

California Environmental Quality Act Environmental Checklist Form

City of Ontario
Planning Department
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Ontario, California
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Project Title/File No.: West Ontario Commerce Center Specific Plan/SP (File No. PSP16-002), General Plan Amendment (File No. PGPA16-002) and Zone Change (File No. PZC16-002).

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

Contact Person: Richard Ayala, (909) 395-2421

Project Sponsor: Real Estate Development Associates, LLC, 4100 MacArthur Boulevard, Suite 120, Newport Beach, California 92660

Project Location: The project site is located in southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County. As illustrated on Figures 1 through 3, below, the project site is located south of Eucalyptus Avenue, north of Merrill Avenue, east of Carpenter Avenue, and west of the San Bernardino County Flood Control Channel (Cucamonga Creek channel).

Figure 1 - REGIONAL LOCATION MAP

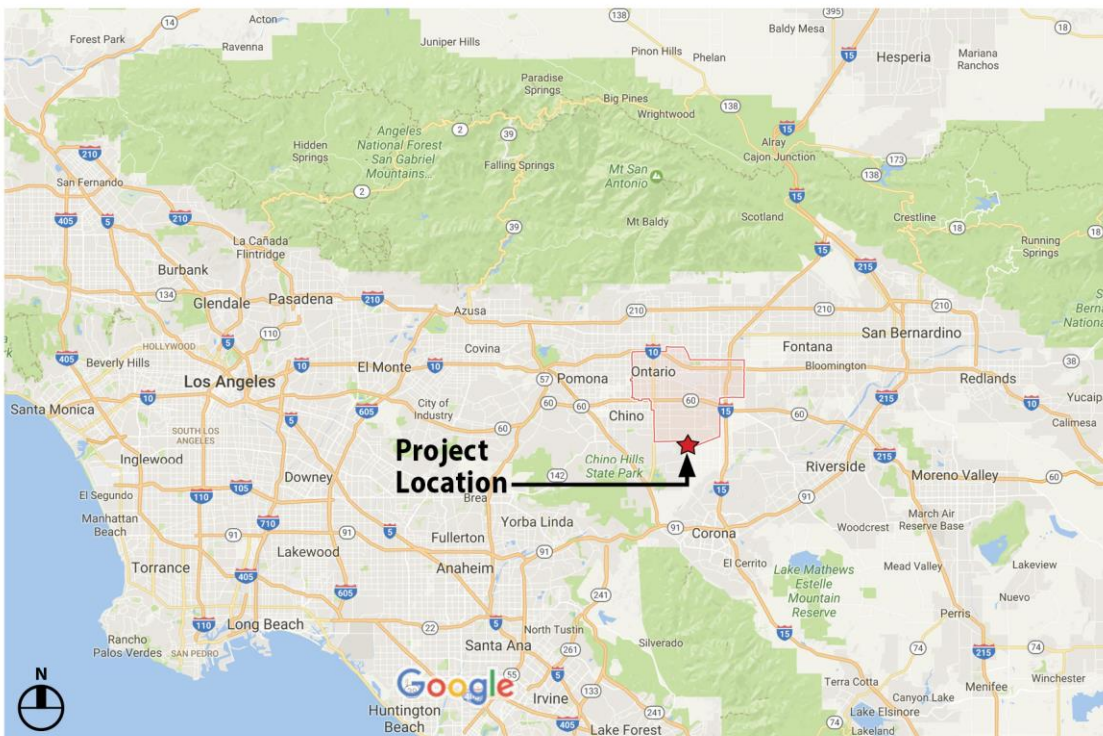


Figure 2 - VICINITY MAP

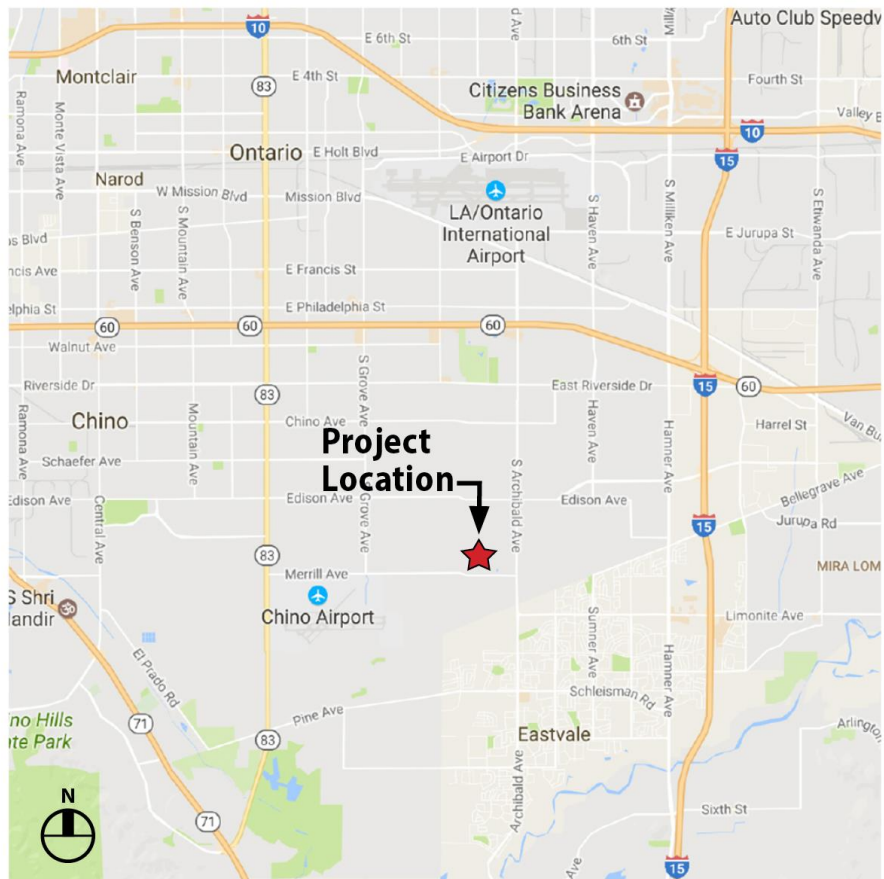


Figure 3 - AERIAL PHOTOGRAPH



Figure 4 - Proposed Land Use Plan

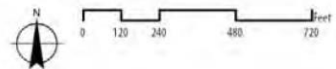


Legend

- Specific Plan Boundary
- Planning Areas

Land Use Districts

- BP - Business Park
- IG - General Industrial



General Plan Designations: Business Park (0.6 FAR) and Industrial (0.55 FAR)

Zoning: AG-Specific Plan. Eucalyptus Avenue at the northwest corner of the site will be realigned and extend north of its present location onto the Parkside Specific Plan project. This area north of Eucalyptus Avenue is zoned Parkside Specific Plan (PSP03-002) and allows residential use.

Description of Project: The proposed West Ontario Commerce Center Specific Plan includes two (2) Planning Areas (PAs) totaling approximately 120 net acres and will allow a maximum development of 555,505 square feet of Business Park use and 2,350,005 square feet of Industrial use with a total development of 2,905,510 square feet. The Specific Plan has the flexibility to determine the individual building size based on the market conditions. The proposed Business Park use will accommodate industrial-serving commercial and office uses, very light industrial uses, and allow multi-tenant buildings and single-tenant buildings. The proposed Industrial use will allow storage and warehousing use. The proposed Industrial use will also allow the development of e-commerce use, distribution, and a wide-range of manufacturing and assembly uses. Business Park uses are depicted as Future Development, on the northern portion of the site.

The project will require a General Plan Amendment and Zone Change to: 1) decrease the designated Business Park area by 40 acres to a total of 21.09 acres; 2) increase the designated Industrial land use by 40 acres to a total of 98.09 acres; and 3) change the designation of approximately 2.49 gross acres (1.41 net acres) within the Parkside Specific Plan northwest of the proposed project site from Parkside Specific Plan (residential use) to Business Park to allow for the realignment of Eucalyptus Avenue.

The project will be developed in two phases. The first phase of development includes the development of two industrial buildings (totaling up to 2,350,005 square feet) and surface parking for each building. Site access for the industrial uses will be provided from Merrill, Carpenter and Hellman Avenues. The second phase of development includes the Business Park and commercial uses for the northern portion of the site along the south side of Eucalyptus Avenue with Business Park and commercial uses oriented towards Eucalyptus Avenue. Site access for the Business Park and commercial uses will be mainly from Eucalyptus Avenue.

As shown in Figure 4, Hellman Avenue will be curved, consistent with the City of Ontario Master Plan of Streets and Highways (The Ontario Plan). Hellman Avenue is designated by The Ontario Plan as a Collector Street with an 88-foot right-of-way consisting of a 64-foot wide road (including a 12-foot striped median) and a 7-foot landscape area with 5-foot sidewalks along both sides of the street. An 18-foot landscape area will extend along both sides of Hellman Avenue beyond the designated right-of-way. Two driveways are proposed along both sides of Hellman Avenue to provide vehicle access to the industrial buildings that are proposed along each side of the street. No street parking will be allowed on Hellman Avenue.

The Ontario Plan designates Eucalyptus Avenue as a four-lane Collector Street. Eucalyptus Avenue is proposed to be developed with a 108-foot right-of-way consisting of an 84-foot wide street, an 8-foot Class II Bikeway (on both sides of the street), a 14-foot wide striped median, a 7-foot wide landscape area and 5-foot wide sidewalks along both sides of the street. A 23-foot wide landscape area will extend adjacent to both outside edges of the Eucalyptus Avenue right-of-way (with an 8-foot wide multipurpose trail on the north side of the street). No street parking or stopping will be allowed on Eucalyptus Avenue. The project will be required to construct the southern ultimate half of Eucalyptus Avenue, including a striped median, a westbound lane, a shoulder and the underground utilities along the project frontage. The project will also evaluate the potential to construct the southern half of the bridge improvements on Eucalyptus Avenue over the Cucamonga Creek Channel.

The Ontario Plan designates Merrill Avenue as a four-lane Collector Street. Merrill Avenue is proposed to be developed with a 108-foot right-of-way, including an 84-foot wide street, an 8-foot wide Class II Bikeway (on both sides of the street), a 14-foot wide striped median, a 7-foot wide landscape area and 5-foot wide sidewalks along both sides of the street. No street parking or stopping will be allowed on Merrill Avenue. A 23-foot wide landscape area will extend adjacent to both outside edges of the Merrill Avenue right-of-way (with an 8-foot wide multipurpose trail on the north side of the street). Merrill Avenue is a designated truck route. The project will be required to construct the northern ultimate half of Merrill Avenue, including the

stripped median, an eastbound lane, a shoulder and the underground utilities along the project frontage. The project will also evaluate the potential to construct Merrill Avenue to its ultimate width including a striped median and underground utilities from the Cucamonga Creek Channel to Carpenter Avenue. The existing two-lane bridge on Merrill Avenue over Cucamonga Creek is designated to be widened to four lanes.

The Ontario Plan designates Carpenter Avenue as a Local Industrial Street. Carpenter Avenue is proposed to be developed as a 66-foot wide right-of-way and include a 48-foot wide street, a 4-foot wide parkway and 5-foot wide sidewalks along both sides of the street. No street parking will be allowed on Carpenter Avenue.

Cucamonga Creek Channel is a County of San Bernardino concrete-lined flood control channel, extending along, and forming the east project boundary. A new bridge is proposed for Eucalyptus Avenue across the Cucamonga Creek Channel to allow traffic to extend east of the channel on Eucalyptus Avenue.

There are no existing public sewer, potable water or storm drain infrastructure (with the exception of the Cucamonga Creek Channel) in the local vicinity of the project site. The infrastructure required to serve the project will be constructed by the project developer in accordance with the City's adopted Sewer, Water, and Recycled Water Master Plan, the City's adopted Master Plan of Drainage and an approved Development Agreement.

The Specific Plan provides the development standards that are applicable to the proposed land uses, structures, and related site improvements. The development standards propose that the minimum lot area for the Business Park and Industrial land uses are 10,000 square feet and 20,000 square feet, respectively. The maximum building height for development within the Business Park and Industrial land use designations are 45 feet and 55 feet, respectively. The development standards also address building area, building setbacks, parking requirements, landscape coverage, lighting, signage, and screening including perimeter walls, fences, and hedges. In addition, Design Guidelines are provided to define conceptual themes for site planning, architecture, and landscape design including walls and fences for the proposed project.

Project Setting: The approximately 120-net acre project site is currently used for agricultural uses, including a dairy farm, row crops, and vacant land previously used for agriculture. There are two Williamson Act contracts on properties within the site.

Surrounding Land Uses:

| | <u><i>Zoning</i></u> | <u><i>Current Land Use</i></u> |
|-------|--------------------------------------|---|
| North | Parkside Specific Plan (PSP03-002) | Vacant undeveloped land and row crops |
| South | AG Preserve – Specific Plan | Vacant undeveloped land |
| East | Subarea 29 Specific Plan (PSP03-003) | Cucamonga Creek Channel (flood control) and vacant undeveloped land |
| West | AG Preserve – Specific Plan | Dairy and a trucking company |

Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement): The project will require approval by the City of Ontario of the West Ontario Commerce Center Specific Plan, General Plan Amendment, Zone Change, Tentative Tract Map, Development Plan, Development Agreement and certification of the West Ontario Commerce Center Specific Plan Environmental Impact Report (EIR).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

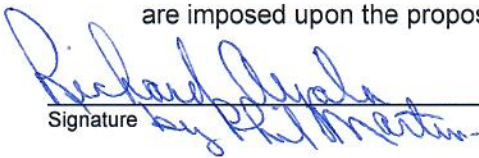
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

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



Signature

April 25, 2017

Date

Richard Ayala, Senior Planner

Printed Name and Title

City of Ontario Planning Department

For

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the

impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from the "Earlier Analyses" Section may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analyses Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant With Mitigation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------------------------------|-------------------------------------|
| 1) 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2) AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project: | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3) AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant With Mitigation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------------------------------|-------------------------------------|
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4) BIOLOGICAL RESOURCES. Would the project: | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5) CULTURAL RESOURCES. Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6) 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>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant With Mitigation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------------------------------|-------------------------------------|
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18.1 B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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"/> |
| 7) GREENHOUSE GAS EMISSIONS. Would the project: | | | | |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8) 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within the safety zone of the airport land use compatibility plan for ONT or Chino Airports, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

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|---|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 10) 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 any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, airport land use compatibility plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11) MINERAL RESOURCES. Would the project: | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <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"/> |
| 12) NOISE. Would the project result in: | | | | |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within the noise impact zones of the airport land use compatibility plan for ONT and Chino Airports, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13) 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 road or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14) PUBLIC SERVICES. Would the project: | | | | |
| a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |

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| | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| i) Fire protection? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ii) Police protection? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iii) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| v) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15) RECREATION. Would the project: | | | | |
| a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16) TRANSPORTATION/TRAFFIC. Would the project: | | | | |
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 17. TRIBAL CULTURAL RESOURCES. Would the project: | | | | |
| Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: | | | | |
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | | |
|--|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 18) UTILITIES AND SERVICE SYSTEMS. Would the project: | | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the City shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221). | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 19) 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

EXPLANATION OF ISSUES

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

a) **Have a substantial adverse effect on a scenic vista? *Less Than Significant Impact.***

Discussion of Effects: The Ontario Plan (TOP) does not identify any scenic vistas within the City of Ontario. However, TOP (Policy CD1-5) requires all major north-south streets be designed and redeveloped to feature views of the San Gabriel Mountains. The Functional Roadway Classification Plan (Figure M-2) of the Mobility Element of TOP defines the proposed north-south alignment of Hellman Avenue that bisects the project site as a Standard Arterial. The proposed Specific Plan is required by the Community Design Element of TOP to provide project features, including parkways and landscape areas, on the east and west sides of Hellman Avenue and along the north-south streets adjacent to the project site to protect views of the mountains. Therefore, no adverse scenic vista impacts to motorists on Hellman Avenue are anticipated in relation to the project.

Mitigation: None required.

b) **Substantially damage scenic resources, including, but not limited to, tress, rock outcroppings and historic buildings within a state scenic highway? *No Impact.***

Discussion of Effects: The City of Ontario is served by three freeways: I-10, I-15, and SR-60. I-10 and SR-60 traverse the northern and central portion of the City, respectively, in an east-west direction. I-15 traverses the northeastern portion of the City in a north-south direction. The project is located approximately five miles south of I-10, three miles south of SR-60 and three miles west of I-15, which are the closest freeways to the site. These segments of I-10, I-15, and SR-60 serving the City have not been officially designated as scenic highways by the California Department of Transportation. There are no historic buildings or any scenic resources within a state scenic highway on or adjacent to the project. Therefore, the project will not result in adverse scenic resource impacts to any features within a state scenic highway.

Mitigation: None required.

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

Discussion of Effects: The proposed project would change and potentially significantly degrade and impact the existing visual character and quality of the project site and its immediate surroundings. The project site is an agricultural use and located in an area that is characterized by agricultural uses to the north, east, and south and dairy farm and industrial use (trucking company) to the west. Increased urban development, including proposed and approved industrial, commercial, and residential development is occurring on some of the existing agricultural properties in the immediate vicinity of the project site.

The project will change the visual character of the site by removing the existing agricultural uses on the site and changing to industrial and business park use. This will result in a change of the visual quality of the site and the immediate area with the construction of new buildings, a new street (Hellman Avenue) through the site, improvements of the existing streets adjacent to the site, new landscaping, sidewalks, curbs and gutters consistent with policies of the Community Design Element of TOP and the City Development Code. The development of the project as proposed will change the visual character of the project site from agriculture to urban use consistent with the land uses proposed for the property in TOP. The EIR will evaluate the impacts of the project related to consistency of the project with the design criteria of the Community Design Element of TOP. Additionally, the EIR will analyze the impacts of the project on the existing adjacent land uses and the potential to degrade the visual character or quality of the site and its surroundings.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

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

Discussion of Effects: The project will introduce new sources and intensity of lighting to the site and the immediate project vicinity associated with interior and exterior building safety and security lighting, streetlights, parking lot lights, building signage, and entry monuments. The addition of vehicle traffic consisting of passenger cars and trucks parked on-site and traveling in the area will result in increased light and glare from reflection and motor vehicle headlights. The EIR will evaluate the impacts of the project due to increase light and glare by the project and on adjacent surrounding land uses and area streets.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

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

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

Discussion of Effects: The project site is presently used for agriculture, including a dairy and row crops with the remainder of the site consisting of vacant land previously used for agriculture. Approximately 20-acres in the southwest corner of the site are designated Prime Farmland and the remainder of the site is designated Other Land by the California Resources Agency, pursuant to the Farmland Mapping and Monitoring Program.¹ The project will convert approximately 20-acres of Prime Farmland to non-agricultural urban use. As noted in TOP FEIR (Page 5.2-10), conversion of agricultural land coupled with future development in the project vicinity could have a potentially significant impact on agricultural resources. The EIR will evaluate the impacts of the project on Prime Farmland with the conversion of the site to an urban use.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

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

Discussion of Effects: Most of the project site is zoned AG-Specific Plan with an Agricultural Overlay Zone (Right to Farm Ordinance). Approximately 2.5 acres of land associated with the realignment of Eucalyptus Avenue at the northwest corner of the site is off-site and north of Eucalyptus Avenue and zoned Parkside Specific Plan (PA-9-Multi-Family-Residential). Agricultural uses currently exist within the project site and agriculture is an allowed use in the SP (AG) zone under the terms of the Agricultural Overlay Zone. While non-agricultural uses are proposed for the site, agricultural uses are allowed on the project site with the designated Agricultural Overlay Zone. Agricultural uses, including a dairy farm, row crops, and vacant land previously used for agriculture, currently exists on the project site. Two parcels in the northeast and northwest portions of the project site, totaling approximately 13.7-acres and 16.06-acres, respectively are under Williamson Act contracts. The AG-Specific Plan zone indicates that, while the underlying land can accommodate the continuation of agricultural uses, a specific plan is required by the City to comprehensively plan for development of the proposed land uses within the project site. While urban development is proposed, the

¹ California Department of Conservation, San Bernardino County Important Farmland 2012, sheet 2 of 2.

existing agricultural uses will be allowed to continue in conjunction with urban and non-agricultural uses. The removal of the existing properties from their Williamson Act contracts could have a potentially significant impact.

Mitigation: None required.

- c) **Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?** *No Impact.*

Discussion of Effects: The project site is zoned AG-Specific Plan (AG). TOP does not designate any forestland or timberland land uses within the City of Ontario, which includes the project site. The project would be consistent with TOP and the development standards and allowed land uses of the Specific Plan zone. Therefore, the project would not result in any impacts due to the rezoning of forest or timberland.

Mitigation: None required.

- d) **Result in the loss of forestland or conversion of forestland to non-forest use?** *No Impact.*

Discussion of Effects: There is no land in the City of Ontario that qualifies as forestland as defined in Public Resources Code section 12220(g). Neither TOP nor the City's Zoning Code provide designations for forestland. Consequently, the project would not result in any impacts due to the loss or conversion of forestland to non-forest use.

Mitigation: None required.

- e) **Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use?** *Potentially Significant Impact.*

Discussion of Effects: The project site is zoned AG-Specific Plan. Approximately 20-acres are designated Prime Farmland. The project site is in agricultural use, including a dairy farm, row crops and vacant land that was previously used for agriculture. The project would convert the land, including Prime Farmland, to non-agricultural use. The EIR will evaluate the impacts of the project from the conversion of agriculture, including Prime Farmland, to a non-agricultural use. There is currently no land in the City of Ontario that qualifies as forest land as defined in Public Resources Code Section 12220(g). The project will not impact any forestland.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

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

- a) **Conflict with or obstruct implementation of the applicable air quality plan?** *Potentially Significant Impact.*

Discussion of Effects: As noted in the TOP FEIR (Section 5.3), pollutant levels in the Ontario area already exceed Federal and State standards. To reduce pollutant levels, the City of Ontario is actively participating in efforts to enhance air quality by implementing Control Measures in the South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan (AQMP) for local jurisdictions within the South Coast Air Basin, including the City of Ontario. Because the project is requesting a general plan amendment and zone change, the change in land use and density could conflict with and impact the City's participation in the AQMP..

Mitigation: None required.

- b) **Violate any air quality standard or contribute substantially to an existing or projected air quality violation?** *Potentially Significant Impact.*

Discussion of Effects: Short-term air emissions will result from construction-related activities such as demolition, excavation, and grading, construction employee vehicular traffic, truck deliveries of building materials, etc. Long-term air emissions will be generated due to project-related traffic (passenger vehicles and trucks), use of machinery and landscaping equipment, and combustion of natural gas for water and space heating. The EIR will evaluate the short-term and long-term air quality impacts of the project and the potential to violate air quality standards.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

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

Discussion of Effects: The project will generate criteria pollutants for which the region is in non-attainment under the applicable federal or state ambient air quality standards. Along with cumulative development, the project could result in cumulative air quality impacts that are significant. The EIR will evaluate the cumulative air quality impacts of the project.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- d) **Expose sensitive receptors to substantial pollutant concentrations?** *Potentially Significant Impact.*

Discussion of Effects: Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care 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 project has the potential to generate emissions resulting in substantial pollutant concentrations from the operation of construction-related equipment and vehicles during demolition, excavation, grading, construction and truck deliveries of building materials. During operation of the project, trucks traveling to and from the site as well as idling on site at loading docks/truck bays have the potential to result in diesel emissions that could expose sensitive receptors in the project area to substantial pollutant concentrations. The EIR will evaluate the potential air quality impacts of the project, including from toxic air contaminants, on sensitive receptors as a result of the generation of pollutant concentrations.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- e) **Create objectionable odors affecting a substantial number of people?** *Potentially Significant Impact.*

Discussion of Effects: The construction activities and the ongoing operation of the industrial and business park uses proposed for the site may have the potential to create objectionable odors. The EIR will evaluate the potential odor impacts of the project.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

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

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

Discussion of Effects: The project site has been disturbed in the past from its natural state in association with the operation of a dairy farm (including residences, sheds and corrals, feeding preparation areas, waste ponds/basins, manure spreading areas, etc.), row crops, and previous agricultural activities on the now vacant land. The operation of the dairy farm and agricultural activities on a considerable portion of the site has substantially degraded the potential for the site to serve as native habitat. The project proposes to change the land use from the existing agricultural uses to industrial and business park development, which could further reduce the viability of the site as suitable wildlife habitat.

The project site is located within an area that is identified in the TOP FEIR as containing species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service. The loss of current/seasonal habitat could have a potentially significant impact upon certain sensitive/special status species in the project area. A portion of the site is located within Delhi Soil, potential habitat for the Delhi Sand Flower-loving Fly (DSF), a federally listed, endangered species. Vacant areas of the site provide potential habitat for the western burrowing owl and California ground squirrel. In addition, the areas with crops or are vacant provide habitat suitable for foraging by several species of special status raptors during winter or migration periods. However, during surveys conducted in February and December 2015 on the site, no special-status plant species or wildlife species were recorded. However, several wildlife species not observed during the surveys have a moderate or moderate-high occurrence potential (primarily as foragers). The EIR will evaluate the potential for impacts to plant or wildlife to occur as a result of the project, either directly or indirectly through habitat modifications, for any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS).

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

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

Discussion of Effects: Surveys of the project site were conducted in February and December 2015. The results indicated that, although the on-site detention basins were listed in the USFWS National Wetlands Inventory as freshwater ponds, it was determined these basins would not be subject to federal wetland inventory requirements and would not be considered freshwater ponds. Therefore, at the time of the surveys in 2015 there were no jurisdictional waters or wetlands that are regulated by the U.S. Army Corps of Engineers (Corps), CDFWS, or Regional Water Quality Control Board (RWQCB) on the project site. Although not observed during the surveys conducted February and December 2015, there is a potential for Delhi Sands Flower-Loving Fly habitat to exist. Vacant areas of the site provide potential habitat for the western burrowing owl and California ground squirrel. In addition, the areas with crops or are vacant provide habitat suitable for foraging by several species of special status raptors during winter or migration periods. During the previous surveys, no special-status plant species or wildlife species were recorded on the site. The EIR will evaluate if there is any riparian habitat on-site or any other sensitive natural community, the loss which could have a potentially significant impact upon certain sensitive/special status species in the area.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- c) **Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? *No Impact.***

Discussion of Effects: The TOP FEIR does not identify any federally protected wetlands within the project site. Surveys of the project site were conducted in February and December 2015. The results indicated that, although the on-site detention basins were listed in the USFWS National Wetlands Inventory as freshwater ponds, it was determined these basins would not be subject to federal wetland inventory requirements and would not be considered freshwater ponds. Therefore, at the time of the surveys there were no jurisdictional waters or wetlands that are regulated by the U.S. Army Corps of Engineers (Corps), CDFWS, or Regional Water Quality Control Board (RWQCB) on the project site.

Mitigation: None required.

- 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? *No Impact.***

Discussion of Effects: The site is part of an area that is identified in the TOP FEIR as important to several migratory bird species. However, based on biological surveys of the project site that were conducted in February and December 2015, the project site is essentially surrounded by existing development, and therefore, it is highly unlikely the subject site occupies an important location relative to regional wildlife movement. As such, project implementation would not be expected to have any substantial effect on local or regional wildlife movement.

Mitigation: None required.

- e) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? *No Impact.***

Discussion of Effects: The City of Ontario does not have any ordinances protecting biological resources. As a result, no impacts to tree preservation or other biological resources are anticipated.

Mitigation: None required.

- f) **Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan? *No Impact.***

Discussion of Effects: The City has one Habitat Conservation Plan (HCP): a 19-acre area near the intersection of Greystone Drive and the eastern City boundary established to protect the Delhi Sands Flower-Loving Fly. Since the project is outside of the HCP, the project will not conflict with and impact an adopted HCP or any other approved habitat conservation plan and no impacts are anticipated.

Mitigation: None required.

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

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

Discussion of Effects: The City of Ontario conducted a Historic Context² of the buildings in the 8,200 acres of the New Model Colony area of the City to determine the historical significance of the

² The City of Ontario's Historic Context for the New Model Colony Area, Galvin & Associates, September 2004.

properties that were present. Through the examination of building permits and pre-1950's aerial photographs, it was determined that 340 parcels contained structures that were at least 45 years old at that time. Further research and analysis was conducted for the structures on the 340 parcels to ultimately identify potential historic properties by providing a framework for identification and evaluation. Upon review of the Historic Context for the proposed project, it is possible that some of the on-site structures and ancillary dairy buildings may qualify as a historical building based on established historic criteria. The EIR will evaluate the potential historic impacts of the project and recommend mitigation measures to reduce any historic impacts to acceptable levels.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

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

Discussion of Effects: The TOP FEIR (Section 5.5) indicates no archeological sites or resources have been recorded in the City with the Archeological Information Center at San Bernardino County Museum. However, only about 10 percent of the City of Ontario has been adequately surveyed for prehistoric or historic archaeology. While no adverse impacts to archeological resources are anticipated at this site due to the previous disturbance from the exiting dairy farm and row crops as well as previous agricultural activities, standard conditions have been imposed on the project that in the event of unanticipated archeological discoveries, construction activities will not continue or will be moved to other parts of the project site and a qualified archaeologist shall be contacted to determine significance of these resources. If the find is discovered to be historical or unique archaeological resources, as defined in Section 15064.5 of the CEQA Guidelines, avoidance or other appropriate measures shall be implemented.

Mitigation: None required.

- c) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? *Less Than Significant Impact.***

Discussion of Effects: The City of Ontario is underlain by deposits of Quaternary and Upper-Pleistocene sediments deposited during the Pliocene and early Pleistocene time, Quaternary Older Alluvial sediments may contain significant, nonrenewable, paleontological resources and are, therefore, considered to have high sensitivity at depths of 10 feet or more below ground surface. In addition, the TOP FEIR (Section 5.5) indicates that one paleontological resource has been discovered in the City. While no adverse impacts are anticipated, standard conditions will be imposed on the project that in the event of unanticipated paleontological resources are identified during excavation, construction activities will not continue or will be moved to other parts of the project site and a qualified paleontologist shall be contacted to determine significance of these resources. If the find is determined to be significant, avoidance or other appropriate measures shall be implemented.

Mitigation: None required.

- d) **Disturb any human remains, including those interred outside of formal cemeteries? *No Impact.***

Discussion of Effects: The project site is in an area that has been previously disturbed by agricultural activities and development. Because the area has been disturbed, no known religious or sacred sites exist within the project area. Therefore, human remains are not expected to be encountered during any construction activities. However, in the unlikely event that human remains are discovered, existing regulations, including the California Public Resources Code Section 5097.98, would afford protection for human remains discovered during development activities. Furthermore, standard conditions will be imposed on the project that in the event of unanticipated discoveries of human remains are identified during excavation, construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and/or Native

American consultation has been completed, if deemed applicable.

Mitigation: None required.

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

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

i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. *No Impact.***

Discussion of Effects: There are no active faults known on the project site and the site is located outside any identified Fault Rapture Hazard Zone (formerly Alquist-Priolo Zone). The TOP FEIR (Section 5.7/Figure 5.7-2) identifies eight active or potentially active fault zones near the City. Given that the closest fault zone is located more than seven miles west of the project site, fault rupture within the project area is not likely. All development will comply with the California Building Code seismic design standards to reduce geologic hazard susceptibility. Therefore, no impacts due to rupture of a known earthquake fault are anticipated.

Mitigation: None required.

ii) **Strong seismic ground shaking? *Less Than Significant Impact.***

Discussion of Effects: There are no active faults known on the project site and the site is located outside any identified Fault Rapture Hazard Zone (formerly Alquist-Priolo Zone). Figure 5.7-2 of the TOP FEIR identifies eight active or potentially active fault zones near the City. The closest fault zone is located more than seven miles west of the project site. The proximity of the site to the active faults will result in ground shaking during moderate to severe seismic events. All project construction will be in compliance with the California Building Code, the Ontario Municipal Code, TOP, and all other ordinances adopted by the City related to construction and safety. Therefore, no significant impacts due to strong seismic ground shaking are anticipated.

Mitigation: None required.

iii) **Seismic-related ground failure, including liquefaction? *Less Than Significant Impact.***

Discussion of Effects: As identified in the TOP FEIR (Section 5.7), groundwater saturation of sediments is required for earthquake induced liquefaction. In general, groundwater depths shallower than 10 feet to the surface can cause the highest liquefaction susceptibility. Based on the geotechnical report prepared for the site, the mapping performed by San Bernardino County and the existing soil and geotechnical conditions encountered at the boring locations throughout the site, liquefaction is not considered a concern for the project. Therefore, the liquefaction potential within the project site is minimal. Implementation of TOP strategies, the California Building Code, and Ontario Municipal Code would reduce potential liquefaction impacts to a less than significant level.

Mitigation: None required.

iv) **Landslides? *No Impact.***

Discussion of Effects: The project would not expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving landslides because the relatively flat topography of the project site (approximately one percent slope across the City) makes the

chance of landslides remote. The geotechnical study prepared for the site states that existing slope is approximately 1 percent to the south. In addition, there are no slopes adjacent to the site that could impact the project due to an off-site landslide. With implementation of TOP strategies, the California Building Code, and the Ontario Municipal Code, no impacts from landslides are anticipated.

Mitigation: None required.

b) **Result in substantial soil erosion or the loss of topsoil?** *Potentially Significant Impact.*

Discussion of Effects: The project site is located within a high wind area. Short-term grading and construction activities for the project has the potential to result in significant soil erosion or loss of topsoil. Grading increases the potential for erosion by removing existing surfaces including asphalt and protective vegetation, changing natural drainage patterns, and loosening and moving soil during excavation and grading activities. In addition to SCAQMD Rule 401 (Fugitive Dust), the City requires the applicant to submit an erosion/dust control plan for projects located within this area. Further, implementation of the County-wide National Pollutant Discharge Elimination System (NPDES) program, TOP Environmental Resources Element strategies, the California Building Code, and the Ontario Municipal Code would reduce the effects of wind and water on soil erosion. The EIR will evaluate the impacts of the project from the effects of wind and water on soil erosion during grading and construction activities.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

c) **Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?** *Less Than Significant Impact.*

Discussion of Effects: Based on the results of the geotechnical report³ prepared for the site that included field exploration, laboratory testing and geotechnical analysis, the proposed project is considered feasible from a geotechnical standpoint. There are no geologic conditions or soil types on the site that would become unstable due to the project. Furthermore, implementation of TOP strategies, California Building Code, and Ontario Municipal Code would address potential unstable soil conditions. The project is not anticipated to have any significant geologic unit or unstable soil impacts based on the results of the geologic report prepared for the project.

Mitigation: None required.

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?** *Less Than Significant Impact.*

Discussion of Effects: Based on the geotechnical report, the near surface soils at the site generally consist of silty sands, sandy silts and fine sands. Laboratory testing indicates that these materials have a very low expansion potential. Based on the test results, no design considerations related to expansive soils are warranted for the site and no significant soil expansion impacts are anticipated.

Mitigation: None required.

³ Geotechnical Feasibility Study, Proposed Commercial/Industrial Development, NEC Merrill Avenue and Carpenter Avenue, Ontario, California, prepared for Real Estate Development Associates by Southern California Geotechnical, Inc. (SCG), SCG Project No. 15G116-1, February 25, 2015, and Addendum October 15, 2016.

- 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.*

Discussion of Effects: The project vicinity is served by the local sewer system and the use of alternative wastewater disposal systems, including septic tanks, is not allowed and not proposed by the project. The project will be required to connect to the public sewer system that serves the area. The project will not have an impact from soils due to the use of septic tanks or alternative wastewater disposal systems.

Mitigation: None required.

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

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

Discussion of Effects: The impact of the buildout of TOP on the environment due to the emission of greenhouse gases (GHGs) was analyzed in the TOP FEIR. According to the FEIR, this impact would be significant and unavoidable. (Re-circulated Portions of TOP Draft Environmental Impact Report, p. 2-118.) This FEIR was certified by the City on January 27, 2010, at which time a statement of overriding considerations was also adopted for TOP's significant and unavoidable impacts, including that concerning the emission of GHG.

The City adopted a Community Climate Action Plan (CAP) on December 16, 2014. The purpose of the City's Community CAP is to reduce greenhouse gas emissions by the targeted 30% below business-as-usual 2020 levels. The City's Community CAP includes existing state measures and existing and proposed local measures that would result in GHG emission reductions from 2008-2020. While GHG reductions will be achieved through state, county and city-level programs, the largest GHG reductions are identified in the areas of building energy, agriculture and transportation. As shown in Table ES-2 of the Community CAP, the performance standard for new development that emit more than 3,000 MT CO₂e per year requires these projects to reduce emissions by 25%. To comply with the City's adopted Community CAP, a greenhouse gas analysis will be prepared to determine the GHG emissions estimated to be generated by the project and identify the energy reduction measures proposed by the project applicant to reduce GHG emissions to acceptable levels. The EIR will provide an impact analysis that evaluates the level of GHG emissions estimated to be generated by the proposed project and the resulting reduction of GHG emissions with implementation of the applicant's proposed GHG Reduction Measures and the project's ability to meet the requirements of the Community CAP.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR

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

Discussion of Effects: While the proposed project is not anticipated to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of GHG with the incorporation of specific GHG reduction measures, the EIR impact analysis will analyze the estimated levels generated by the project and the effectiveness of the GHG Reduction Measures proposed by the applicant to reduce greenhouse gas emissions to acceptable levels in compliance with the CAP.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

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

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

Discussion of Effects: The industrial and business park uses proposed for the project site could include the transport, use, or disposal of hazardous materials during the operations of the proposed uses. The EIR will evaluate the potential hazards impacts of the project from the routine transport, use, or disposal of hazardous materials.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

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

Discussion of Effects: Due to the agricultural uses that currently exist and existed in the past, herbicides and pesticides were likely stored and used on the project site. Phase I and II Environmental Site Assessments (ESAs)⁴ were completed in 2015 and 2016 of the site. The ESAs indicate the presence of above ground storage tanks (ASTs) used for fuel storage for the operation of the agricultural equipment, a debris pile, pole-mounted transformers possibly containing PBCs, and various areas of soil staining. There is the potential for the chemicals associated with the herbicides and pesticides and other hazardous or potentially hazardous materials to occur on the site. Further, due to their age, it is also likely that the existing buildings and structures may contain hazardous materials such as lead based paint, asbestos, mercury lighting fixtures, and switches, etc. The removal of these buildings and structures will require the handling, removal, and disposal of the hazardous materials that could pose a risk to the public or the environment. The EIR will evaluate potential impacts from demolition, excavation, and grading for the project as well as the transport of hazardous substances on the roadway system for disposal and the potential for the release of hazardous materials into the environment.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?** *No Impact.*

Discussion of Effects: There are no existing or planned schools located within one-quarter mile of the site. Therefore, the proposed project will not emit hazardous emissions, handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or planned school. Therefore, no hazardous materials would be emitted and impact existing or proposed schools within one-quarter mile of the project.

Mitigation: None required.

- d) **Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?** *No Impact.*

Discussion of Effects: Phase I Environmental Site Assessments (ESAs) and limited Phase II ESAs

⁴ Phase I Environmental Site Assessment for Real Estate Development Associates, Inland Harbor Parcel APNS 0218-261-22; 0218-271-04, -18, GH Dairy 9279 Eucalyptus Avenue, February 2015; Phase I Environmental Site Assessment for REDA, APNS 0218-261-16; 0218-261-23, Ontario, CA 91762, February 2016; Limited Phase II Environmental Site Assessment, Prepared for Real Estate Development Associates, Property Location: Inland Harbor Parcel APNS 0218-261-22; 0218-271-04, -18, GH Dairy 9279 Eucalyptus Avenue, APNS 0218-261-22, and 0218-271-08, -10, -13, Ontario, California 91762, March 2015; Limited Phase II Environmental Site Assessment, Prepared for REDA, Property Location APNS 0218-261-16, 0218-261-23, Ontario, CA 91762, January 2016.

were completed for the properties within the project site. The ESAs did not identify any properties on the project site that are considered to be hazardous sites per Government Code 65962.5. The project will not create a significant hazard to the public or environment due to the site being a hazardous materials site per Government Code 65962.5.

Mitigation: None required.

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

Discussion of Effects: According to Exhibit LU-6 of TOP, project site is located within the Chino Airport Overlay. Per the Comprehensive Land Use Plan for Chino Airport dated November 1991, the site is located in Referral Area "C". The outer boundary of this referral area lies on an arc with a radius of approximately 10,000 feet from the airport. This area is substantially the same as Safety Zone III. The threat of aircraft accidents in this area is below that of the other referral areas, however some do occur, and it is necessary to ensure that some continuing restrictions on land use are imposed when planning within this area. No restrictions are generally placed on residential zoning within this area. Light industrial and manufacturing uses are also acceptable, provided that they do not generate any visual, electronic or physical hazards to aircraft. The project does not propose any industrial or manufacturing use that would visually, electronically or physically impact aircraft or airport operations at Chino Airport. While the project is within the Airport Influence Area of the Ontario International Airport (ONT) as shown on Map 2-1 of the Ontario International Airport Land Use Compatibility Plan, the site is outside the ONT 2030 influence area as shown on Figure 5.8-1 of the TOP FEIR. The project is outside of all designated airport safety, noise impact, or airspace protection zones of ONT. The potential safety hazard impacts to the occupants of the proposed project associated with the on-going operations at the Ontario International Airport would be less than significant. The project will not have any significant impacts to either ONT or Chino Airport.

Mitigation: None required.

- f) **For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?** *No Impact.*

Discussion of Effects: The project site is not located within the vicinity of a private airstrip. Therefore, no safety impacts to the project by a private airstrip are anticipated.

Mitigation: None required.

- g) **Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?** *Less Than Significant Impact.*

Discussion of Effects: The City's Safety Element, as contained within TOP, includes policies and procedures to be administered in the event of a disaster. The TOP seeks interdepartmental and inter-jurisdictional coordination and collaboration to be prepared for, respond to and recover from every day and disaster emergencies. The project will be required to comply with the requirements of the Ontario Fire Department and all City requirements for fire and other emergency access. Because the project is required to comply with all applicable City codes, any emergency evacuation or emergency response plan impacts would be reduced to a less than significant level.

Mitigation: None required.

- h) **Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?** *No Impact.*

Discussion of Effects: The project site is not located in or near any designated wildlands. Therefore, the project will not be impacted by wildland fires.

Mitigation: None required.

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

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

Discussion of Effects: The discharge of storm water pollutants from areas on the site for materials storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing, waste handling, hazardous materials handling or storage, delivery areas or loading docks/bays) could result in an increase in the amount of suspended solids, trash and debris, oil and grease, organic compounds, pesticides, nutrients, heavy metals and bacteria pathogens in surface runoff flows during storm events. The type and level of solids, trash, debris, etc. in the runoff could impact surface water quality. The project will be required to comply with the statewide National Pollutant Discharge Elimination System (NPDES) General Industrial Activities Stormwater Permit, the San Bernardino County Area-Wide Urban Runoff Permit (MS4 permit), and the Ontario Municipal Code (Title 6, Chapter 6 (Stormwater Drainage System)). The compliance of the proposed project with all applicable state, San Bernardino County, and City of Ontario water quality standards would reduce water quality impacts to a less than significant impact.

Mitigation: None required.

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

Discussion of Effects: Inland Empire Utilities Agency (IEUA) has a master plan for the construction and improvements to their water supply system in the project area. These new and improved water supply facilities will ensure that development of the project will eliminate existing groundwater pumping for agricultural use and not deplete groundwater supplies. The elimination of existing groundwater pumping will have a positive impact to the local aquifer. The development of the project will require the grading and excavation of the site with cuts up to approximately seven feet below existing ground surface. Ground water was not encountered in any of the on-site soil borings up to 31 feet below the existing surface. Therefore, the project will not impact the existing aquifer below the existing ground surface at the site. Although the project will increase the amount of impervious surfaces compared to the existing condition, proposed water quality retention basins, landscape areas associated with the building areas and within the parking areas, landscape areas along Hellman Avenue and landscape areas extending 32 feet from the right-of-ways for Eucalyptus Avenue and Merrill Avenue will allow percolation of rainfall to recharge the aquifer. The elimination of groundwater pumping and continued percolation of rainfall to recharge the aquifer would have a positive impact to groundwater supplies. Therefore, the project would have a less than significant impact to the local aquifer and would not substantially deplete groundwater supplies or interfere with groundwater recharge.

Mitigation: None required.

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

harm or potential for significant increases in erosion of the project site or surrounding areas? *Potentially Significant Impact.*

Discussion of Effects: The existing drainage pattern on the project site will be altered with the grading of the project site for development of the business park and industrial uses based on the proposed Specific Plan. The conversion of the site from agricultural to urban use will result in increased runoff due to an increase in the amount of impermeable surfaces such as buildings, parking areas, sidewalks, streets, etc. The increase in the amount of surface runoff generated by the development of the project could have a potentially significant impact from erosion and/or siltation on-site or off-site. There are no streams or streambeds on the site. The Cucamonga Creek Channel, a concrete-lined flood control channel, extends along and forms the eastern project boundary. The EIR will evaluate impacts due to the changes in the project site's existing on-site drainage patterns and the potential to result in substantial erosion or siltation on-site or off-site or result in an increase in the volume of surface water runoff with the project.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

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

Discussion of Effects: As discussed in 9 "c" above, the existing drainage pattern on the project site will be altered due to the grading of the site for the development based on the proposed Specific Plan. The conversion of the site from agriculture to urban use will increase surface water runoff due to increases in the amount of impermeable surfaces such as buildings, parking areas, sidewalks, streets, etc. The increase in the surface water runoff by the project could have a potentially significant impact due to the increased volume of storm water generated from the site. There are no streams or streambeds either on- or off-site that would be altered by the project. The EIR will discuss the potential impacts associated with the drainage pattern alterations by the proposed project and the increased rate or amount of surface water runoff during a storm event.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- e) **Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff and/or post-construction activity? *Less Than Significant Impact.***

Discussion of Effects: The agricultural uses on the site do not generate a large amount of surface runoff. The proposed project will result in a substantial increase in surface runoff as a result of an increase in the amount of impervious surfaces with the construction of buildings, parking areas, sidewalks, streets, etc. compared to the existing conditions. It is not anticipated that the proposed project would create or contribute surface runoff that would exceed the capacity of existing or planned stormwater drainage systems that will serve the project site or create or contribute stormwater runoff pollutants during construction and/or post-construction activity. Pursuant to the requirements of TOP, the City's Development Code, and the San Bernardino County MS4 Permit's Water Quality Management Plan (WQMP), individual developments must provide site drainage and WQMP plans according to guidelines established by the City's Engineering Department. If master drainage facilities are not in place at the time of project development, then standard engineering practices to control post-development runoff may be required, which could include the construction of on-site storm water detention and/or retention/infiltration facilities. Therefore, no significant stormwater runoff capacity impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: Some grading and construction activities could result in temporary increases in suspended solids in surface stormwater flows with potential surface water quality impacts. The project will be required to comply with the statewide NPDES General Construction Permit and the City of Ontario Municipal Code (Title 6, Chapter 6 (Stormwater Drainage System)) to minimize surface water pollution. Therefore, it is anticipated the project will not discharge stormwater during construction that will affect the beneficial uses of any receiving waters. The General Construction Permit requirements and the implementation of the applicable policies of TOP will reduce stormwater pollutants. Therefore, potential impacts to water quality by the project will be less than significant.

Mitigation: None required.

- g) **Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? *No Impact.***

Discussion of Effects: The project site is not located within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary, Flood Insurance Rate Map and Exhibit S-2 of the Safety Element of TOP. The project does not propose any housing for the site. Therefore, the project will not place housing in a 100-year flood hazard area.

Mitigation: None required.

- h) **Place within a 100-year flood hazard area, structures that would impede or redirect flood flows? *No Impact.***

Discussion of Effects: As identified in Exhibit S-2 of the Safety Element of TOP, the site is outside of and not within a 100-year flood hazard area. Therefore, the project will not place any structures in a 100-year flood hazard area and impede or redirect flood flows. The project will not have any flooding impacts.

Mitigation: None required.

- i) **Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? *No Impact.***

Discussion of Effects: As identified in Exhibit S-2 of the Safety Element of TOP, the site lies outside of the 100-year flood hazard area. The Cucamonga Creek Channel extends along and forms the east project boundary. The channel provides 100-year flood protection for the City, including the project site. The project is upstream of Prado Dam and not exposed to any risk due to the failure of the Prado Dam. The site is within the San Antonio Creek dam failure inundation area. Catastrophic failure of the San Antonio Dam could occur during an earthquake. However, the probability of catastrophic failure is very low. Furthermore, the City of Ontario Fire Department maintains a list of emergency procedures to be followed in the event of a failure (Ontario 2008). Because the likelihood of catastrophic failure of the San Antonio Dam is very low and the City is prepared in the event of such failure, impacts are considered less than significant.⁵ There are no other dams or levees that would expose the project to significant risk involving flooding as a result of the failure of a levee or dam.

Mitigation: None required.

- j) **Expose people or structures to inundation by seiche, tsunami or mudflow? *No Impact.***

Discussion of Effects: There are no lakes or substantial reservoirs either on or near the project site

⁵ The Ontario Plan Draft EIR, SCH 2008101140, p. 5.9-23, April 2009.

that would impact the project due to a seiche. The project site is more than 40 miles from the Pacific Ocean and would not be exposed to a tsunami. The topography of the site is relatively flat and less than one percent slope to the south. The chance of mudflow either on- or off-site is remote and unlikely. The project will not be impacted by a seiche, tsunami, or mudflow.

Mitigation: None required.

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

- a) **Physically divide an established community?** *No Impact.*

Discussion of Effects: The proposed land uses for the site are consistent with the land use categories that surround the site as designated by TOP, which include Business Park and Medium Density Residential to the north, Cucamonga Creek to the east, Industrial Park to the south and Business Park and Office Commercial to the west. The project site and the adjacent land uses are also within the Chino Airport Overlay zone. The project will not physically divide an established community and will become an integrated part of the approved TOP. Therefore, no impact will occur.

Mitigation: None required.

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

Discussion of Effects: The project is requesting an amendment to TOP and zone change to increase the area that is designated Industrial and decrease the area that is designated Business Park. The EIR will evaluate the consistency of the project with TOP and whether or not the requested land use amendment and zone change interferes or conflicts with any TOP land use policies for these land uses. The project is also requesting a general plan amendment and zone change for approximately 2.49 gross acres (1.41 net acres) of the Parkside Specific Plan from its approved residential use to Business Park to allow for the realignment of Eucalyptus Avenue northwest of the project.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- c) **Conflict with any applicable habitat conservation plan or natural community conservation plan?** *No Impact.*

Discussion of Effects: The project site is not located within any adopted habitat conservation plans or natural community conservation plans. The project will not conflict with or have any impacts to a habitat conservation or community conservation plan.

Mitigation: None required.

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

- a) **Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?** *No Impact.*

Discussion of Effects: There are no known mineral resources either on the project site or in the immediate vicinity of the site that would be impacted by the project. TOP does not identify any known or suspected mineral resources in the project area that could be impacted. The project is located in MRZ-3 per Figure 5.11-1 of TOP FEIR. Areas designated by the State of California Geologist as MRZ-3 include land that the significance of mineral deposits cannot be determined

from the available data. Since there are no known mineral resources present that are of value to the State, the project will not impact mineral resources.

Mitigation: None required.

- b) **Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?** *No Impact.*

Discussion of Effects: As discussed in 11 "a" above, there are no known mineral resources either on the site or within the immediate project area that could be impacted by the project. The project will not impact any locally important mineral resources.

Mitigation: None required.

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

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

Discussion of Effects: The project will generate short-term temporary noise level increases both on and adjacent to the site during construction. In addition, the project will generate long-term increase in noise levels on and adjacent to the project site during the operation of the project associated with traffic, business operations, etc. A noise study will be prepared to evaluate the potential short- and long-term noise impacts of the project. The noise study will include existing ambient noise level measurements on the site and along key roadways that will serve the project to determine the potential noise impacts to noise sensitive uses in the project vicinity. The EIR will define the noise level standards applicable to the project, estimate the potential short-term and long-term increases in noise levels, and compare these to existing conditions identify the short-term and long-term noise impacts of the project.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

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

Discussion of Effects: Groundborne vibration would be generated during site demolition, excavation, grading as well as project building construction. Although there are no existing sensitive receptors adjacent to the site, there are residential units planned for the area. The Draft EIR will evaluate the short-term impacts of groundborne vibration or noise levels as a result of the construction activities for the project.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

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

Discussion of Effects: The traffic generated by the project will permanently increase the existing noise levels in the project vicinity above the existing conditions. In addition, interim and short-term operational noise will be generated by on-site activities at the loading docks/bays, within the parking areas and the operation of building HVAC mechanical equipment. The noise levels for each phase of the project will be estimated and, based on defined noise criteria, the EIR will define the potential long-term noise impacts of the proposed project.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

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

Discussion of Effects: Temporary construction activities will increase the ambient noise levels within the project and adjacent surrounding land uses. Based on the estimated short-term noise levels the noise study will determine the potential significance of the short-term noise levels to the immediate project area. The areas potentially impacted by the temporary increase in the ambient noise levels include residences adjacent to roadways along the truck routes that will serve the project during construction. The noise levels for each phase of the project will be estimated to identify the potential temporary noise impacts during construction and, based on defined noise criteria, the EIR will define the short-term noise impacts of the proposed project.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- e) **For a project located within the noise impact zones of the airport land use compatibility plan for ONT and Chino Airports, would the project expose people residing or working in the project area to excessive noise levels?** *No Impact.*

Discussion of Effects: According to Figure 5.12-3 of the Ontario International Airport Land Use Compatibility Plan, the project site is located outside the 60 dB CNEL noise contour of the Ontario airport. Based on Map CH-3 of the Riverside County Airport Land Use Compatibility Plan Policy Document, the project site is outside the 55 CNEL noise contour of the Chino Airport that is located approximately 1.5 miles to the southwest. The project will not be impacted by noise from the operations at either the Ontario International Airport or the Chino Airport.

Mitigation: None required.

- f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?** *No Impact.*

Discussion of Effects: The project site is not located within the vicinity of a private airstrip. Therefore, no noise impacts from a private airstrip are anticipated.

Mitigation: None required.

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

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

Discussion of Effects: The project proposes the development of a business park and industrial uses and does not propose any housing that would directly generate additional residents. The project is consistent with the land uses allowed for the site by TOP. The TOP FEIR evaluated the population growth anticipated to occur with the development of the project site as allowed by the proposed uses. The project will not generate a population growth greater than planned by TOP. Research TOP eirTherefore, no significant population impacts are anticipated

Mitigation: None required.

- b) **Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?** *No Impact.*

Discussion of Effects: There are approximately two occupied residences and one previously occupied residence on the site that would be removed as part of the project. Most of the existing residents are current landowners and have acknowledged their willingness to sell their property to the project proponent and relocate with the development of the site. Because the existing residents

are landowners are willing to sell their property and relocate to accommodate development of the site, the project will not displace a substantial number of houses, requiring the construction of a substantial number of replacement houses elsewhere. The project will not have an impact on existing housing.

Mitigation: None required.

- c) **Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?** *No Impact.*

Discussion of Effects: As discussed in 13 "b" above, while the project proposes to remove the existing residences on the site, the existing residents are the landowners and have agreed to sell their property and move to accommodate development of the project. The small number of residents displaced by the project could find suitable replacement housing in the city or the region. The project will not displace a substantial number of people and will not necessitate construction of replacement housing elsewhere. The project will not have a replacement housing impact.

Mitigation: None required.

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

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

- i) **Fire protection?** *Potentially Significant Impact.*

Discussion of Effects: The site is located in an area that is mostly undeveloped, but undergoing development from existing agriculture to urban use. The City of Ontario Fire Department provides fire protection to the site. The project will require an increase in fire protection services, which may require the expansion of the existing facilities or the construction of new fire protection facilities, additional staffing and/or equipment, including emergency medical services, while maintaining the existing level of service to the area. The EIR will analyze the potential impacts of the project on fire protection services and identify the need for increased staffing, equipment, or facilities, if required.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an

- ii) **Police protection?** *Potentially Significant Impact.*

Discussion of Effects: The City of Ontario Police Department provides police protection to the project site. The project may require the expansion of existing operations and/or the construction of new police facilities, additional police personnel and/or equipment to provide an adequate level of police protection services to the project while maintaining the existing level of service to the surrounding area. The EIR will analyze the potential impacts of the project on police protection services and identify the need for increased staffing, equipment, or facilities, if required.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- iii) **Schools?** *No Impact.*

Discussion of Effects: The project does not propose any housing that would generate students to area schools. The project will not impact the schools that serve the project site.

Mitigation: None required.

iv) **Parks? Less Than Significant Impact.**

Discussion of Effects: The site is served by the City of Ontario Parks and Recreation Department. The project does not propose any housing that would directly increase the demand on existing city park and recreational facilities. While some project employees may use existing city park and recreational facilities, that demand is not anticipated to significantly impact existing city facilities. The project will have a less than significant the impact on park facilities.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR

v) **Other public facilities? Less Than Significant Impact.**

Discussion of Effects: The site is served by the City of Ontario, which provides a variety of public services to the community. While the project will incrementally increase the demand on some public services, including police and fire protection, the increase for other public facilities such as libraries is anticipated to be less than significant.

Mitigation: None required.

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

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

Discussion of Effects: The project does not propose any housing. Therefore, the project would not directly increase the demand for and use of neighborhood parks and other city recreational facilities. TOP includes the development of additional parkland throughout the City and the expansion of hiking trails and improved bikeways. The construction of these planned park facilities as proposed by TOP may result in the construction of new and/or the expansion of existing recreational facilities and serve the project. The project will provide bikeways as a part of the circulation improvements defined in the proposed Specific Plan. Although project employees may indirectly use existing city park and recreational facilities, their increased use, if any, is not anticipated to significantly impact and substantially deteriorate existing park and recreational facilities.

Mitigation: None required.

- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities that have an adverse physical effect on the environment?** No Impact.

Discussion of Effects: The project does not propose the construction of any on- or off-site park or recreational facilities. Therefore, the project will not have any recreational facility construction impacts.

Mitigation: None required.

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

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

Discussion of Effects: The project could impact the levels of service of area intersections, which could conflict with and impact transportation policies, plans, or programs supporting alternative

transportation. The potential impacts of project traffic to applicable transportation policies, plans and programs will be analyzed in the EIR.

Mitigation: None Required.

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

Discussion of Effects: As shown in Figure 5.16-4 and discussed in Section 5 of the TOP FEIR, the San Bernardino County Congestion Management Program (CMP) has identified four arterials in close proximity to the project area that are part of the County's CMP network. These arterials include: Euclid Avenue; Archibald Avenue, south of SR-60; Riverside Drive, west of Archibald Avenue; and the SR-60 Freeway. The project traffic could have a potentially significant impact to the level of service standard established by the County CMP for these designated roads or highways. A traffic study will be prepared and evaluate the potential impact of the project traffic to these CMP roadways and other roadways that will serve the project and recommend mitigation measures, as applicable.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- c) **Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?** *No Impact.*

Discussion of Effects: The project will not create a substantial safety risk or interfere with air traffic patterns at Ontario International Airport or Chino Airport because the site is outside of areas of FAA-imposed height restrictions associated with both airports. The project will not impact air traffic patterns at either Ontario International or Chino airport.

Mitigation: None required.

- 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 Impact.*

Discussion of Effects: The project proposes to construct Hellman Avenue from Merrill Avenue on the south to Eucalyptus Avenue to the north as designated by the TOP Master Plan of Highways. The design of Hellman Avenue and the other master plan roadways adjacent to and serving the project will be constructed in compliance with the City of Ontario's right of way design standards. Eucalyptus Avenue, at the northwest corner of the site, is proposed to be realigned to the north from its existing alignment to match the alignment of Merrill Avenue at Carpenter Avenue at the southwest corner of the site. The realignment of Eucalyptus Avenue could impact the development to the north. A traffic study will analyze the proposed realignment of Eucalyptus Avenue at Carpenter Avenue.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR

- e) **Result in inadequate emergency access?** *Less Than Significant Impact.*

Discussion of Effects: The project will be designed to provide adequate emergency vehicle access to meet all applicable California Building Code and City of Ontario Fire and Police Department access requirements. Thus, the project will not have any significant emergency vehicle access impacts.

Mitigation: None required.

- f) **Result in inadequate parking capacity?** *Less Than Significant Impact.*

Discussion of Effects: The project will be required to meet all applicable parking standards established by the Ontario Development Code. The project will not have any significant parking capacity impacts.

Mitigation: None required.

- g) **Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?** *No Impact.*

Discussion of Effects: The project is not anticipated to conflict with any transportation policies, plans, or programs supporting alternative transportation because the project will be required to incorporate all forms of alternative transportation, including bicycle storage, as required by TOP and the California Green Building Standards Code. The project will have no impact to adopted alternative transportation policies, plans, or programs.

Mitigation: None required.

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

- a) **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resource Code section 5020.1(k).** *Potentially Significant Impact.*
- b) **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.** *Potentially Significant Impact.*

Discussion of Effects: Consistent with the requirements of Assembly Bill (AB) 52, the City initiated the consultation process with the Tribal governments of the California Native American Tribes that have requested consultation and are traditionally and culturally affiliated with the geographic area of the project site to receive input regarding Tribal Cultural Resources that are associated with the lives of persons important to the respective tribe's past. The findings of the consultation process will be reviewed by the City and discussed in the potential impact analysis of Tribal Cultural Resources in the EIR.

Mitigation Measures: Mitigation Measures are not identified at this time and will be discussed in an EIR.

- 18) **UTILITIES AND SERVICE SYSTEMS.** Would the project:

- a) **Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?** *Less Than Significant Impact.*

Discussion of Effects: The City of Ontario will provide wastewater collection and the Inland Empire Utilities Agency (IEUA) will provide wastewater treatment for the project. The wastewater will be treated at the Inland Empire Utilities Agency at Regional Plant 5 (RP5). The quality of wastewater treated at IEUA is overseen by two agencies, the Santa Ana Regional Water Quality Control Board (RWQCB) and the California Department of Public Health (CDPH). The Santa Ana RWQCB has regional permitting authority over water quality issues and the CDPH oversees standards and health concerns (MWD 2005). Title 22 of the California Code of Regulations provides the regulatory

setting for drinking water quality in California and is followed by these agencies when they assess water quality. The wastewater treated in all of IEUA's regional plants meets or exceeds the standards of water quality set by Title 22 of the California Code of Regulations (IEUA 2005). The land use proposed for the project site is included in and taken into account by the City's approved Sewer Master Plan. As a result, the wastewater generated by the project has been planned for in the capacity of RP5 to accommodate and treat the wastewater generated by the project. Therefore, the project would not have any significant impact to the water quality standards of the Santa Ana RWQCB and the CDPH.

Mitigation: None required.

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

Discussion of Effects: The project will be served by both the City of Ontario sewer system and IEUA, which treats wastewater at Regional Plant 5. Water service is provided by the City of Ontario. The project will require the construction of both on and off-site sewer and water mains to serve the site. The construction of these facilities could have a potentially significant impact. The EIR will evaluate the potential impacts of the construction of new sewer and water facilities and recommend mitigation measures, as applicable.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

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

Discussion of Effects: Due to the frequency of flooding and the lack of adequate storm water drainage facilities in the immediate project area to carry surface water away from the site, the project will require the construction of new and possibly the expansion of existing storm drain facilities, if existing facilities are not adequately sized to accommodate the surface water generated by the project. The project will increase the amount of surface water from the site due to an increase in the amount of impermeable surfaces on the site. The construction of new storm drain facilities could have a potentially significant impact on the environment. The project EIR will evaluate the potential impacts of the construction of project required storm drain facilities and recommend mitigation measures, as applicable.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

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

Discussion of Effects: The project will be served with potable water by the City of Ontario. The project proposes an industrial park more than 40-acres and 650,000 square feet of floor area, which according to the provisions of SB 221 and SB 610, a water supply assessment must be prepared to determine if an adequate supply of water is available to serve the project. A Water Supply Assessment (WSA) will be prepared and the results included in the EIR. The results of the WSA will be included in the EIR and evaluate the availability of adequate water supplies to serve the project and recommend mitigation measures, as applicable.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

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

Discussion of Effects: Wastewater treatment for the project will be provided by IEUA's RP5 treatment plant. The RP5 wastewater treatment plant has an average flow of 11.5 million gallons per day (mgd) and a current capacity of 16.3 mgd. Although the RP5 treatment plant seems to have adequate capacity to serve the project, the EIR will evaluate whether or not the treatment has adequate capacity to serve the project without significantly impacts its existing capacity. The project could significantly impact the capacity of the RP5 wastewater treatment plant.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

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

Discussion of Effects: The City of Ontario will provide solid waste collection services to the project. Currently, household and business refuse, green waste, and recycling from Ontario are sent to the West Valley Materials Recovery Facility (MRF) in Fontana for processing, recycling, or landfilling. Most refuse is transported from the MRF to El Sobrante Landfill in the City of Corona. El Sobrante landfill has a capacity of 184,930,000 tons and is expected to close in 2030. As of April, 2007, the landfill had 118,573,540 remaining tons (CIWMB 2008b). Growth in the surrounding communities that use El Sobrante landfill will cause additional increases in waste generation.

According to AB 939, every California city and county is required to divert 50 percent of its waste from landfills by the year 2000. The City of Ontario has exceeded this requirement by diverting approximately 64 percent of waste through local recycling programs and participation in regional recycling programs. The City of Ontario Municipal Code contains regulations regarding waste management. Title 6, Sanitation and Health, Chapter 3, Integrated Solid Waste Management of the municipal code ensures that the City complies with state law regarding solid waste management by reduce waste generation, promoting reuse, and requiring solid waste collection for recycling and composting. The solid waste generate by the project will be collected, recycled and transported to the appropriate landfill in compliance with the Ontario Municipal Code. The incorporation of all applicable measures of the Environmental Resources Element of TOP and Title 6, Sanitation and Health, Chapter 3, Integrated Solid Waste Management of the Ontario Municipal Code will reduce solid waste impacts of the project to less than significant.

Mitigation: None required.

- g) **Comply with federal, state, and local statutes and regulations related to solid waste?** *No Impact.*

Discussion of Effects: The project will comply with federal, state, and local statutes and regulations regarding solid waste. Therefore, no impacts are anticipated.

Mitigation: None required.

19) MANDATORY FINDINGS OF SIGNIFICANCE

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

Discussion of Effects: Although the project site is disturbed due to on-going and past agricultural activities on the site, the site is located in an area with Delhi Sands soil. This soil type has been identified as habitat for the Delhi Sands Flower Loving Fly (DSFF), a federally-listed endangered species. Based on a December 2015 habitat suitability evaluation, existing conditions present at the site are not consistent with those known or expected to support or sustain DSFF. Therefore, no impacts to DSFF are expected. Although no direct observations or western burrowing owl (BUOW) signs (feathers, pellets, fecal material, prey remains, etc.) were recorded during a site reconnaissance-level survey, several California ground squirrel burrows potentially suitable to accommodate BUOW were recorded on site. None of the potential burrows inspected during the survey effort were currently occupied or recently used by BUOW based on the lack of owl observations and absence of sign around burrow entrances. Despite that fact that the site has been exposed to long-standing disturbances, the BUOW (moderate occurrence potential) often occur in less than optimal and/or disturbed conditions. The loss of owl habitat could have a potentially significant impact. Based on the Historic Context report that was prepared for the city, some of the existing residences and dairy facilities on the site may qualify as historical buildings and their removal could impact significant historical buildings of the city. The EIR will analyze the potential impact of the project on biological and cultural resources and recommend mitigation measures, as applicable.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

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

Discussion of Effects: The project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals associated with impacts to aesthetics, air quality, biological and cultural resources, hydrology, noise, traffic, etc.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

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

Discussion of Effects: The extension of roads and public works infrastructure are individually limited but may be cumulatively considerable. The project will introduce light sources to an area that is presently relatively dark at night. Incremental increases in air pollutants, traffic and noise could have significant cumulative impacts. The project will reduce agricultural land and open space. There is a potential for cumulatively considerable significant impacts and a project specific EIR will be necessary to identify significant impacts and recommend mitigation measures, as applicable.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

- d) **Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?** *Potentially Significant Impact.*

Discussion of Effects: The project has the potential to have environmental effects such as air quality, noise, traffic and other environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

Mitigation: Mitigation measures are not identified at this time and will be discussed in an EIR.

EARLIER ANALYZES

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

- 1) Earlier analyzes used. Identify earlier analyzes used and state where they are available for review.
 - a) The Ontario Plan Final EIR
 - b) The Ontario Plan
 - c) City of Ontario Zoning
 - d) LA/Ontario International Airport Land Use Compatibility Plan
 - e) The City of Ontario's Historic Context For the New Model Colony Area
 - f) Comprehensive Land Use Plan – Chino Airport

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



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 potential environmental effects are summarized herein. A copy of the Initial Study is attached and/or available at City Hall, Planning Department.

The proposed project is, is not, considered a project of statewide, regional, or area-wide significance. The proposed project will, will not, affect highways or other facilities under the jurisdiction of the State Department of Transportation. A scoping meeting will, will not, be held by the lead agency. A project scoping meeting will be held on Monday, May 8, 2017 at 6:00 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 Ayala at the address shown above. We will need the name for a contact person in your agency.

Project Title/File No.: West Ontario Commerce Center Specific Plan (PSP16-002), General Plan Amendment (File No. PGPA16-002) and Zone Change (File No. PZC16-002).

Project Location: The West Ontario Commerce Center Specific Plan is identified as 120-net acres in the City of Ontario, San Bernardino County. The project site is bounded by Eucalyptus Avenue to the north, Merrill Avenue to the south, Carpenter Avenue to the west, and the Cucamonga Creek Channel to the east. The surrounding land uses are agricultural and dairy farms to the north, west, south and east.

Project Description: The proposed West Ontario Commerce Center Specific Plan will establish land use, development and design standards for approximately 120-net acres allowing the development of up to approximately 555,505 square feet of Business Park and 2,350,005 square feet of Industrial use, for a total of approximately 2,905,510 square feet in two (2) Planning Areas.

Environmental Issues: Based on the Initial Study prepared for the Project, the following environmental topics will be analyzed further within the forthcoming EIR:

- Aesthetics;
- Agriculture Resources;
- Air Quality;
- Biological Resources;
- Cultural Resources;
- Geology and Soils;
- Greenhouse Gas Emissions;
- Hazards/Hazardous Materials;
- Hydrology/Water Quality;
- Land Use/Planning;
- Noise;

- Public Services;
- Transportation/Traffic;
- Tribal Cultural Resources; and
- Utilities/Service Systems.

Project Sponsor: Real Estate Development Associates, LLC, 4100 MacArthur Boulevard, Suite 120, Newport Beach, California 92660

Consulting firm retained to prepare Draft EIR: Phil Martin & Associates, Inc, 4860 Irvine Boulevard, Suite 203, Irvine, CA 92620; Contact: Phil Martin (949) 454-1800



Signature

Senior Planner

Title

April 26, 2017

Date