. Keats, Staff Attorney • 1095 Market St., Suite 511 • San Francisco, CA 94103
Phone: 415-436-9682 x304 • Fax: 415-436-9683 • akeats@biologicaldiversity.org

additional 2321 residential units and 30 acres of commercial development on the already compromised air quality in the region, and discuss effective alternatives and mitigation measures to avoid, reduce, and mitigate these impacts. The EIR must also analyze the impacts of nitrogen deposition and other air pollutants on the vegetation and wildlife of the surrounding area, particularly coastal sage scrub, as well as the Project's contribution to global warming.

The EIR should consider specific mitigation measures to reduce air quality impacts associated with construction, including a clear requirement for construction equipment to use low-sulfur diesel fuel and particulate traps.

The EIR must disclose the project's net contribution to greenhouse gas emissions and incorporate feasible mitigation measures and alternatives to reduce this impact. For mobile sources, since consistency with established agency guidelines will not necessarily achieve the maximum feasible reduction in mobile source greenhouse emissions, the EIR should evaluate specific mitigation measures to reduce greenhouse emissions from mobile sources.

The analysis of the Project's contribution to greenhouse gas emissions must also disclose and evaluate the net emissions due to energy use in the Project's residential and commercial units. Specific mitigation measures should be incorporated to reduce these emissions to the maximum extent feasible, including but not limited to the following:

- Requiring the use of ultra-efficient appliances and air conditioners capable of exceeding California Energy Commission requirements by at least 25% (i.e. using 75% or less energy than the CEC standards)
- Design standards for residential units and landscaping providing for maximum energy efficiency in order to reduce energy usage associated with cooling and heating
- Use of light-colored roofing and building materials
- Requiring photovoltaic generators for all residences and commercial buildings as a design feature

Thank you for considering the above comments. Please include this address on any distribution list related to the Rich Haven Specific Plan. We look forward to working with the City of Ontario on this very important project.

Sincerely,



Adam Keats
Staff Attorney



Department of Toxic Substances Control



Linda S. Adams
Secretary for
Environmental Protection

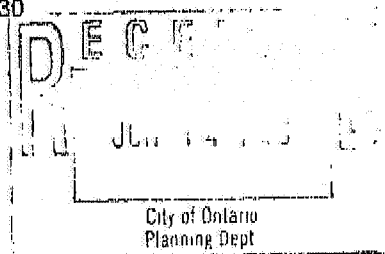
Maureen F. Gorsen, Director
5796 Corporate Avenue
Cypress, California 90630



Arnold Schwarzenegger
Governor

June 12, 2006

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



NOTICE OF PREPARATION (NOP) FOR THE RICH HAVEN SPECIFIC PLAN,
FILE NO. PSP05-004 (SCH# 2006051081)

Dear Mr. Ayala:

The Department of Toxic Substances Control (DTSC) has received your submitted document for the above-mentioned project. As stated in your document: "The proposed Rich-Haven Specific Plan encompasses approximately 510 gross acres with a maximum development capacity of 4,259 dwelling units and 848,400 square feet of regional commercial/office. The Land Use Plan for the Specific Plan includes a Residential District and Commercial District comprised of twenty-one Planning Areas (PAs). The Residential District includes nineteen PAs providing a mixture of low-, medium-, and high-density residential uses with a maximum of 4,259 dwelling units and a Regional Commercial District that includes three PAs. The Regional Commercial District includes three PAs (20, 21A, and 21B) planned for a mixture of a variety of uses including commercial, office, vertical residential, medical office, and research, as well as a "Stand Overlay" allowing for stand alone residential neighborhoods. The Regional Commercial District includes PA 20 incorporating 725 residential units and 400,000 square feet of commercial/office uses and 1,052 residential units. The public facilities within the Specific Plan include 20.1 acre Southern California Edison easements, and a 24.8 acre Middle School. Final plans for the project would include an allowance for a transfer of residential density from the Regional Commercial District within Planning Areas 20 and/or 21 to Residential PAs within the Residential District (PAs 8 to 19)".

Based on the review of the submitted document DTSC has comments as follows:

- 1) The EIR should identify and determine whether current or historic uses at the project site may have resulted in any release of hazardous wastes/substances.
- 2) The document states that the EIR would identify any known or potentially contaminated sites within the proposed Project area. For all identified sites, the

Mr. Richard Ayala
June 12, 2006
Page 2

EIR should evaluate whether conditions at the site may pose a threat to human health or the environment. A Phase I Assessment may be sufficient to identify these sites. Following are the databases of some of the regulatory agencies:

- National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).
 - Envirostor (formerly CalSites): A Database primarily used by the California Department of Toxic Substances Control, accessible through DTSC's website (see below).
 - Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.
 - Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.
 - Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
 - Leaking Underground Storage Tanks (LUST) / Spills, Leaks, Investigations and Cleanups (SLIC): A list that is maintained by Regional Water Quality Control Boards.
 - Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.
 - The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).
- 3) The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If hazardous materials or wastes were stored at the site, an environmental assessment should be conducted to determine if a release has occurred. If so, further studies should be carried out to delineate the nature and extent of the contamination, and the

Mr. Richard Ayala
June 12, 2006
Page 3

potential threat to public health and/or the environment should be evaluated. It may be necessary to determine if an expedited response action is required to reduce existing or potential threats to public health or the environment. If no immediate threat exists, the final remedy should be implemented in compliance with state laws, regulations and policies.

- 4) Proper investigation, sampling and remedial actions overseen by the appropriate agency, if necessary, should be conducted at the site prior to the new development or any construction.
- 5) If any property adjacent to the project site is contaminated with hazardous chemicals, and if the proposed project is within 2,000 feet from a contaminated site, then the proposed development may fall within the "Border Zone of a Contaminated Property." Appropriate precautions should be taken prior to construction if the proposed project is within a "Border Zone Property."
- 6) The project construction may require soil excavation and soil filling in certain areas. Appropriate sampling is required prior to disposal of the excavated soil. If the soil is contaminated, properly dispose of it rather than placing it in another location. Land Disposal Restrictions (LDRs) may be applicable to these soils. Also, if the project proposes to import soil to backfill the areas excavated, proper sampling should be conducted to make sure that the imported soil is free of contamination.
- 7) Human health and the environment of sensitive receptors should be protected during the construction or demolition activities. A study of the site overseen by the appropriate government agency might have to be conducted to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.
- 8) Certain hazardous waste treatment processes may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.
- 9) If the site was used for agricultural purposes and weed abatement may have occurred, onsite soils may contain pesticide and agricultural chemical residue. If the project area was used for poultry, dairy and/or cattle industry operations, the soil may contain related dairy, animal, or hazardous waste. If so, activities at

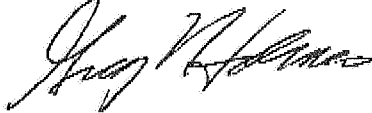
Mr. Richard Ayala
June 12, 2006
Page 4

the site may have contributed to soil and groundwater contamination. Proper investigation and remedial actions, if necessary, should be conducted at the site prior to construction of the project.

- 10) If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exists, the EIR should identify how any required investigation and/or remediation will be conducted, and the appropriate government agency to provide regulatory oversight.

If you have any questions regarding this letter, please contact Mr. Al Shami, Project Manager, at (714) 484-5472 or at "ashami @ DTSC.ca.gov".

Sincerely,



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

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

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

CEQA #1424

ARNOLD SCHWARZENEGGER, Governor

STATE OF CALIFORNIA

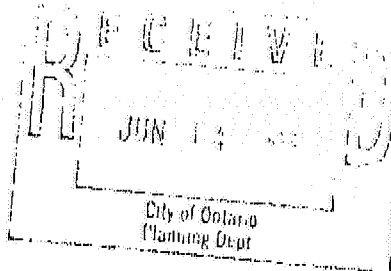
PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 800
LOS ANGELES, CA 90013



June 13, 2006

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



Dear Mr. Ayala:

Re: SCH# 2006051081; Rich Haven Specific Plan, File No. PS05-004

As the state agency responsible for rail safety within California, we recommend that any development projects planned adjacent to or near the Union Pacific Railroad Company right-of-way be planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade highway-rail crossings. This includes considering pedestrian circulation patterns/destinations with respect to railroad right-of-way.

Safety factors to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and appropriate fencing to limit the access of trespassers onto the railroad right-of-way.

The above-mentioned safety improvements should be considered when approval is sought for the new development. Working with Commission staff early in the conceptual design phase will help improve the safety to motorists and pedestrians in the City.

Please advise us on the status of the project. If you have any questions in this matter, please contact me at (213) 576-7078 or at rxm@cpuc.ca.gov.

Sincerely,

Rosa Muñoz, PE
Utilities Engineer
Rail Crossings Engineering Section
Consumer Protection & Safety Division

C: Freddy Cheung, UP

From: "Richard Ayala" <RAyala@ci.ontario.ca.us>
To: "Tom Holm" <THolm@brandman.com>, "Ken Dalena" <KDalena@brandman.com>
Date: 9/11/2006 10:08:53 AM
Subject: FW: Rich Haven Specific Plan

FYI

Thank You,

Richard C. Ayala, Senior Planner

City of Ontario
Planning Department
303 East B Street
Ontario, CA 91764
T (909) 395-2421
F (909) 395-2420
rayala@ci.ontario.ca.us

-----Original Message-----

From: Kathleen Browne [mailto:KBROWNE@rctlma.org]
Sent: Monday, September 11, 2006 9:48 AM
To: Richard Ayala
Subject: Rich Haven Specific Plan

Dear Mr. Ayala,

The Riverside County Planning Department has reviewed the Notice of Preparation of an Environmental Impact Report (EIR) for the Rich Haven Specific Plan (PSP05-004). The list of environmental issues which will be further evaluated in the Draft EIR appears comprehensive and, at this time, Planning staff has no comments. We would like to request that both the Riverside County Planning and Transportation Departments receive a copy of the draft document upon its completion.

If you should have any questions, please contact me at 951-955-4949 or e-mail me at kbrowne@rctlma.org .

Sincerely,
Kathleen Browne
Urban Regional Planner III

--

This message has been scanned for viruses and dangerous content by MailScanner, and is believed to be clean.

CC: "Scott Murphy" <SMurphy@ci.ontario.ca.us>, "Rudy Zeledon" <RZeledon@ci.ontario.ca.us>, "Lorena Godinez" <LGodinez@ci.ontario.ca.us>

DEPARTMENT OF PUBLIC HEALTH



COUNTY OF SAN BERNARDINO HUMAN SERVICES SYSTEM

- 385 North Arrowhead Avenue - San Bernardino, CA 92415-0160 - (909) 384-4058
- 1647 East Holt Boulevard - Ontario, CA 91761 - (909) 458-9673
- 13911 Park Avenue - Victorville, CA 92392 - (760) 243-3773
- San Bernardino County Vector Control Program
2355 East 5th Street - San Bernardino, CA 92415-0064 - (909) 388-4600

JAMES A. FELTEN, MPA
Public Health Programs Administrator

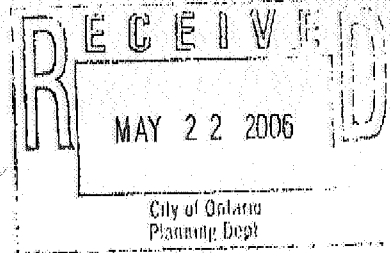
ERIC K. FRYKMAN, MD, MPH, MBA
Director of Public Health

DANIEL J. AVERA, REHS
Chief of Environmental Health

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Colton	San Bernardino
Fontana	Twentynine Palms
Grand Terrace	Upland
Hesperia	Victorville
Highland	Yuccaipa
Loma Linda	Yucca Valley

May 18, 2006



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

Re: Notice of Preparation of Draft EIR for the Rich Haven Specific Plan (PSP05-004)

Environmental Health has reviewed the Notice of Preparation of a Draft EIR for the Rich Haven Specific Plan. The notice has specified that noise, water, wastewater and solid waste disposal issues will be addressed in the EIR due to potential impacts. EHS recommends this density to be sewerred by a publicly operated sewer system rather than onsite septic systems. Submit a sewer feasibility report to the Santa Ana Regional Water Quality Control Board, with waste discharge requirements, to reduce groundwater pollution. Provide connection to a State approved drinking water system.

Environmental Health recommends consideration of storm water issues to include detention basins that might pose a significant threat to breeding mosquitoes and thus increasing the risks of disease spread i.e. West Nile Virus.

Any commercial food/pool facilities must be designed, permitted, operated, and inspected by Environmental Health. Plans must be submitted for review and approval prior to occupancy. Food facilities would include school kitchens as well.

Any well destruction must be performed under a permit from Environmental Health.

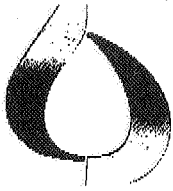
Thank you for the opportunity to review and comment on the proposed Draft EIR for the Rich Haven Specific Plan.

Corwin Porter, REHS
Environmental Health Services

MARK H. DEFFER
County Administrative Officer

Board of Supervisors

- | | | | |
|----------------|-----------------|---------------------|-----------------|
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| PAUL BIANC | Second District | GARY C. OVITT | Fourth District |
| JOSIE GONZALES | Third District | | |

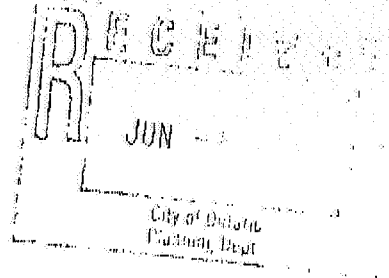


Inland Empire
UTILITIES AGENCY *
* A Municipal Water District

6075 Kimball Avenue • Chino, CA 91710
P.O. Box 9020 • Chino Hills, CA 91709
TEL (909) 993-1600 • FAX (909) 993-1983
www.ieua.org

May 31, 2006

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



Subject: Rich Haven Specific Plan

Dear Mr. Ayala,

The Inland Empire Utilities Agency (IEUA) Planning Department has reviewed the above referenced subject and has the following comments/recommendations.

The project is located farther than 0.5 miles to an existing IEUA Recycled Water Line and we recommend that the City review their Master Plan and we advise the use of recycled water if feasible.

The project appears that it will provide wastewater flow to the existing IEUA Sewer Lines consistent with IEUA's Sewer Master Plan.

If you have any questions, please feel free to contact me at (909) 993-1685 or by email at cwhitman@ieua.org.

Regards,

Eliza Jane Whitman
Manager of Planning & Water Resources
Inland Empire Utilities Agency

EJW/PL/pl

G:\PL_WR\Environmental Reviews\Ontario\letter EIR Rich Haven 5-31-06.doc

Copy: none

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Chief Executive Officer
General Manager

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING AND LOCAL ASSISTANCE (MS 722)

464 WEST 4th STREET, 6th FLOOR

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

*Flex your power!
Be energy efficient!*

August 28, 2006

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

Dear Mr. Ayala:

Rich Haven Specific Plan Notice of Preparation, File No. PSP05-004
State Clearinghouse Number: 2006051081
08-SBd-60-PM 8.906
08-SBd-83-PM 4.920

The California Department of Transportation (Caltrans) has received the Notice of Preparation for Rich Haven Specific Plan Draft Environmental Impact Report (DEIR), consisting of 4,259 dwelling units and 848,400 feet of regional commercial/office.

Caltrans looks forward towards reviewing the DEIR-Traffic Study. Please include mitigation measures for both transit and roadway improvements. Interchanges along State Route 60 and Interstate 15 should be evaluated for any type of improvement needs. Also transit must be part of the mitigation measures as no public transit fixed line routes are currently serving this area. A transit line connection to the Metrolink station should also be implemented.

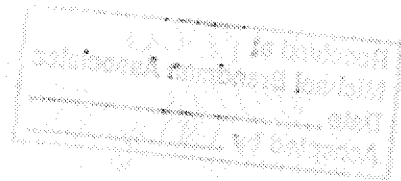
Caltrans recommends implementation of policies incorporated in the San Bernardino County Congestion Management Program, by including appropriate traffic impact mitigation measures with the required project conditions of approval. Implementation of pertinent mitigation measures should include contribution to a local fund designated for use in upgrading the area's regional transportation infrastructure.

Encroachment Permits:

- Any proposed alterations to existing improvements within State right-of-way shall only be performed upon issuance of a valid Encroachment Permit and must conform to current Caltrans design standards and construction practices.

"Caltrans improves mobility across California"

Mr. Richard Ayala
August 28, 2006
Page 2



- Review and approval of street, grading and drainage construction plans and related studies will be necessary prior to Caltrans' permit issuance, if applicable to the project.

Information regarding permit application and submittal requirements may be obtained by contacting:

Office of Permits
Department of Transportation
464 West 4th Street, 6th Floor, MS-619
San Bernardino, CA 92401-1400
(909) 383-4526

Or you may visit our web page at <http://www.dot.ca.gov/hq/traffops/devlopserv/permits/>.

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Scott Fong, IGR/CEQA at (909) 383-6321 for assistance.

Sincerely,

Handwritten signature of Daniel Kopulsky.

DANIEL KOPULSKY
Office Chief
Community Planning/IGR-CEQA

c: Scott Fong

A-3 Scoping Meeting Information



The City of Ontario invites

All interested parties

to an

INFORMATION AND ENVIRONMENTAL SCOPING SESSION

Regarding the proposed **Rich Haven Specific Plan**, generally located south of Riverside Drive and the Southern California Edison substation, west of Milliken Avenue, north of the proposed Esperanza Specific Plan, and east of Haven Avenue.

The proposed Rich Haven Specific Plan encompasses approximately 510 gross acres with a maximum development capacity of 4,259 dwelling units and 848,400 square feet of regional commercial/office. The public facilities within the Specific Plan include 20.1-acre Southern California Edison easements, and a 24.8-acre Middle School.

The meeting will take place:

Thursday, June 1, 2006

6:30pm at the

Ontario Police Department Community Room

2500 S. Archibald Avenue, Ontario, CA 91761

For further information regarding this meeting or the Draft Environmental Impact Report, contact Richard Ayala at (909) 395-2036 or e-mail at

rayala@ci.ontario.ca.us

To reach the Police Department Community Room, take Highway 60, exit Archibald Avenue and proceed south. The building is immediately on the right (west) side of Archibald Avenue (the former Fedco building).

Sign-In Sheet

Name	Company	Phone	Email
Dennis Mejia	City of Ontario - Engineering	909.395.2144	dmejia@ci.ontario.ca.us
Louis Abi-Younes	City of Ontario - Engineering	909.395.2146	labiyoun@ci.ontario.ca.us
Ramiro Adeva	City of Ontario - Engineering	909.395.2149	radeva@ci.ontario.ca.us
Lorena Godinez	City of Ontario - Planning	909.395.2276	lgodinez@ci.ontario.ca.us
Nancy Martinez	City of Ontario - Planning	909.395.2281	nmartinez@ci.ontario.ca.us
Richard Ayala	City of Ontario - Planning	909.395.2421	rayala@ci.ontario.ca.us
Rudy Zeledon	City of Ontario - Planning	909.395.2422	rzedon@ci.ontario.ca.us
Scott Murphy	City of Ontario - Planning	909.395.2419	smurphy@ci.ontario.ca.us
Jay Bautista	City of Ontario - Traffic	909.395.2120	jbautista@ci.ontario.ca.us
Hersel Zahab	LDC	714.630.5770	scldcinc@pacbell.net
Bruce Cashin	LDG	949.551.2966	land.dev.grp@worldnet.att.net
Ken Dalena	MBA	714.508.4100	kdalena@brandman.com
Tom Holm	MBA	714.508.4100	tholm@brandman.com
Viggen Davidian	Meyer Mohaddes Assoc.	213.488.0345	vjd@iteris.com
Aaron Pfannenstiel	RBF Consulting	909.974.4917	ajp@rbf.com
Kevin Thomas	RBF Consulting	714.269.7427	kthomas@rbf.com
Kim Ruddins	RBF Consulting	949.855.5703	kruddins@rbf.com
Margit Allen	RBF Consulting	949.855.3651	mallen@rbf.com
Jim Powers	Richland Communities	626.483.6837	power5@adelphia.net
Chuck Davis	Watt Genton Associates	310.314.5041	cdavis@wattcommercial.com