

TABLE OF CONTENTS

<u>Section</u>		<u>Page</u>
ES	Executive Summary.....	ES-1
1.0	Introduction	1.0-1
2.0	Project Description	2.0-1
3.0	Environmental Setting	3.0-1
4.0	Environmental Impact Analysis.....	4.0-1
4.1	Aesthetics.....	4.1-1
4.2	Air Quality	4.2-1
4.3	Biological Resources	4.3-1
4.4	Cultural and Tribal Cultural Resources	4.4-1
4.5	Energy Conservation.....	4.5-1
4.6	Geology and Soils.....	4.6-1
4.7	Greenhouse Gas Emissions	4.7-1
4.8	Hazards and Hazardous Materials	4.8-1
4.9	Hydrology and Water Quality	4.9-1
4.10	Land Use and Planning.....	4.10-1
4.11	Mineral Resources	4.11-1
4.12	Noise	4.12-1
4.13	Population and Housing.....	4.13-1
4.14	Public Services.....	4.14-1
4.15	Transportation	4.15-1
4.16	Utilities and Service Systems	4.16-1
5.0	Alternatives.....	5.0-1
6.0	Other CEQA Considerations	6.0-1
6.1	Effects Found Not to Be Significant	6.1-1
6.2	Significant Irreversible Environmental Changes	6.2-1
6.3	Growth-Inducing Effects	6.3-1
7.0	Organizations and Persons Consulted	7.0-1
8.0	References	8.0-1

Appendices (On CD in back sleeve)

- A Notice of Preparation and Comment Letters
- B Distribution List
- C CalEEMod Output Data
- D Biological Resources Report
- E Cultural Resources Report
 - E.1 Cultural Resources Report
 - E.2 AB 52 Letters
- F Energy Calculations
- G Geologic Report
- H Hazards Reports
 - H.1 Environmental Setting Hazards and Minerals
 - H.2 Radius Maps
- I Hydrology Report
- J Noise Worksheets
- K Traffic Study
 - K.1 Transportation Impact Study
 - K.2 VMT Assessment Technical Memorandum
- L Utility Reports
 - L.1 Water Supply Assessment
 - L.2 Backbone Water and Wastewater Plan of Service

LIST OF FIGURES

Figure	Page
2.0-1 Project Location	2.0-3
2.0-2 Plan Area and Context	2.0-4
2.0-3 Existing Topography.....	2.0-5
2.0-4 City Boundaries and Sphere of Influence.....	2.0-6
2.0-5 Conservation and Neighborhood Planning Areas.....	2.0-9
2.0-6 Open Space Framework Plan	2.0-12
2.0-7 Recommended New Preserves	2.0-13
2.0-8 Neighborhood Open Space Framework Plan.....	2.0-14
2.0-9 Phasing/Regulating Plan	2.0-15
2.0-10 Neighborhoods Plan.....	2.0-20
2.0-11 Master Plan of Trails	2.0-21
2.0-12 Conceptual Grading Plan	2.0-22
2.0-13 Conceptual Stormwater Network.....	2.0-25
2.0-14 Existing/Conceptual Water Network	2.0-26
2.0-15 Conceptual Wastewater Network	2.0-27
2.0-16 Conceptual Dry Utilities Network	2.0-31
3.0-1 Land Use Map	3.0-5
3.0-2 Property Ownership	3.0-4
3.0-3 Related Projects Location Map	3.0-13
4.1-1 Community Design Framework	4.1-3
4.1-2 Locations of Land Views.....	4.1-7
4.1-3 EHNCP Area Photos.....	4.1-8
4.1-4 View Legend.....	4.1-17
4.1-5 Central Greenway	4.1-18
4.1-6 Wilson Square	4.1-19
4.1-7 Elementary School	4.1-20
4.1-8 Triangle Green.....	4.1-21
4.3-1 San Bernardino Kangaroo Rat Trapping Locations	4.3-13
4.3-2 Vegetation Communities and Land Cover Mapping Overview.....	4.3-18
4.3-3 Jurisdictional Resources.....	4.3-35
4.3-4 Special-Status Species.....	4.3-38
4.3-5 Wildlife Corridors and Linkages	4.3-49
4.3-6 Impacts to Biological Resources	4.3-56
4.3-7 Vegetation Communities and Land Cover Types on Privately Owned Lands within the RCA.....	4.3-65
4.3-8 RCA Potential Conservation Lands.....	4.3-68
4.3-9 Jurisdictional Resources on Privately Owned Lands within the RCA.....	4.3-73
4.6-1 Regional Fault Map	4.6-4
4.6-2 Geotechnical Hazards	4.6-5
4.6-3 Regional Geology Map.....	4.6-8
4.8-1 Fire Hazard Map.....	4.8-14
4.8-2 Emergency and Evacuation Routes.....	4.8-23
4.9-1 Baseline Condition Existing Hydraulic Node Map.....	4.9-9
4.9-2 Proposed Conditions Hydrology Map	4.9-18

LIST OF FIGURES (continued)

<u>Figure</u>	<u>Page</u>
4.10-1 Existing San Bernardino County General Plan Zoning for EHNCP Area	4.10-5
4.10-2 Existing City of Rancho Cucamonga General Plan Land Use Plan.....	4.10-6
4.10-3 Existing City of Rancho Cucamonga Zoning Map.....	4.10-7
4.11-1 Mineral Resource Zones	4.11-7
4.11-2 Aggregate Resource Sectors	4.11-8
4.12-1 Common Noise Levels.....	4.12-4
4.12-2 Noise Attenuation by Barriers	4.12-5
4.12-3 Land Use Compatibility to Noise.....	4.12-9
4.12-4 Noise Monitoring Locations.....	4.12-14
4.14-1 Hiding and Riding Trails Master Plan	4.14-11
4.14-2 General Plan Public Facilities	4.14-12
4.14-3 Community Facilities District 88-1 Boundary	4.14-15
4.14-4 School District Boundaries	4.14-18
4.14-5 Park and Facilities Plan	4.14-23
4.15-1 Study Intersections	4.15-9
4.16-1 Cucamonga Valley Water District Boundary.....	4.16-15
5.0-1 Alternative 1, No Project Alternative.....	5.0-11
5.0-2 Alternative 2—County Development of Neighborhood Area.....	5.0-24
5.0-3 Alternative 3—Annexation Under Current City Plans	5.0-37
5.0-4 Alternative 4—Annexation With Alternative Land Use Plan	5.0-50

LIST OF TABLES

Table		Page
ES-1	Summary of Project Impacts, Mitigation Measures, and Residual Impacts	ES-8
2.0-1	EHNCP Maximum Permitted Development Intensity.....	2.0-17
2.0-2	Phasing Summary.....	2.0-30
3.0-1	Related Projects	3.0-11
4.2-1	Ambient Air Quality Standards and Attainment Status	4.2-3
4.2-2	Air Quality Monitoring Summary.....	4.2-18
4.2-3	SCAQMD Criteria Pollutant Significance Emissions Thresholds.....	4.2-23
4.2-4	Unmitigated Maximum Construction Emissions	4.2-27
4.2-5	Unmitigated Maximum Concurrent Construction.....	4.2-28
4.2-6	Maximum Operational Emissions	4.2-29
4.2-7	Unmitigated Maximum Localized Construction Emissions.....	4.2-32
4.2-8	Unmitigated Maximum Localized Concurrent Construction	4.2-33
4.2-9	Maximum Localized Operational Emissions	4.2-34
4.3-1	Vegetation Communities and Land Cover Types within the Neighborhood Area	4.3-12
4.3-2	Vegetation Communities and Land Covers within the Rural/Conservation Area	4.3-14
4.3-3	Jurisdictional Resources in the Neighborhood Area (Acres).....	4.3-34
4.3-4	Jurisdictional Resources in the Rural/Conservation Area (Acres).....	4.3-34
4.3-5	Special-Status Plant Species Observed within the Neighborhood Area and RCA Etiwanda Heights Preserve	4.3-39
4.3-6	Summary of Small Mammal Trapping Captures	4.3-42
4.3-7	Impacts to Special-Status Plant Species within the Neighborhood Area	4.3-54
4.3-8	Vegetation Communities and Land Covers within Private Lands Located within the Rural/Conservation Area	4.3-61
4.3-9	Habitat Impacts in the NA.....	4.3-66
4.3-10	Minimum Mitigation Required for Impacts to Sensitive Upland Vegetation Communities ...	4.3-67
4.3-11	Potential Conservation Lands within the Rural/Conservation Area	4.3-69
4.3-12	Impacts to Jurisdictional Resources within the Neighborhood Area.....	4.3-72
4.3-13	Minimum Mitigation Required for Impacts to Jurisdictional Resources	4.3-78
4.5-1	Summary of Energy Use During Construction	4.5-12
4.5-2	Summary of Annual Energy Use During Operation	4.5-16
4.7-1	Description of Identified Greenhouse Gases	4.7-19
4.7-2	California GHG Inventory 2008-2016.....	4.7-20
4.7-3	Construction Annual Greenhouse Gas Emissions	4.7-25
4.7-4	Area Source Greenhouse Gas Emissions	4.7-26
4.7-5	Energy Source Greenhouse Gas Emissions	4.7-27
4.7-6	Solid Waste Source Greenhouse Gas Emissions	4.7-28
4.7-7	Water Source Greenhouse Gas Emissions	4.7-29
4.7-8	Total Greenhouse Gas Emissions	4.7-30
4.7-9	Consistency with Applicable Plans of the Rancho Cucamonga Sustainable Community Action Plan	4.7-31
4.9-1	Precipitation Depth (in Inches)	4.9-10
4.9-2	Calculated Loss Rate for Existing Conditions	4.9-10
4.9-3	Beneficial Uses of Receiving Water	4.9-12
4.10-1	SCAG 2016 RTP/SCS Goal Consistency Analysis.....	4.10-38

LIST OF TABLES (continued)

Table	Page
4.10-2 General Plan Consistency Analysis.....	4.10-42
4.11-1 Regionally Significant Aggregate Resources	4.11-5
4.12-1 Noise Descriptors.....	4.12-2
4.12-2 Construction Vibration Damage Criteria.....	4.12-6
4.12-3 Ground-borne Vibration Sensitivity Criteria	4.12-7
4.12-4 Exterior Noise Standards	4.12-11
4.12-5 Residential Noise Limits	4.12-12
4.12-6 Existing Ambient Noise Levels	4.12-13
4.12-7 Existing Roadway Noise Levels	4.12-15
4.12-8 Typical Maximum Noise Levels for Construction Equipment.....	4.12-25
4.12-9 Construction Noise Levels.....	4.12-27
4.12-10 Existing plus Project Roadway Noise Levels	4.12-29
4.12-11 Vibration levels for Construction Equipment	4.12-40
4.12-12 Future (2040) plus Project Roadway Noise Levels.....	4.12-43
4.13-1 City of Rancho Cucamonga General Plan Build-Out Summary.....	4.13-4
4.13-2 SCAG 2016–2040 RTP/SCS Growth Forecast	4.13-5
4.13-3 City of Rancho Cucamonga Population—Census Data and Forecasts.....	4.13-6
4.13-4 City of Rancho Cucamonga Housing Units and Vacancy Rates—Census Data and DOF Projections	4.13-7
4.13-5 SCAG Employment Forecasts.....	4.13-8
4.14-1 Existing Fire Protection Facilities	4.14-13
4.14-2 School District Capacities and Student Generation Factors Serving the Plan Area.....	4.14-17
4.14-3 Student Generation and School District Capacity.....	4.14-31
4.15-1 2017 Existing Intersection Peak-Hour Levels of Service	4.15-15
4.15-2 2017 Existing Freeway LOS Conditions	4.15-18
4.15-3 Intersection LOS Criteria	4.15-24
4.15-4 Freeway Segment LOS Threshold	4.15-25
4.15-5 Estimated Project Trip Generation	4.15-28
4.15-6 2017 Existing plus Project Intersection Peak-Hour Levels of Service	4.15-33
4.15-7 2017 Existing plus Project Freeway LOS Conditions	4.15-36
4.15-8 VMT per Service Population by Region.....	4.15-45
4.15-9 2040 Cumulative and Cumulative plus Project Intersection Peak-Hour Levels of Service	4.15-46
4.15-10 2040 Cumulative Freeway LOS Conditions	4.15-49
4.15-11 2040 Cumulative plus Project Freeway LOS Conditions	4.15-53
4.15-12 2017 Existing Year Comparison of No Project, Plus Project, and Mitigated Scenarios	4.15-62
4.15-13 2040 Cumulative Year Comparison of No Project, Plus Project, and Mitigated Scenarios ...	4.15-63
4.16-1 CVWD Projected Water Supplies.....	4.16-10
4.16-2 Wastewater Treatment Plant Summary	4.16-11
4.16-3 Estimated Potable Water Demand	4.16-18
4.16-4 Projected Water Demands.....	4.16-19
4.16-5 Future Water Supply Normal Years	4.16-20
4.16-6 Single Dry Year	4.16-20
4.16-7 Multiple Dry Years.....	4.16-21
4.16-8 Estimated Wastewater Generation	4.16-22

LIST OF TABLES (continued)

<u>Table</u>		<u>Page</u>
5.0-1	Comparison of Alternatives to the Project	5.0-62

TERMS AND ACRONYMS

°F	Fahrenheit
2016 RTP/SCS	SCAG 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy
AAQS	California Ambient Air Quality Standard
AB 1358	Complete Streets Act
AB	Assembly Bill
ACC	California Advanced Clean Cars Program
ACHP	Advisory Council on Historic Preservation
ACM	asbestos-containing material
ACOE	United States Army Corps of Engineers
ADA	American Disabilities Act
AGR	Agriculture Supply
AHERA	Asbestos Hazard Emergency Response Act
ALSD	Alta Loma School District
AIN	Assessor Identification Number
ALUCP	Airport Land Use Compatibility Plan
AMC	Antecedent Soil Moisture Conditions
amsl	above mean sea level
APS	Alternative Planning Strategy
AQMP	Air Quality Management Plan
ARFTP	Alternative and Renewable Fuel and Vehicle Technology Program
ARPA	Archaeological Resources Protection Act
AST	aboveground storage tank
ASTM	American Society for Testing and Materials
BACM	Best Available Control Measures
BACT	Best Available Control Technology
BAM	Best Available Mapping
Basin	South Coast Air Basin
bgs	below ground surface
BET	Bicycle Enforcement Team
BLM	Bureau of Land Management
BMP	best management practice
BRT	bus rapid transit
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CAFÉ	Corporate Average Fuel Economy
Cal OES	California Governor's Office of Emergency Services
CalARP	California Accidental Release Prevention Program
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CALGreen	California Green Building Standards Code
California Register	California Register of Historical Resources
CalSites	Site Mitigation and Brownfields Reuse Program Database
Caltrans	California Department of Transportation
CAPCOA	California Air Pollution Control Officers Association

TERMS AND ACRONYMS (continued)

CARB	California Air Resources Board
CBC	California Building Code
CBSC	California Building Standards Commission
CCR	California Code of Regulations
CDCA	California Desert Conservation Area
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERT	Community Emergency Response Team
CESA	California Endangered Species Act
cf	cubic feet
CFC	chlorofluorocarbon
CFDs	Community Facility Districts
CFGC	California Fish and Game Code
cfs	cubic feet per second
CFR	The Code of Federal Regulations
CGS	California Geological Survey
CH4	methane
CHMIRS	California Hazardous Material Incident Report System
CHRIS	California Historical Resources Information System
CIF	California Interscholastic Federation
City	City of Rancho Cucamonga
CIWQS	California Integrated Water Quality System
CJUHSD	Chaffey Joint Union High School District
CL	Limited Commercial
CMP	Construction Management Program
CN	curve number
CNDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CO	carbon monoxide
COA	conditions of approval
CPUC	California Public Utilities Commission
CRHR	California Register of Historical Resources
CUP	conditional use permit
CUPA	certified Unified Program agency
CVC	California Vehicle Code
CVFED	Central Valley Floodplain Evaluation and Delineation
CVWD	Cucamonga Valley Water District
CWA	Clean Water Act
dB	decibel
dBA	A-Weighted Decibel
DBH	diameter at breast height
DIF	development impact fee
DPM	diesel particulate matter

TERMS AND ACRONYMS (continued)

DOF	California Department of Finance
DPF	Diesel Particulate Filter
DSA	Division of the State Architect
DTSC	California Department of Toxic Substances Control
ECHO	Enforcement and Compliance History Online database
EDD	Employment Development Department
EDR	environmental data resources
EHNCP	Etiwanda Heights Neighborhood and Conservation Plan Project
EIR	Environmental Impact Report
EISA	Energy Independence and Security Act
EMFAC2014	State-approved vehicle emissions factors
ENSP	Etiwanda North Specific Plan
EPA	US Environmental Protection Agency
EPCRA	Emergency Planning and Community Right-to-Know Act
ESA	Endangered Species Act
ESA	Environmental Site Assessment
ESD	Etiwanda School District
EV	electric vehicle
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FINDS	Facility Index System database
FRP	fiberglass-reinforced paneling
FTA	Federal Transit Administrative
GHG	greenhouse gas
GWh	gigawatt-hour
gwp	global warming potential
HazMat	Cal OES Hazardous Materials Section
HAZNET	Hazardous Waste Tracking System
HCOC	hydrologic conditions of concern
HCP	habitat conservation plan
HCS	Highway Capacity Software
HFC	hydrofluorocarbon
HHDT	heavy-duty diesel-fueled trucks
HOT	high-occupancy toll
HREC	historical recognized environmental condition
HSC	California Health and Safety Code
HVAC	heating, air conditioning, and ventilation
HWCA	Hazardous Waste Control Act
IEUA	Inland Empire Utilities Agency
IR	Interpretation of Regulations
kBTU	British Thermal Units
kWh	kilowatt-hour
LAFCO	Local Agency Formation Commission
LBP	lead-based paint
LDA	light-duty automobile
LDT	light-duty truck

TERMS AND ACRONYMS (continued)

LEPC	local emergency planning committee
LEV	Low-Emission Vehicle
LFPZ	Levee Flood Protection Zone
LOS	level of service
LST	localized significance threshold
LUST	Leaking Underground Storage Tank
MAIT	Major Accident Investigation Team
MATES	Multiple Air Toxics Exposure Study
mb/d	million barrels per day
MBTA	Migratory Bird Treaty Act
MERV	Minimum Efficiency Reporting Values
MET	Multiple Enforcement Team
MLD	most likely descendant
MM	mitigation measure
Mmax	Maximum Moment Magnitude
MMcf	million cubic feet
MMTCO2e	million metric tons of carbon dioxide equivalents
MND	Mitigated Negative Declaration
mpg	miles per gallon
mph	miles per hour
MPO	metropolitan planning organization
MRZ	mineral resources zone
MT	metric tons
MTCO2e	Metric Tons Carbon Dioxide Equivalent
MUTCD	California Manual of Uniform Traffic Control Devices
MW	megawatt
MWh	megawatt-hour
N2O	nitrous oxide
NA	Neighborhood Area
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
National Register	National Register of Historic Places
ND	Negative Declaration
NDIR	nondispersive infrared photometry
NESAP	North Eastern Sphere Annexation Proposal
NESP	North Etiwanda Specific Plan
NF3	nitrogen trifluoride
NHPA	National Historic Preservation Act
NHTSA	National Highway Traffic Safety Administration
NO	nitric oxide
NO2	nitrogen dioxide
NOP	Notice of Preparation
NOx	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NPPA	California Native Plant Protection Act
O3	Ozone

TERMS AND ACRONYMS (continued)

OEHHA	California Office of Environmental Health Hazard Assessment
OHP	California Office of Historic Preservation
OHWM	ordinary high-water mark
OPEC	Organization of the Petroleum Exporting Countries
OPR	California Office of Planning and Research
OSHA	Occupational Safety and Health Administration
PACE	Property Accessed Clean Energy
Pb	lead
PCB	polychlorinated biphenyl
PEA	Preliminary Endangerment Assessment
PCC	Portland-cement-concrete
PFC	perfluorocarbon
PHEV	plug-in hybrid electric vehicle
PHF	Peak Hour Factor
PL	Public Law
PM10	particulate matter
PM2.5	fine particulate matter
ppm	parts per million
PPV	peak particle velocity
PRC	Public Resources Code
PRPA	Paleontological Resources Preservation Act
psi	pounds per square inch
RA	Residential Agriculture
RAFFS	Riversidean Alluvial Fan Sage Scrub
RCA	Resource Conservative Area
RCCSD	City Community Services Department
RCFPD	Rancho Cucamonga Fire Protection District
RCPD	Rancho Cucamonga Police Department
RCRA	federal Resource Conservation and Recovery Act
REC	recognized environmental conditions
REC	Renewable Energy Credits
REL	reference exposure level
RFS	Renewable Fuel Standard
RH	High Density Residential
RHNA	Regional Housing Needs Assessment
RL	Low Density Residential
RM	Medium Density Residential
RMS	root-mean-square
ROC	reactive organic compound
ROG	reactive organic gas
ROWD	Report of Waste Discharge
RPS	renewable portfolio standard
RTP	regional transportation plan
RWQCB	Regional Water Quality Control Board
SAB	State Allocation Board
SANBAG	San Bernardino Association of Governments

TERMS AND ACRONYMS (continued)

SARA	Superfund Amendments and Reauthorization Act
SBCFCD	San Bernardino County Flood Control District
SBCL	San Bernardino County Library
SBKR	San Bernardino Kangaroo Rat
SB LAFCO	San Bernardino County
SBCOG	San Bernardino Council of Governments
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCE	Southern California Edison
Scoping Plan	CARB Climate Change Scoping Plan
SCS	Sustainable Communities Strategy
SERC	State Emergency Response Commission
SF6	sulfur hexafluoride
SHPO	State Historic Preservation Office
SHRC	State Historical Resources Commission
SIP	State Implementation Plan
SMARA	Surface Mining and Reclamation Act of 1975
SOI	City's Sphere of Influence
SO2	sulfur dioxide
SO4	sulfates
SoCalGas	Southern California Gas Company
SOx	sulfur oxides
SP-EHNCP	Plan Area to Etiwanda Heights Neighborhood and Conservation Plan
SQG	Small Quantity Generator
SR	State Route
SRA	source receptor area
SRO	School Resource Officers
Supplemental FED	CARB Scoping Plan Functional Equivalent Document
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
SWRCY	California State Water Resources Control Board
TAC	toxic air contaminant
TDR	Incentive Transfer of Development Rights
TGD	Technical Guidance Document
TMDL	total maximum daily load
TOD	transit-oriented development
TPH	petroleum hydrocarbons
TRI	Toxic Release Inventory
TTS	Torrance Transit System
Unified Program	CalEPA unified hazardous waste and hazardous materials management regulatory program
USACOE	United States Army Corps of Engineers
USC	United States Code
USDOE	United States Department of Energy
USDOT	United States Department of Transportation

TERMS AND ACRONYMS (continued)

USEPA	United States Environmental Protection Agency
USEPA CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
USEPA NPL	National Priorities List
USEPA RCRIS	Resource Conservation and Recovery Act Information System
USFWS	United States Fish and Wildlife Service
USGS	United States Department of the Interior Geological Survey
USOSHA	United States Occupational Safety and Health Administration
UST	underground storage tank
VMT	vehicle miles traveled
VOC	volatile organic compound
W	watts
WEAP	Worker Environmental Awareness Program
Wh	watt-hour
WUI	Wildland-Urban Interface
WUIFA	Wildland-Urban Interface Fire Area
WWTP	Wastewater Treatment Plant
ZEV	Zero-Emission Vehicle
µm	micrometer