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

California Environmental Quality Act

Initial Study

Project Title/File No.: Ontario Ranch Business Park Specific Plan EIR

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

Project Overview

The Ontario Ranch Business Park Project ("proposed project") consists of a General Plan Amendment, Specific Plan, Tentative Parcel Map, and Development Plans to allow for development of an industrial and business park development on eleven parcels covering 85.6 acres in the City of Ontario. The development would include eight warehouse and business park buildings ranging from 46,900 square feet to 618,353 square feet, for a maximum development of 1,905,027 square feet of warehouse and office uses. Office uses are ancillary to the warehouses and occupy up to 75,000 SF spread across the eight buildings.

The Ontario Ranch Business Park Specific Plan ("Specific Plan") provides zoning regulations for development of the project site by establishing permitted land use, development standards, infrastructure requirements, and implementation requirements for the development According to the Policy Plan (General Plan) of The Ontario Plan (TOP), the project site is designated Industrial and Business Park with a floor area ratio (FAR) of 0.55 and 0.60, respectively. Implementation of the proposed Specific Plan would achieve the intent of the Policy Plan and TOP for the project site. The project site is zoned AG-SP, Agricultural overlay. A specific plan is required by the City in order to comprehensively plan for development of the project site.

Project Background

The project site is located within the Ontario Ranch (formerly known as New Model Colony), which comprises a portion of the former San Bernardino County Agricultural Preserve annexed by the City of Ontario in 1999. Ontario Ranch is among the last significant underdeveloped areas in the San Bernardino Valley. In 2010, the City of Ontario adopted TOP, which serves as the City's business plan and includes a long-term vision and a principle-based Policy Plan, which functions as the City's General Plan. (The Policy Plan is henceforth referred to as the General Plan in this Initial Study.) The accompanying TOP Environmental Impact Report (EIR) was certified by the City at the same time.

The current General Plan designates the project site for development of general commercial at a maximum 0.4 FAR, office commercial uses at 0.75 FAR, low-medium density residential at 5.1-11 dwelling units per acre. The site is within the Ontario Airport and Chino Airport Influence Areas.

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. The project site consists of eleven

parcels covering 85.6 acres, located in the southwestern portion of the City, immediately north of the City of Chino in San Bernardino County. The project site is located east of Euclid Avenue, north of Merrill Avenue, west of the unimproved right-of -way of Sultana Avenue, and south of Eucalyptus Avenue. Regional location and local vicinity maps are provided in Figure 1, *Regional Location Map* and Figure 2, *Local Area Map,* respectively.

Existing Site Characteristics

The project site contains an operational dairy farm. The site contains two single-family residential structures, a dairy barn, a storage structure, approximately 10 feed storage barns, and numerous livestock corrals. There are large existing retention ponds that collect surface waste accumulations from the dairy farming practices, including animal wastes. Several above-ground storage tanks are present which store housing fuel, water, fresh milk, and livestock feed along with various mechanical systems for dairy production practices. The remainder of the site is used as irrigated cropland with berms located along the site perimeter. The site currently takes access from five vehicular drive entrances, all off of Eucalyptus Avenue. The site is fenced with tubular metal fencing. The project site is moderately flat, sloping from the north to the south with about 30 feet of fall over a half-mile distance. Runoff from the site flows southwest toward four existing corrugated steel pipes that convey flows south to a dirt ditch along the east side of Euclid Avenue. There is no additional existing storm drain facilities within the project area. There is an existing 30-inch Inland Empire Utility Agency (IEUA) recycled water main located in Eucalyptus Avenue. There are no existing sewer or water mains in the vicinity of the project that are within City of Ontario jurisdiction; existing water mains along the west half of Euclid Avenue and the south half of Merrill Avenue are within City of Chino jurisdiction. The site is currently served by a domestic potable water well located at the northeast corner of the site. There is no identified septic system on the property. See Figures 3A-3C, *Existing Site Photos* and Table 1, *Site Information* below.

Table 1: Site Information

Assessor's Parcel Numbers (APN)	1504-011-01, -02, -04; 1054-021-01, -02; 1054-271-01, -02, -03; and 1054-281-01, -02, -03.
Site Area	85.6 acres
Existing Land Use	Mostly agricultural uses including dairies and field crops
General Plan Designation	General Commercial (0.4 FAR) and Office Commercial (0.75 FAR); Low-Medium Density Residential (5.1-11 du/ac); Chino Airport Influence Area
Zoning Designation	SP-Specific Plan with AG-Agriculture overlay

Figure 1. Regional Location Map

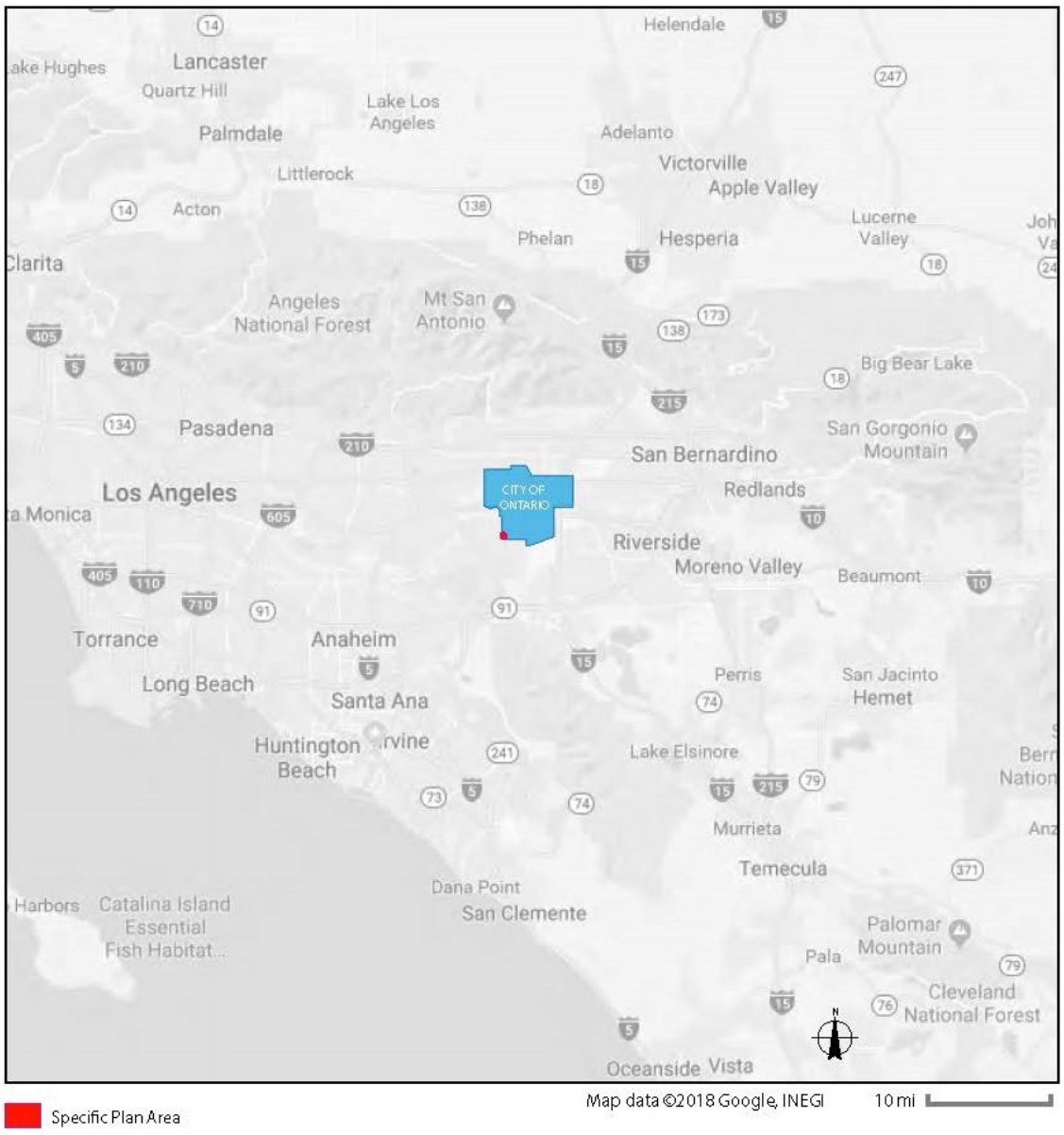


Figure 2. Local Area Map

Figure 3A, Northeast View

View looking northeast across the site, San Gabriel Mountains in the background. View from Merrill Avenue

Figure 3B, Southeast View

View looking southeast at existing structures on site from Eucalyptus Avenue.

Figure 3C, Southwest View

View looking southwest across the site from Eucalyptus Avenue

This page intentionally left blank.

Surrounding Land Uses
Surrounding land uses and designations are described below and shown on Figure 4, *Surrounding Land Use Map*.

- **North:** Eucalyptus Avenue and agricultural uses designated for future mixed use (New Model Colony West). The Ontario General Plan designates the area as Mixed Use (under the New Model Colony West). Areas to the north are zoned Specific Plan with Agricultural (AG) Overlay.
- **West:** Euclid Avenue and residential and recreational uses within the City of Chino. The City of Chino General Plan designates the land as High Density Residential (HDR) and Urban Reverse (UR). The City of Chino zones the area as High Density Residential (HDR), under the College Park Specific Plan; and Open Space Recreational (OS-1)
- **South:** Merrill Avenue and agricultural and public uses as well as the Chino Airport. The City of Chino General Plan designates the area as Public and zones it as Airport Development (AD).
- **East:** Sultana Avenue followed by agricultural uses including dairy farms. The City of Ontario General Plan designates the land as Business Park (0.6 FAR) and Low-Medium Density Residential (5.1-11 du/ac). The zoning is Specific Plan with Agricultural Overlay.

Proposed Project Characteristics

General Plan Amendment
A General Plan Amendment (GPA) is proposed to change the site's land use designations from General Commercial, Office Commercial and Low-Medium Density Residential to approximately 24 acres of Business Park (0.6 FAR) and 62 acres of Industrial (0.55 FAR). The General Plan Amendment will allow development of up to 457,904 square feet of business park and 1,447,123 square feet of industrial, for a maximum development of 1,905,027 development.

Specific Plan
The proposed project includes a development application to construct eight buildings (totaling 1,905,027 square feet). The site consists of eleven parcels with an area totaling 85.6 acres. The Specific Plan consists of two Planning Areas (PA), PA-1 and PA-2, that will accommodate a variety of commercial, office, technology, light manufacturing, and warehouse/distribution uses. The land use plan implements the vision of TOP by providing opportunities in two land use designations—approximately 24 acres of Business Park (BP) and 62 acres of Industrial General (IG)—which would allow for employment in manufacturing, distribution, research and development, service, and supporting retail at intensities designed to meet the demand of current and future market conditions. The maximum allowed building SF in the Specific Plan is 1,905,027 square feet, which includes approximately 457,904 square feet of BP-designated buildings and 1,447,123 square feet of IG-designated buildings. The Specific Plan serves to implement the City's General Plan for the project site and provides zoning regulations for development of the project site by establishing permitted land use, development standards, infrastructure requirements, and implementation requirements for the development of approximately 85 acres within the Specific

Plan boundaries. The maximum building height for the proposed project is 55 feet. See Table 2, *Summary of Proposed Development*, Figure 5, *Existing Land Use and Planning* and Figure 6, *Land Use Plan*.

Table 2: Summary of Proposed Development

Planning Area	Parcels	Acreage	Proposed Land Use	Proposed Development SF
1	1054-011-02 and portions of 1054-011-01, 1054-021-01, 1054-0212-01, 1054-011-04 and 1054-271-02	23.8	Business Park	457,904
2	1054-271-01, 1054-281-03, 1054-381-02, 1504-281-01, 1054-271-03, and portions of 1054-271-02, 1054-011-04, 1054-011-01, 1054-021-01, and 1054-0212-01	61.8	Industrial - General	1,447,123
TOTAL		***85.6***		***1,905,027 SF***

Development Plan Review

A Development Plan Review (DPR) is proposed concurrently with the GPA and Specific Plan. The DPR site plan consists of eight industrial concrete tilt-up industrial/warehouse buildings totaling 1,787,000 SF of industrial/warehouse and ancillary office space, as described below:

Building #	Building Area (SF)	Site Area (ac)	No. of Docks	Building Height (ft.)
Building 1	571,000	25.31	82	47
Building 2	588,200	26.28	82	47
Building 3	217,700	10.24	39	48
Building 4	119,900	6.54	21	44
Building 5	69,300	4.05	11	45
Building 6	39,100	3.05	6	43
Building 7	85,400	4.9	14	44
Building 8	96,400	5.22	14	44
Total	**1,787,000**	**85.6 acres**	**269**	

Lot coverage would total about 48 percent. Each building and its associated parking would be constructed on a separate parcel (see Figure 7, *Conceptual Site Plan*).

Figure 4. Surrounding Land Use Map

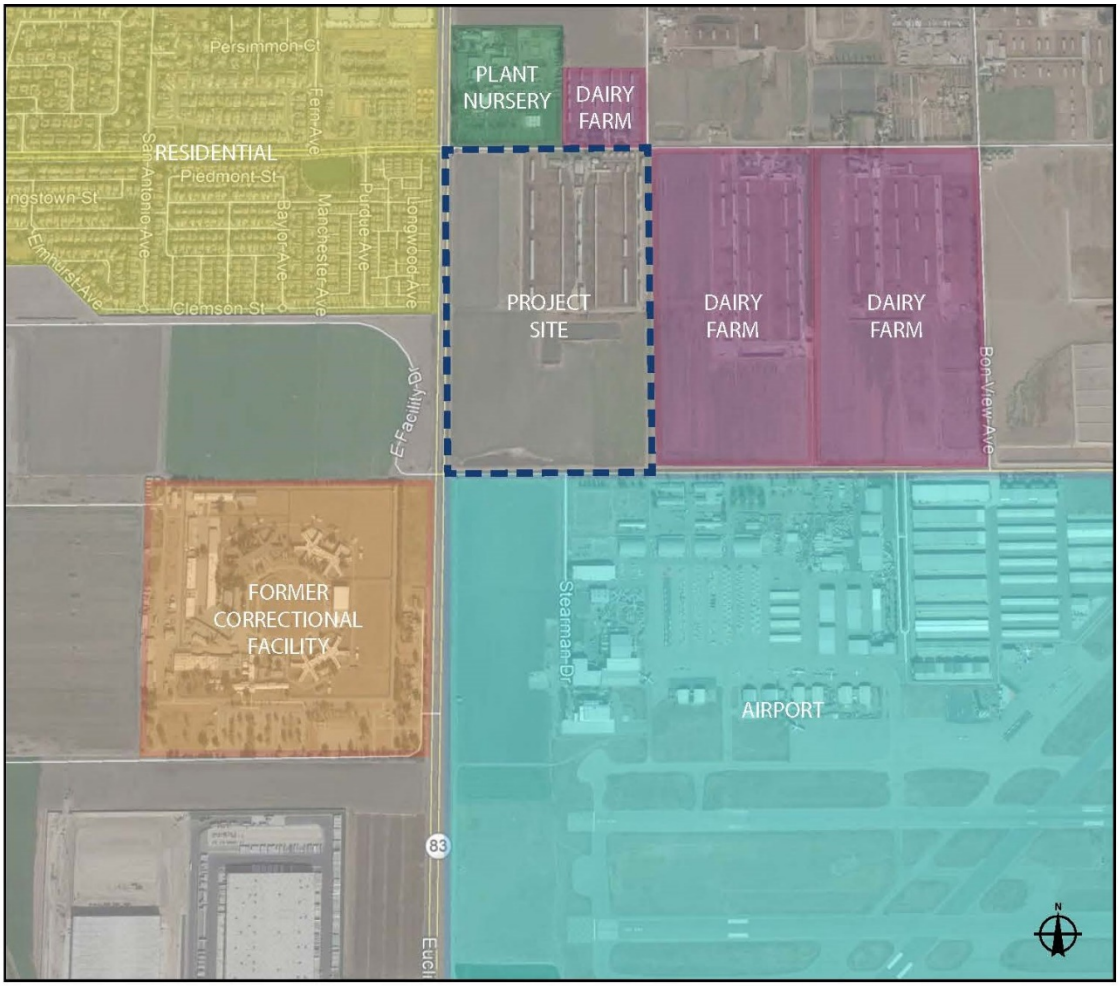


Figure 5. Existing Land Use and Zoning

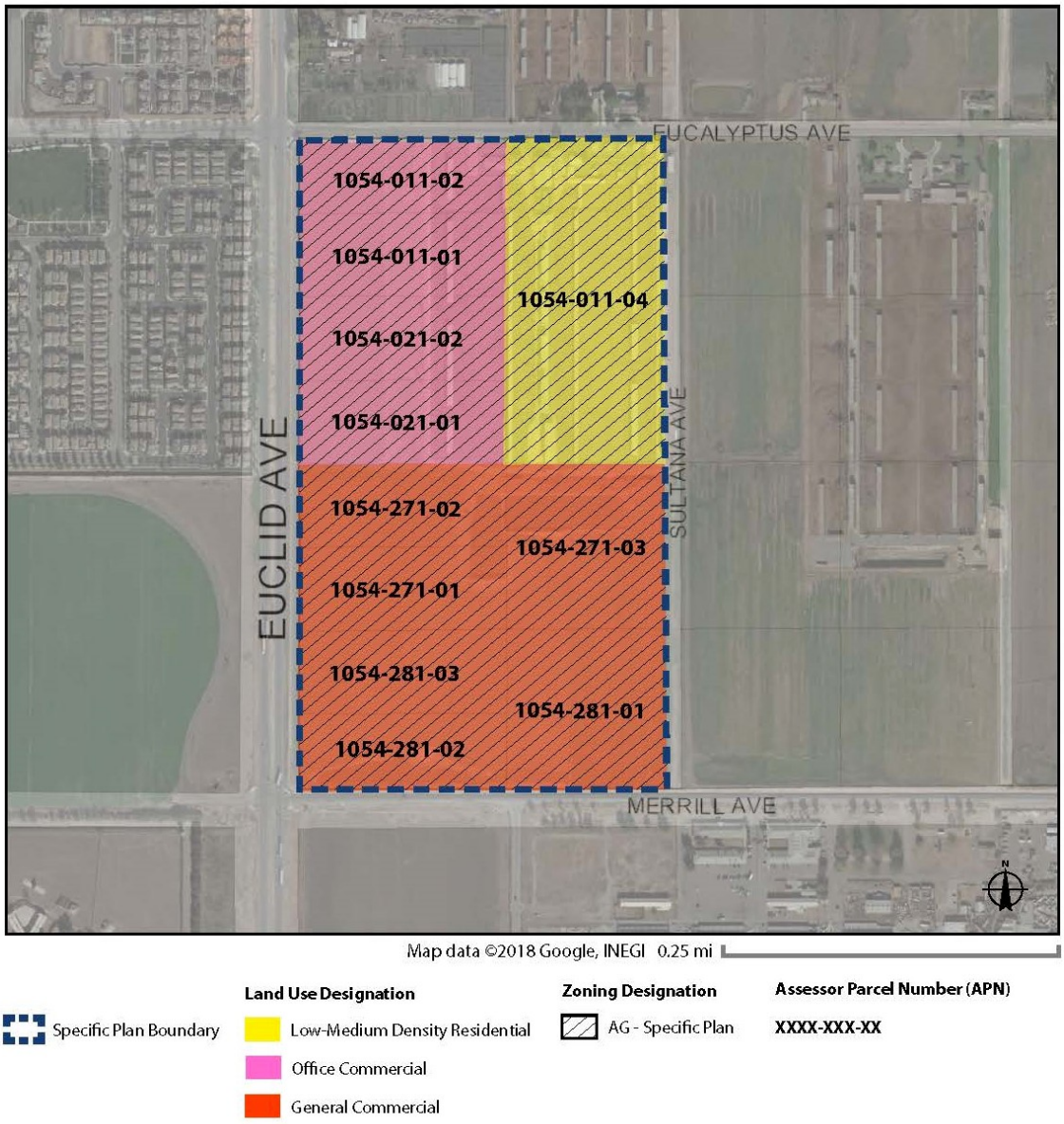


Figure 6. Proposed Land Use Plan

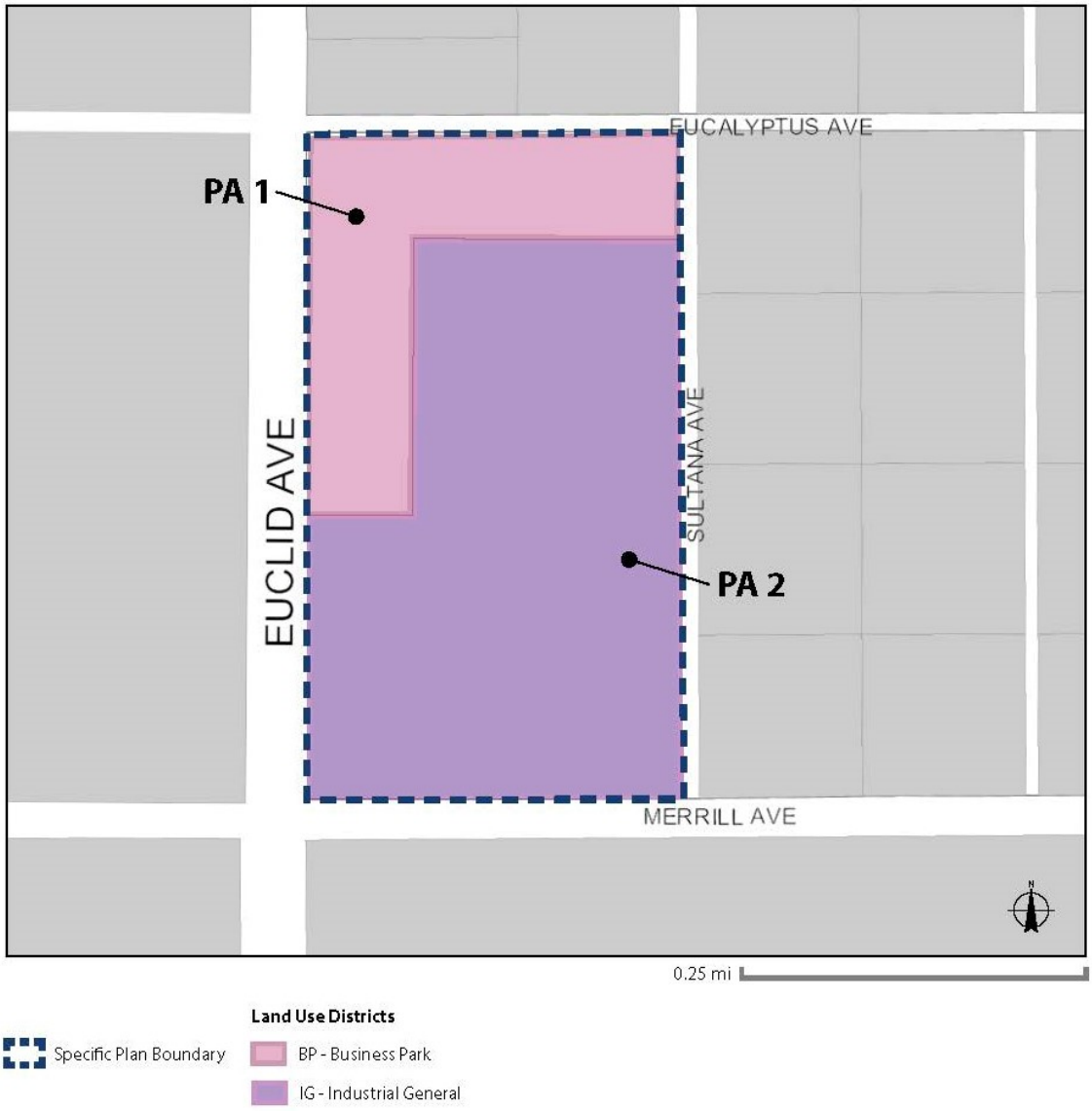
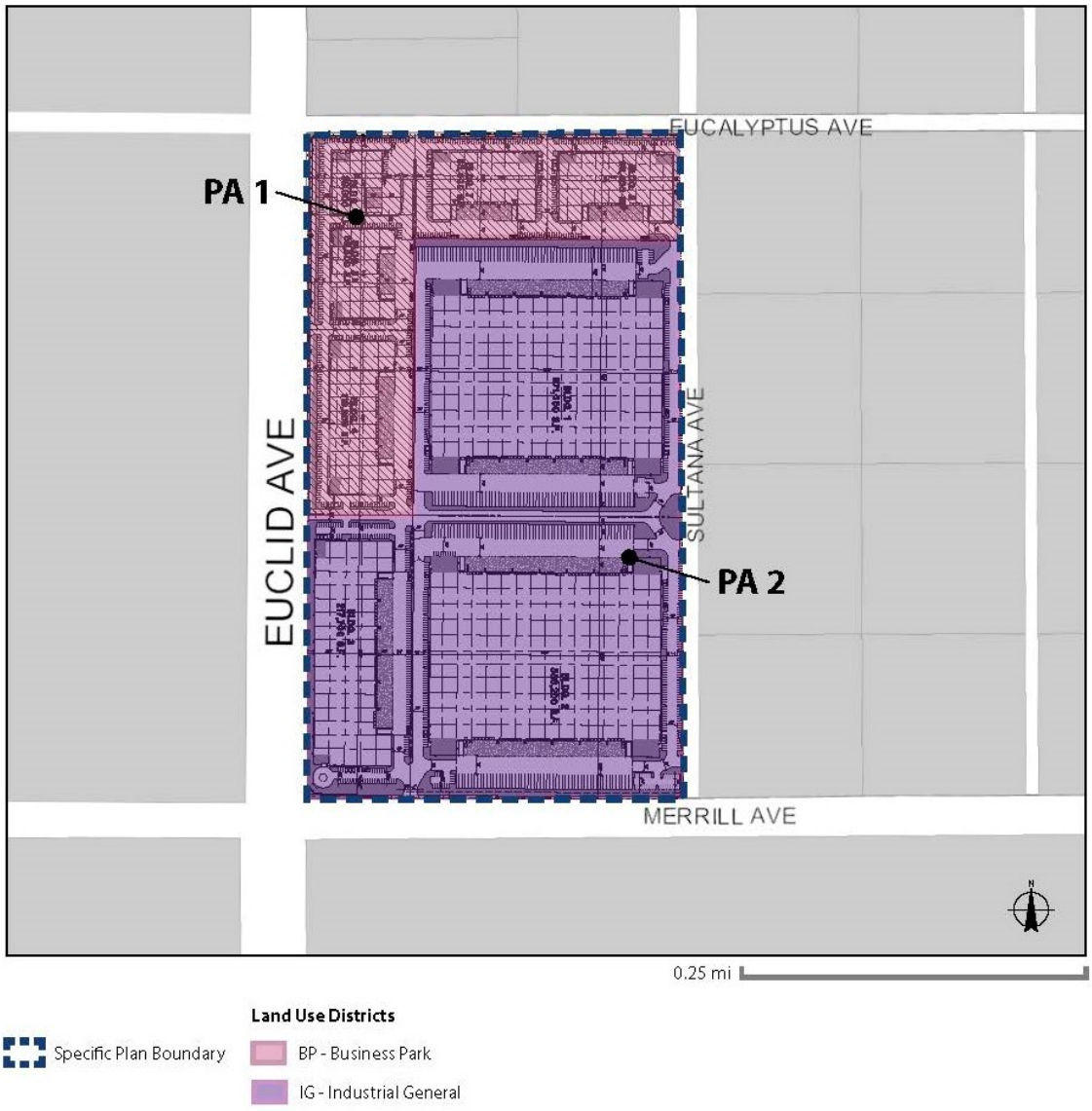


Figure 7. Conceptual Site Plan



Tentative Parcel Maps
Development within the Specific Plan area may require the processing of tentative and final parcel maps and/or lot line adjustments or mergers. Subdivision maps and lot changes shall be reviewed and approved pursuant to Ontario Development Code Section 4.02.085, other applicable City codes and regulations, California Government Code Section 66410 et seq. (Subdivision Map Act), and the Specific Plan.

Development Agreement
The proposed project includes a development agreement between the project applicant and the City of Ontario pursuant to California Government Code Sections 65864 et seq.

Phasing
The project would be built in two Phases. Phase 1 would include PA-2 (Buildings 4-8), the southern portion of the project site identified for industrial development. Phase 2 would develop PA-1 (Buildings 1-3), the northern portion of the project site identified for business park development. See Figure 8, *Conceptual Phasing Plan*.

Circulation & Parking
The project includes frontage improvements to the buildout condition identified in the TOP Circulation Element. Full buildout is identified below, with the project responsible for a half-width improvement only:

- Merrill Avenue: Collector Street, 4 Lanes (98' ROW)
- Euclid Avenue: Other Principal Arterial, 8 Lanes (200' ROW)
- Eucalyptus Avenue: Collector Street, 4 Lanes (108' ROW)
- Sultana Avenue: Collector Street, 2 Lanes (66' ROW)

Euclid Avenue is fully dedicated with interim pavement and an unimproved dirt center median; half-width improvements are required. These improvements include curb and gutter 85 feet from centerline, a 50-foot neighborhood edge that includes a 15-foot parkway including sidewalk, and a 33-foot half-width raised median.

Eucalyptus and Merrill Avenues each require additional dedication (21') and half-width improvements, to include curb and gutter 42 feet from centerline and a 35-foot neighborhood edge with a 12-foot parkway including sidewalk.

Sultana Avenue is a fully dedicated paper street; half-width improvements would be required, to include curb and gutter 24 feet from centerline and a 13-foot parkway including sidewalk.

Access drives would be provided from all four fronting streets; a total of 11 driveway access points is proposed, all unsignalized. Internal drive aisles would provide connectivity throughout the site. A total of 1,375 parking spaces are included, as described in the table below. The project provides 414 spaces in excess of Municipal Code requirements.

Type	No. of Stalls
Parking Provided	
Standard (9' x 18')	1,127
Trailer (12' x 55')	220
Trailer (10' x 45')	28
Total	**1,375**
Parking Required	
Office: 1/250 SF	20
Warehouse: 1st 20k sq. ft. @ 1/1,000 SF	160
Over 20k sq. ft. @ 1/2,000 SF	**781**
Total	**961**
Total Excess Stalls	**414**

Landscaping and Stormwater Basins

Approximately 397,000 SF of landscaping is proposed, covering 10.9 percent of the site. Onsite stormwater treatment would incorporate underground chambers installed within each building's parking area. The main areas used for landscaping would be constructed to serve as setbacks between the buildings and parking areas.

Utilities

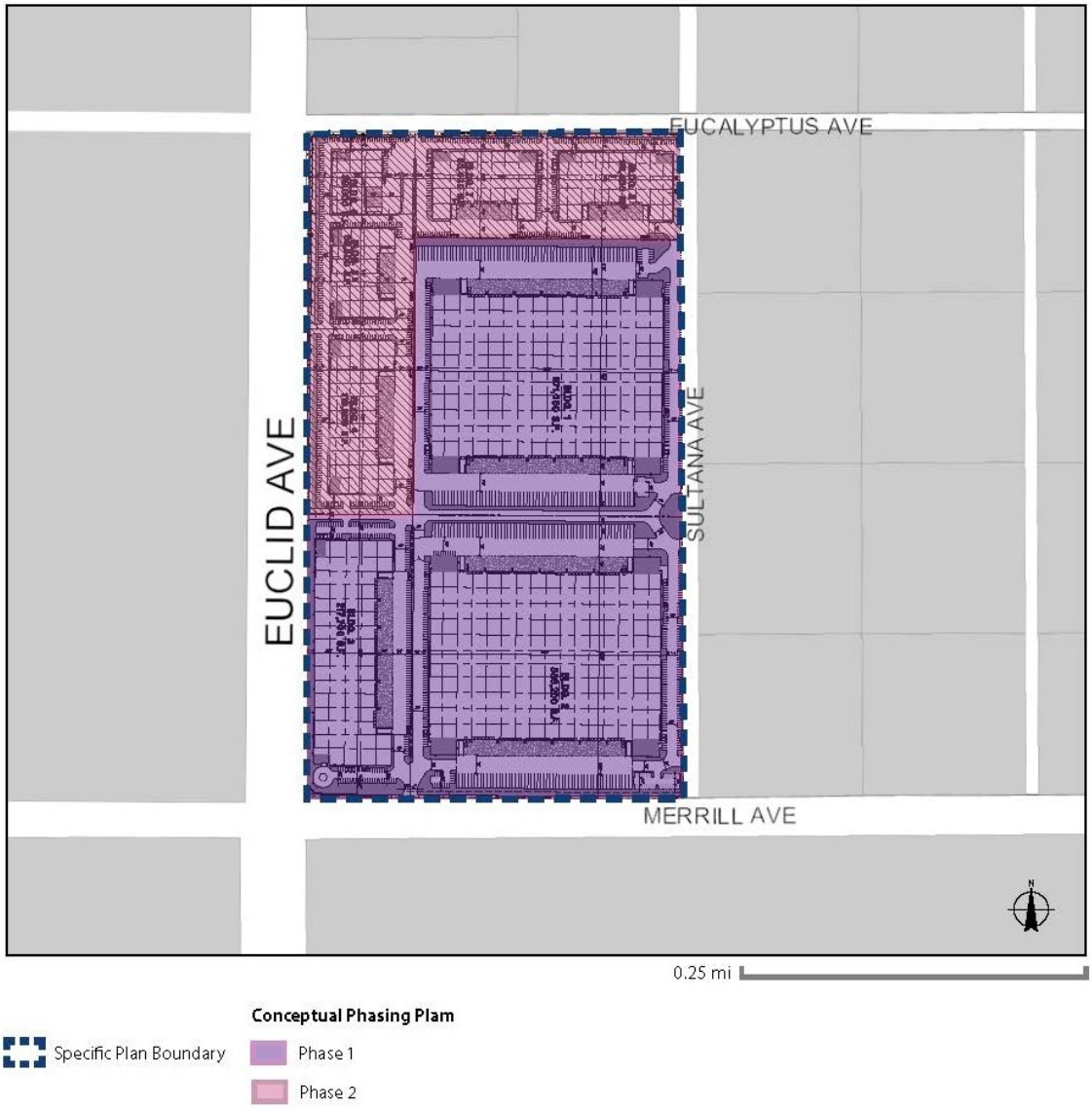
The project proposes new on- and offsite public sewer, potable water, and storm drain infrastructure, and would receive Southern California Edison electrical service. There are power poles and overhead facilities located along the Euclid Avenue frontage and opposite the site along Eucalyptus Avenue and Sultana Avenue. Onsite improvements would include storm drains, water quality systems, a sewer main and sewer lines, water lines, and dry utility connections. The precise scope of these improvements is subject to coordination with City and utility agency staff. Development of the site will result in a reduction in the storm water entering the public storm drain system from current conditions.

Construction Schedule

The project entitlement and construction permitting process is expected to take approximately one year followed by two years of construction and buildout occurring in 2021.

The construction process for the site would be initiated with demolition of existing structures, including, but not limited to sheds, corrals, along with nonconforming farm houses used in support of agricultural operations. This would be followed by grading; the site's grading is anticipated to balance, with no significant import or export required. The next stage in the process would be building construction and street improvements. All buildings within Phase 1 of the project (PA-1 and PA-2) would be developed concurrently, with the construction duration anticipated to be approximately two years. The final steps are the application of architectural coatings and paving of roads and parking areas. Project buildout is expected to occur by 2021. There is no timetable for Phase 2 development of PA-1.

Figure 8. Conceptual Phasing Plan



This page intentionally left blank.

Governing Documents
Development of the Ontario Ranch Business Park project site will be governed by the following:

- TOP (amended January 2010) which establishes policies governing land use, circulation, housing, conservation and open space, noise, safety, and public facilities within the Ontario Ranch Business Park Specific Plan area.

- The Ontario Ranch Business Park Specific Plan which would include a Land Use Plan, Infrastructure Plan, Design Guidelines, and Development Regulations. Where the Specific Plan is silent, the City of Ontario Development Code shall govern.

- A development agreement to include methods for financing, acquisition, and construction of infrastructure.

This Initial Study and the forthcoming EIR are intended to serve as the primary environmental document for all actions associated with the proposed project, including all discretionary approvals requested or required to implement the project. In addition, this is the primary reference document in the formulation and implementation of a mitigation monitoring program for the proposed project.

Discretionary Approvals
The City of Ontario and the following responsible agencies are expected to use the information contained in this Initial Study for consideration of approvals related to and involved in the implementation of this project.

Agency	Action
City of Ontario	• Certification of the Ontario Ranch Business Park EIR
	• Adoption of the Mitigation Monitoring and Reporting Program
	• Approval of Tentative Parcel Map for PA's 1 and 2
	• Approval of Development Plan Review for PA's 1 and 2
	• Approval of Development Agreement for PA's 1 and 2
	• Adoption of a Ontario Ranch Business Park Specific Plan
City of Chino	• Street and drainage improvements
Caltrans	• Euclid Avenue improvements
Santa Ana Regional Water Quality Control Board	• Issuance of a National Pollutant Discharge Elimination System (NPDES) Permit
	• Issuance of a Construction General Permit
Inland Empire Utilities Agency	• Recycled water and connection to trunk sewer line
Federal Aviation Administration	• Obstruction Evaluation
State Water Resources Control Board	• Stormwater Pollution Prevention Plan (SWPPP)
South Coast Air Quality Management District	• Issuance of Air Quality permits for construction permits

In addition to the primary discretionary actions listed above, subsequent approvals by the City of Ontario may include:

- Demolition permit
- Grading permit
- Building permit

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (X) 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.

	Aesthetics	X	Greenhouse Gas Emissions	X	Public Services
X	Agricultural Resources	X	Hazards & Hazardous Materials		Recreation
X	Air Quality	X	Hydrology/Water Quality	X	Transportation
X	Biological Resources	X	Land Use/Planning	X	Tribal Cultural Resources
X	Cultural Resources		Mineral Resources	X	Utilities/Service Systems
X	Energy	X	Noise		Wildfire
X	Geology/Soils	X	Population/Housing	X	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 "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	**X**
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed 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 5/23/19 Date

NICOLE MORSE RICHARD AVILA

Printed Name 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, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross-referenced).

5) Earlier analysis 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 Analysis 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 analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL CHECKLIST QUESTIONS

1. AESTHETICS Except as provided in Public Resource Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings?(Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

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

Less Than Significant Impact. A substantial adverse effect on a scenic vista would occur if the vista was screened from view, the access to a formerly available public viewing position was blocked, or visual resources were obstructed by view or access to them.

There are no scenic vistas within the Project site, nor would the Project otherwise adversely affect a designated scenic vista. Views of the San Gabriel Mountains, located to the north of the City, are the dominant scenic resource in the area. As described in the Ontario Plan Draft EIR, "... the scale and design of the City, including its land uses, would not deter views of the mountain backdrop" (Ontario Plan Draft EIR, p. 5.1-8).

b) Substantially damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The City of Ontario is served by three freeways: I-10, I-15, SR-83, and SR-60. The project site is located adjacent to SR-83 and approximately 3 miles west of SR-60. These segments of I-10, I-15, SR-83 and SR-60 have not been officially designated as scenic highways by the California Department of Transportation (Caltrans 2011). Thus, the proposed project would result in no adverse impacts on scenic resources within a state scenic highway.

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

Less Than Significant Impact. The existing visual character of the project site is defined primarily by agricultural uses and related structures. The site is designated as General Commercial, Office Commercial, and Low-Medium Density Residential in the TOP (Ontario 2010). The visual character of the project site and surrounding areas is shown in Figures 3A-3C, *Existing Site Photos*, and Figure 4, *Surrounding Land Uses Map*. As shown, the project area is dominated by agricultural uses to the north and east, public uses for the Chino Airport to the south, and a residential neighborhood located directly west across Euclid Avenue. The project site itself is currently used primarily for agricultural uses, including dairies and field crops. The site also has two single-family residences located along Eucalyptus Avenue, multiple farm structures, a water tank, and overhead powerlines.

The project is located in an urbanized area and is subject to those provisions of the City of Ontario Policy Plan (Policy Plan) and City of Ontario Development Code governing scenic quality. The Policy Plan Community Development Element establishes multiple Policies that protect scenic resources and promote high quality, visually compatible development. For example, Community Design Element Policy CD 1-2 requires that "development in growth areas to be distinctive and unique places within which there are cohesive design themes"; Policy CD 1-5 requires that "all major north-south streets be designed and redeveloped to feature views of the San Gabriel Mountains, which are part of the City's visual identity and a key to geographic orientation. Such views should be free of visual clutter, including billboards and may be enhanced by framing with trees"; Policy CD 2-1 encourages "all development projects to convey visual interest and character . . ."; Policy CD 2-15 supports "excellence in design and construction quality through collaboration with trade and professional organizations that provide expertise, resources and programs for developers, builders and the public."

Policy Plan measures governing scenic quality including those noted above ensure protection of scenic resources and promote visually compatible and appealing development. These Polices are implemented through the City of Ontario Development Code (Development Code Chapter 6.0 Development and Subdivision Regulations, et al.). The City would assure that the proposed Specific Plan, as implemented, contains Development Regulations and Design Guidelines that would, at a minimum, conform to provisions of the Policy Plan and Development Code. All subsequent development within the Specific Plan area would be required to comply with the Specific Plan Development Regulations and Design Guidelines addressing visual and scenic qualities. Conformance with the Specific Plan would minimize the potential for the project to

adversely affect scenic resources or result in development that would conflict with applicable zoning and other regulations governing scenic quality. Therefore, the project would not conflict with applicable zoning and other regulations governing scenic quality and impacts would be less than significant.

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

Less Than Significant Impact. Spill light occurs when lighting fixtures such as streetlights, parking lot lighting, exterior building lighting, and landscape lighting are not properly aimed or shielded to direct light to the desired location and light escapes and partially illuminates a surrounding location.

Glare is the result of improperly aimed or blocked lighting sources that are visible against a dark background such as the night sky. Glare may also refer to the sensation experienced looking into an excessively bright light source that causes a reduction in the ability to see or causes discomfort. Glare generally does not result in illumination of off-site locations but results in a visible source of light viewable from a distance. Glare could also occur from building materials of the new structures, including glass and other reflective materials.

The proposed project would introduce new sources of light and glare compared to the current dairy and row crop agricultural uses onsite. However, the Specific Plan includes design guidelines and standards for lighting of onsite areas. The Specific Plan requires lighting fixtures to be selected and located to confine the area of illumination to within the site boundaries, including lighting for parking areas, pedestrian walkways, graphics and signage, architectural and landscape features, shipping and loading areas, and any additional exterior areas. This would reduce the potential for spill light. All subsequent development within the Specific Plan area would be required to conform with the Specific Plan Development Regulations and Design Guidelines addressing light, glare and overspill.

Additionally, the proposed project would be subject to the City's Development Code, and project lighting would be required to be shielded, diffused or indirect to avoid glare to both on and offsite residents, pedestrians and motorists. The City would assure that the proposed Specific Plan, as implemented, contains Development Regulations and Design Guidelines that would, at a minimum, conform to City regulations addressing lighting and light overspill (see: Development Code, Division 6.01 – *District Standards and Guidelines, Lighting*). Therefore, the potential for the project to create a new source of substantial light or glare that would adversely affect day or nighttime views is considered less than significant.

2. AGRICULTURE AND FOREST RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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 Dept. 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 the 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?	☒	☐	☐	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
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))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☒	☐	☐	☐

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, 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. The State of California Department of Conservation's Farmland Mapping and Monitoring Program is charged with producing maps for analyzing impacts on the state's agricultural resources. California's agricultural lands are rated based on soil quality and irrigation status. The classification system is contiguous with US Department of Agriculture soil surveys and current land use. These maps are updated every two years, with the most recent data being from 2016. For CEQA purposes, the following categories are qualified as "agricultural land": Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Grazing Land (Public Resource Code Section 21060.1;DOC 2019).

The project site has historically been used for agricultural purposes, primarily dairy operations and field crops. Approximately 60 acres in the southwestern portion of the site are identified as Prime Farmland, and the remainder of the site (approximately 28 acres) is identified as Other Land (DOC 2016).

Prime Farmland (along with other categories of farmland not found on the project site) are ratings given to California agricultural lands based on soil quality and irrigation status. "Prime Farmland" is the top-rated farmland with the best combination of features to sustain long-term agricultural production, including soil quality, growing season, and moisture. Land must have been used for irrigated agricultural production to be Prime Farmland.

Development pursuant to the Specific Plan would demolish existing residential and farm buildings, other ancillary facilities, and would replace the existing dairy and row crop operations with an industrial business park. Therefore, the proposed project would result in the permanent conversion of Prime Farmland to nonagricultural use upon implementation of the Specific Plan and impacts would be potentially significant. Project-related and cumulative impacts associated with the conversion of farmland will be further analyzed in the EIR.

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

Less than Significant Impact. The Williamson Act (California Land Conservation Act of 1965) restricts the use of agricultural and open space lands to farming and ranching by enabling local governments to contract with private landowners for indefinite terms in exchange for reduced property tax assessments. According to records from the City of Ontario, the City does not identify the project site as one of the parcels with a Williamson Act contract (Ontario 2018).

The project site is located in the "Specific Plan" zone and is subject to the (AG) Agricultural Overlay (SP/AG). The purpose of the Specific Plan zone is to enable the planning and development of coordinated, comprehensive projects and to provide for the systematic implementation of TOP goals and policies though Specific Plans. Therefore, impacts regarding conflict with existing zoning for agricultural use would be less than significant and further analysis of this issue is not necessary in the EIR. No mitigation measures are required.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. "Forest land" is defined as "land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." "Timberland" is defined as "land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees." "Timberland Production Zone" (TPZ) is defined as "an area which has been zoned pursuant to Section 51112 or 51113 and is

devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as defined in subdivision (h)."

The project site is identified as SP/AG and is not zoned for forest land, timberland, or TPZ. TOP does not designate any forest land or timberland land uses within the City of Ontario. Therefore, the proposed project would have no adverse forest or timber land impacts and further analysis of this issue is not necessary in the EIR. No mitigation measures are required.

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

No Impact. Refer to Response 2.c). The project site is not zoned as forest land and currently contains agricultural uses. There is no land in the City of Ontario that qualifies as forest land as defined in Public Resources Code section 12220(g). Consequently, the proposed project would not result in the loss or conversion of forest land to non-forest use. Therefore, the proposed project would have no impact regarding loss of forest land and further analysis of this issue is not necessary in the EIR. No mitigation measures are 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 forest land to non-forest use?

Potentially Significant Impact. Refer to Reponses 2.a), 2.c) and 2.d) above. The project site is currently zoned SP/AG (Specific Plan with an Agricultural Overlay). Approximately 60 acres of the site are currently designated as Prime Farmland. The project site is currently used for a variety of agricultural purposes including dairy operations and field crops. The proposed project would convert the existing Prime Farmland to nonagricultural uses. Therefore, the proposed project would result in potentially significant impact associated with conversion of farmland to nonagricultural uses and will be further evaluated in the EIR.

Additionally, there is no forest land on the project site, the surroundings sites, or within the City of Ontario. Consequently, the proposed project would not result in the loss or conversion of forest land to non-forest use. Therefore, further analysis related to conversion of forest land is not necessary in the forthcoming 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:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable federal or state ambient air quality standard?	☒	☐	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

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

Potentially Significant Impact. The project site is in the South Coast Air Basin (Basin) and is subject to the air quality management plan (AQMP) prepared by the South Coast Air Quality Management District (SCAQMD). An AQMP provides the framework for air quality basins to achieve attainment of the state and federal ambient air quality standards through the state implementation plan and is based on growth projections from local general plans. Implementation of the proposed project would involve the conversion of an approximately 85.6-acre site from agricultural uses to an industrial and business park, which would result in an increase in development intensity and associated increase in criteria air pollutants. The EIR will evaluate the consistency of the proposed project with regional growth forecasts and any impacts its development may have on the attainment of regional air quality objectives. Mitigation measures will be identified as necessary.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard ?

Potentially Significant Impact. The project site is located in the Basin, and is designated under the California and National Ambient Air Quality Standards (AAQS) as nonattainment for ozone (O_3), coarse inhalable particulate matter (PM_{10}), fine inhalable particulate matter ($PM_{2.5}$), nitrogen oxides (NO_X) (California standard only), and lead. Implementation of the proposed project may increase existing levels of criteria pollutants and contribute to their nonattainment status in the Basin. Construction activities related to the proposed project would generate exhaust from construction equipment and vehicle trips, fugitive dust from demolition and ground-disturbing activities, and off-gas emissions from architectural coatings and paving. Additionally, the proposed project would also generate long-term emissions from transportation sources (e.g., passenger and truck trips), area sources (e.g., onsite equipment, landscaping, cleaning products,

and paints used for architectural coating), energy usage (e.g., natural gas used for heating), and off-road equipment (e.g., forklifts) associated with operation of the proposed office and warehouse uses. The EIR will evaluate whether the proposed project's short- and long-term emissions would exceed SCAQMD's regional significance thresholds and result in a cumulatively considerable net increase in any criteria air pollutant. Mitigation measures will be recommended, as appropriate.

c) Expose sensitive receptors to substantial pollutant concentrations?

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

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

Less Than Significant Impact. The proposed project would not emit odors that would affect a substantial number of people. The threshold for odor is if a project creates an odor nuisance pursuant to SCAQMD Rule 402, Nuisance, which states:

> *A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals*.

The type of facilities that are considered to have objectionable odors include wastewater treatments plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. Odors generated by the operation of the proposed office and industrial project are not expected to be significant or highly objectionable and would be required to be in compliance with SCAQMD Rule 402, which would prevent nuisances to sensitive land uses. During operations, consistent with City

requirements, all project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with solid waste regulations. Compared to existing conditions, the proposed project would result in a positive impact through the elimination of current dairy and farming operations which produce odors in close proximity to residential uses across Euclid Avenue.

Trucks and vehicles operating at the loading docks may emit odor during project operations. A southern California study showed measured concentrations of vehicle-related pollutants, including diesel exhaust, decreased dramatically (more than 90 percent) within approximately 300 feet (Zhu, 2002). The nearest sensitive receptors to loading dock operations is a residential neighborhood, located more than 500 feet to the west across Euclid Avenue and therefore, by the time any diesel exhaust emissions reach the nearest sensitive receptor sites, they would be diluted to well below any level of odor concern.

Emissions from construction equipment, such as diesel exhaust, and from volatile organic compounds from architectural coatings and paving activities, may generate odors; however, these odors would be temporary, intermittent in nature, and not expected to affect a substantial number of people. Additionally, noxious odors would be confined to the immediate vicinity of the construction equipment. By the time such emissions reach any sensitive receptor sites, they would be diluted to well below any level of odor concern. Furthermore, short-term construction-related odors are expected to cease upon the drying or hardening of the odor-producing materials.

Therefore, impacts associated with operation- and construction-generated odors would be less than significant, and no further analysis is required in the EIR.

4. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game[1] or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
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 US Fish and Wildlife Service?	☒	☐	☐	☐

[1] Effective January 1, 2013, the California Department of Fish and Game (DFG) became the California Department of Fish and Wildlife. *See* https://cdfgnews.wordpress.com/2012/12/31/department-name-change-effective-tomorrow/. The CEQA Guidelines Appendix G: Environmental Checklist Form has not been updated to reflect this new name.

c) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☒	☐	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☒	☐	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

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[2] or U.S. Fish and Wildlife Service?

Potentially Significant Impact. The project site has been disturbed from its natural state due to the long-term operation of dairy farms and field crops. Historical dairy farm and agricultural operations dating from as early as 1938 have substantially degraded the potential for the site to serve as native habitat. Therefore, there is little potential for the property to contain candidate, sensitive, or special status species. However, the southwestern portion of the site features a retention area that could serve as habitat to migratory birds during migration periods. Therefore, the proposed project would potentially result in a significant impact on candidate, sensitive, or special status species and a reconnaissance-level survey will be conducted by a professional biologist to document the site's existing biological resources and to determine the presence or absence of sensitive species. This topic will be further addressed in the EIR, and mitigation measures will be recommended, as appropriate.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?

Potentially Significant Impact. Identify by the US Fish and Wildfire Service (FWS), the project site contains approximately 2.01 acres of areas freshwater ponds, located near the northeast corner of the south portion of the site (FWS 2018). Development of the proposed project would include the removal of these ponds. Therefore, the proposed project would potentially result in a significant impact on riparian habitat and a biological assessment will be conducted by a professional biologist to examine the potential impacts. This topic will be further addressed in the EIR, and mitigation measures will be recommended, as appropriate.

c) Have a substantial adverse effect on federally protected wetlands through direct removal, filling, hydrological interruption, or other means?

Potentially Significant Impact. Refer to Response 4.c), above. The project site contains approximately 2.01 acres of areas freshwater ponds, located near the northeast corner of the south portion of the site (FWS 2018). Development of the proposed project would include the removal of these ponds. Therefore, the proposed project would potentially result in a significant impact on wetlands and a biological assessment will be conducted by a professional biologist to examine the potential impacts. This topic will be further addressed in the EIR, and mitigation measures will be recommended, as appropriate.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Potentially Significant Impact. No regional wildlife movement corridors have been identified in the City, and most of the City is ill-suited for the purposes of wildlife movement, as discussed in the TOP FEIR (Ontario 2009). However, the project site's existing characteristics include open fields and trees, which can be seen as attractive to several bird species. Development on the Ontario Ranch Business Park would result in the removal of these features, which has the potential to impact species that are protected by the federal Migratory Bird Treaty Act. Therefore, the proposed project would potentially impact migratory birds during construction and operation and this topic will be further evaluated in the EIR.

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

No Impact. The project site contains some trees, particularly near the single-family residences on site. The proposed project would remove these trees as well as other ornamental trees. The City of Ontario Development Code Section 6.05.020, Tree Preservation Policy and Protection Measures was established to further the preservation, protection, and maintenance of healthy heritage trees. The proposed project would be required to comply with the development code requirements, which would ensure that the project does not conflict with the City's tree preservation policy. . As a result, there would be no impact and no further analysis of this issue is necessary.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The project site does not fall within the boundaries of any Habitat Conservation Plan, Natural Community Conservation Plan, or other local or regional conservation plan. Therefore, there would be no impact related to conflicting with the provisions of any of the aforementioned plans. No further analysis of this issue is required.

5. CULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☒	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☒	☐	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

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

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

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

The project site currently contains various types of structures to support the dairy and agricultural operations. Site history records the earliest structures, likely a residence or farm-related, appeared on the site by 1975. Whereas the existing residences, dairy barn, storage structures, and approximately eight sheds associated with corrals were recorded in 1985. Given the long history of agricultural activities in the vicinity of the project site, there is potential that the site may contain structures or other resources that may be considered historic resources pursuant to CEQA Guidelines Section 15064.5. Therefore, the proposed project would potentially result in a significant impact to historical resources and a historic resources study would be prepared. The topic will be further discussed in the EIR.

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

Potentially Significant Impact. The project site is located in the Ontario Ranch area of the City, which has been used for agriculture since 1938. The project site is highly disturbed and has been used for agricultural uses for many years. As such the soils located near the surface have been largely disturbed due to tilling. Demolition and ground-disturbing grading activities have the potential to uncover previously undiscovered archeological resources. In the unlikely event such

resources are discovered during project grading and/or excavation activities, adherence to standard protocols pertaining to the discovery of unknown cultural resources would ensure that any discovery is properly managed.

The cultural resources assessment will be prepared, with a literature review and records search related to potential site-specific archaeological resources. Therefore, the proposed project would potentially result in a significant impact to archeological resources and impacts will be further addressed in the EIR. If required, mitigation measures will be recommended.

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

Less Than Significant Impact. California Health and Safety Code Section 7050.5, CEQA Section 15064.5, and Public Resources Code Section 5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery. Specifically, California Health and Safety Code Section 7050.5 requires that if human remains are discovered within the project site, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of death, and made recommendations concerning the treatment and disposition of the human remains to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Subsequently, the Native American Heritage Commission shall identify the most likely descendant. The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains, as provided in Public Resources Code Section 5097.98. Although soil-disturbing activities associated with the proposed project could result in the discovery of human remains, compliance with existing law would ensure that impacts to human remains would be reduced to a less than significant level. This topic will not be evaluated in the EIR, and no mitigation measures are required.

6. ENERGY Would the project:	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐	☐	☐

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

Potentially Significant Impact. The proposed project would involve the conversion of an 85.6-acre agricultural site into industrial and business park uses. The development of the project would include construction activities such as demolition, clearing, grading, paving, and building

construction. These activities would result in the increased consumption of energy during project construction. Additionally, the development and operation of the proposed project would result in new sources of energy due to additional long-term employment at the project site compared to existing conditions. Sustainability principles such as skylights in warehouse/distribution buildings to provide natural light and reduce lighting demand, high performance dual pane glazing in office storefronts, and LED products for energy efficient site lighting are incorporated into the design guidelines of the proposed project to reduce environmental impacts from energy production and consumption. Nevertheless, construction and operation of the proposed project would have the potential to increase energy consumption that could significantly impact the environment. The EIR will evaluate the potential for the project to generate a substantial increase in energy use and identified mitigation measures will be incorporated as needed.

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

Potentially Significant Impact. In October 2015, Governor Brown signed Senate Bill 100 which sets a 100 percent clean, zero carbon, and renewable energy policy for California's electricity system by 2045. The City adopted a Community Climate Action Plan (CAP) on December 16, 2014. The City is committed to increase the uses of renewable energy through solar panel installation with an anticipated reduction in emissions by 202,000 metric tons (MT) carbon dioxide (CO_2e) of Greenhouse Gas emissions in 2020 (Ontario 2014). Additionally, as identified in the TOP CD2-7 identifies the need for development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques (Ontario 2010). Construction and operation of the proposed project would have the potential to increase energy consumption that could significantly impact the environment. A project found to be consistent with the adopted implementation of state and local plan is presumed to have less than significant energy consumption impacts. Energy consumption will be addressed and reviewed in the EIR to determine the significance of potential impacts.

7. GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☒	☐	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☒	☐	☐	☐
iv) Landslides?	☐	☐	☒	☐

b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☒	☐	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating direct or indirect substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☒	☐	☐	☐

a) Directly or indirectly cause 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?

Less Than Significant Impact. In 1972, the Alquist-Priolo Special Studies Zones Act was signed into law. In 1994, it was renamed the Alquist-Priolo Earthquake Fault Zoning Act (A-P Act). The primary purpose of the Act is to mitigate the hazard of fault rupture by prohibiting the location of structures for human occupancy across the trace of an active fault. The A-P Act requires the State Geologist (Chief of the California Geology Survey) to delineate "Earthquake Fault Zones" along with faults that are "sufficiently active" and "well-defined." The boundary of an "Earthquake Fault Zone" is generally about 500 feet from major active faults and 200 to 300 feet from well-defined minor faults. The A-P Act dictates that cities and counties withhold development permits for sites within an Alquist-Priolo Earthquake Fault Zone until geologic investigations demonstrate that the site zones are not threatened by surface displacements from future faulting.

There are no active faults known on the site and the project site is located outside the 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 (Ontario 2009). Additionally, the California Geologic Survey identified that the closest faults are the Chino fault that is 3.3 miles from the site, Elsinore fault that is 15 miles from the site, and the San Jose fault that is 10 miles from the site. All project construction would also be developed in compliance with the Ontario Municipal Code, the recommendations of a geotechnical investigation and all other ordinances adopted by the City related to construction and safety. The Ontario Building Department would review the building plans through building plan checks, issuance of a building permit, and inspection of the building during construction, which would ensure that all required California Building Code (CBC) seismic safety measures are incorporated into the building. Compliance with the CBC as verified by the City's review process, would reduce impacts to a less than significant level.

ii. Strong seismic ground shaking?

Potentially Significant Impact. The project does not propose actions or facilities that would exacerbate known or probable adverse strong seismic ground shaking, or seismic-related ground failure conditions. However, southern California in general, including the project site and surrounding areas, are generally susceptible to seismic events. And is therefore considered to be a potential for the project to directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving strong seismic ground shaking, and/or seismic-related ground failure (including liquefaction).

iii. Seismic-related ground failure, including liquefaction?

Potentially Significant Impact. Liquefaction occurs when groundwater is forced out of the soil as it subsides. This excess water momentarily liquefies the soil, causing almost complete loss of strength. If this layer is at the surface, its effect is much like that of quicksand for any structure located on it. If the liquefied layer is in the subsurface, the material above it may slide laterally depending on the confinement of the unstable mass. The factors known to influence liquefaction potential include soil type and grain size, relative density, groundwater level, confining pressures, and both intensity and duration of ground shaking. In general, materials that are susceptible to liquefaction are loose, saturated granular soils having low fines content under low confining pressures.

The project site is located in the southern portion of the City. TOP Figure 5.7-3 identifies this area as having low to moderate liquefaction susceptibility due to the presence of young, fine-grained soils (Ontario 2010). There is a potential for the project to directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving strong seismic ground shaking, and/or seismic-related ground failure (including liquefaction. As part of the EIR, a Preliminary Geotechnical Investigation will be prepared, addressing these potential impacts. Mitigation will be proposed for any impacts determined to be potentially significant.

iv. Landslides?

Less Than Significant Impact. The project site is located in the southern portion of the city where largely flat agricultural fields dominate the topography. The site gently falls to the south at an average gradient of 1 to 2 percent (Southern California Geotechnical 2018). The flat topography of the site does not present any potential risks related to landslides or other slope failure. Thus, impacts to landslide hazards are less than significant and will not be further analyzed in the EIR.

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

Less Than Significant Impact. The project site is currently used for agricultural uses, mainly dairy and field crop operations. This has resulted in agriculture-related residues in onsite soils. The project would not result in significant soil erosion or loss of topsoil because of the previously disturbed and developed nature of the project site and the limited size and scope of the project. Grading increases the potential for erosion by removing the protective vegetation, changing the natural drainage patterns, and constructing slopes. However, compliance with the CBC and review of grading and development plans by the City Engineer would ensure no significant soil erosion

impacts will occur. In addition, the City requires an erosion/dust control plan for projects located within this area.

For construction activities, the project would be required to prepare and implement a Storm Water Pollution Prevention Program (SWPPP) per requirements of the General Construction Permit (Order No. 2009-0009-DWQ) issued by the State Water Resources Control Board. The SWPPP would specify best management practices (BMPs) for reducing or eliminating soil erosion from the site during project construction and operation. Erosion control measures implemented as part of BMPs can include the placement of sandbags around basins; use of proper grading techniques; appropriate sloping, shoring, and bracing of the construction site; and covering topsoil stockpiles. Potential erosion impacts incurred during construction activities are mitigated below the level of significance through the project's mandated compliance with a City-approved SWPPP, as well as compliance with SCAQMD Rules that prohibit grading activities and site disturbance during high wind events.

For operational activities under the proposed project, landscaping would exist throughout the project site; and areas of loose topsoil that could erode by wind or water, would not exist. In addition, the hydrologic features of the project area have been designed to slow, filter, and retain stormwater within landscaping and the two detention basins on the project site, which would also reduce the potential for stormwater to erode topsoil. Furthermore, pursuant to Municipal Code Section 6-6.501, implementation of the project requires a Stormwater Quality Management Plan (SWQMP), which is required for all new development/redevelopment projects, outlining appropriate non-structural and structural BMPs, including stormwater infiltration and treatment devices that would be implemented and installed to prevent pollutants from being discharged into the City's stormwater drainage system after construction. The SWQMP describes the operational BMPs that would be implemented pursuant to Municipal Code Section 6-6.505 to minimize or eliminate the potential for soil erosion or loss of topsoil during operation of the project. As a result of implementation of these existing requirements, potential impacts related to substantial soil erosion or loss of topsoil would be less than significant. Thus, soil erosion or the loss of topsoil will not be further analyzed in the 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 offsite landslide, lateral spreading, subsidence, liquefaction or collapse?

Potentially Significant Impact. As stated in Response 7.a)(iv) above, landslides are not considered significant hazards onsite. Therefore, the potential for landslides associated with the project is less than significant.

Lateral spreading and collapse can occur as an effect of liquefaction, seismic ground shaking, and expansive soils. As discussed in Response 7.a)(iii), the project site is susceptible to low or moderate liquefaction. Therefore, the proposed project would have the potential to be located on geologic unit or soil that is unstable, or that would become unstable and further analysis would be required through a geotechnical study. The results of the study would include foundation recommendations based on the expansion index and shear strength of the onsite soils. These recommendations and project design features will be summarized in the EIR, and mitigation measures, if required, will be recommended.

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

Less Than Significant Impact. The project site is not located on expansive soils as defined in in Table 18-1-B of the Uniform Building Code. The United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) National Cooperative Soil Survey identifies the site soils as Chino series, described as silt loam and somewhat poorly drained with moderate infiltration rates (Citadel 2017). Therefore, the impact of being located on expansive soil would be less than significant.

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

No Impact. The proposed project would be served by the City sewer utilities and would not include the use of septic tanks or alternative wastewater disposal systems. There is no impact related to these systems.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact As discussed above, the project is located in an area historically used for agricultural uses. As such the soils located near the surface have been largely disturbed due to tilling. However, TOP FEIR identifies that the City is underlain by deposits of Quaternary and upper-Pleistocene sediments deposited during Pliocene and early Pleistocene time (Ontario 2009). Although no fossil-bearing geologic formations are known to exist on the project site, their existence has not been determined. It is possible that during grading and construction activities, fossil remains or other paleontological resources may be found. A site-specific investigation of geologic conditions and the potential for paleontological resources to occur will be conducted. The records search results and background context will be summarized in the EIR, and mitigation measures, if required, will be recommended.

8. GREENHOUSE GAS EMISSIONS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

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

Potentially Significant Impact. Global climate change is not confined to a particular project area and is generally accepted as the consequence of global industrialization over the last 200 years. A typical project, even a very large one, does not generate enough greenhouse gas (GHG) emissions

on its own to influence global climate change significantly; hence, the issue of global climate change is, by definition, a cumulative environmental impact. The State of California, through its governor and legislature, has established a comprehensive framework for the substantial reduction of GHG emissions over the next 40-plus years. This will occur primarily through the implementation of Assembly Bill 32 (AB 32, 2006) and Senate Bill 375 (SB 375, 2008), which address GHG emissions on a statewide, cumulative basis.

Implementation of the proposed project would result in the development of office and warehouse distribution facilities. Operation of warehouses would result in generation of transport trucks and use of off-road equipment in daily operations. Additionally, operation of office uses would generate passenger vehicles. Overall, based on the scale of the proposed project, operation of the proposed facilities could generate a substantial amount of mobile-source GHG emissions in addition to emissions from energy usage (i.e., electricity and natural gas), area sources (e.g., off-road equipment used in daily operations), water demand, and wastewater and solid waste generation. Furthermore, construction of the proposed project would also generate GHG emissions from use of construction equipment. The EIR will evaluate the potential increase in GHG emissions due to proposed project implementation. Mitigation measures will be identified as necessary.

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

Potentially Significant Impact. The California Air Resources Board's (CARB) Scoping Plan is California's GHG reduction strategy to achieve the state's GHG emissions reduction target, established by AB 32, of 1990 emission levels by year 2020. In addition, SB 375, the Sustainable Communities and Climate Protection Act of 2008, was adopted by the legislature to reduce per capita vehicle miles traveled and associated GHG emissions from passenger vehicles. The Southern California Association of Government's (SCAG) 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS; SCAG 2016) identifies the per capita GHG reduction goals for the SCAG region. Development of the project site under the proposed project could generate a net increase of GHG emissions within the region. As a result, the proposed project has the potential to conflict with the GHG reduction targets of CARB's Scoping Plan. The EIR will evaluate consistency of the proposed project to the CARB Scoping Plan and to SCAG's 2016-2040 RTP/SCS in addition to the City's CAP. Mitigation measures will be identified as necessary.

9. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☒	☐	☐	☐
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?	☒	☐	☐	☐

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☒	☐	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☒	☐	☐	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland?	☐	☐	☐	☒

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

Potentially Significant Impact.
Implementation of the project would not require the transportation, use, storage, or disposal of hazardous or potentially hazardous materials beyond those typically employed for the construction and maintenance of the project uses. However, Phase I Environmental Site Assessment prepared for the project indicates the project site is affected by existing hazards or hazardous conditions including:

- Hazards associated with current and past use of the project site for dairy farming, and agricultural operations;
- Retention ponds collect wastes from across the site and provide potential dumping area for other dairy and animal-related wastes;
- Above ground tanks (ASTs) used for storage of diesel and gasoline;
- Hazardous materials (e.g., asbestos, lead, polychlorinated biphenyls) that may be released during site demolition and preparation activities;
- Presence of groundwater wells; and
- Off-site areas that would be disturbed by construction of project infrastructure may be similarly affected.

Prior to, or concurrent with construction of the project facilities, remediation of existing significant hazards/hazardous materials conditions would be required. These remedial actions could create a significant hazard to the public or the environment through the routine transport or disposal of

hazardous materials. The EIR will evaluate these potential impacts and will propose mitigation for those impacts determined to be potentially significant.

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. Due to the agricultural uses that currently exist and existed in the past, herbicides and pesticides were likely stored and used on the site. In addition, underground and above ground storage tanks were used for fuel storage for the operation of the agricultural equipment. There is an existing retention pond onsite which is used to collect surface waste from across the project site and provide a potential dumping area for other dairy and animal-related wastes. There is the potential for chemical constituents to accumulate in the ponds and become trapped in the sediment, and other hazardous or potentially hazardous materials, being on the site. 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. Site history records show the existing structures on site appear to have been developed in 1975. Given historic uses and the likely presence of hazardous materials, including those that may be present in existing buildings and structures, the proposed project would potentially result in a significant impact associated with the release of hazardous materials and this topic will be further evaluated in the EIR.

c) Emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. The proposed project site is not located within a quarter mile of an existing or proposed school. The nearest is Edwin Rhodes Elementary in the City of Chino, approximately one mile to the northwest of the project site. Edwin Rhodes Elementary is not located along a construction or operational truck route for the proposed project. Therefore, there would be no impact related to handling or hazardous materials in close proximity of a school.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Potentially Significant Impact. The proposed project does not appear on any regulatory agency database such as GeoTracker and EnviroStor (DTSC 2019; State Water 2019). The nearest Cleanup Program Site is the Chino Airport, located south of the project site. Due to the agricultural uses that currently exist on the site, there is a potential for hazardous materials to be located on the project site. Therefore, this topic will be further evaluated in the EIR, and mitigation measures will be recommended, as necessary.

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

Potentially Significant Impact. The project site is located immediately to the north of the Chino airport. TOP FEIR, Figure 5.8-1, *Airport Land Use Compatibility*, shows the project site as within

the Chino Airport Influence area (Ontario 2009). There is currently no Airport Land Use Compatibility Plan (ALUCP) for San Bernardino County that addresses the Chino Airport, as the plan prepared in 1991 does not reflect the current Airport Master Plan for the facility. The ALUCP for Chino Airport completed by the County of Riverside in 2008 provides additional guidance for development around Chino Airport. Furthermore, the project site is also identified as being in the Ontario Airport's airport influence area (AIA). Therefore, the proposed project would potentially result in a significant impact regarding safety hazards or noise due to its proximity to an airport. The EIR will further evaluate any safety risks and existing noise levels to determine if aircraft operations at the Chino Airport would expose future employees to the excessive noise levels.

f) Impair implementation of an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. 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 City manages disaster preparedness through the Technical Services Bureau of the Ontario Fire Department. This bureau is responsible for the preparation of the community for disasters and the organization of recovery efforts. The City updated a Local Hazard Mitigation Plan prepared by the Office of Emergency Services of the Ontario Fire Department in 2011. Because the project site has been historically used for agricultural uses, it is not identified in any of these plans as being an evacuation area.

Furthermore, construction of the proposed project would be generally confined to the project site and would not physically impair access to the site or the project area. During both construction and long-term operation, the proposed project would be required to maintain adequate emergency access for emergency vehicles as required by the City and the Ontario Fire Department. Because the proposed 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. No further analysis of this topic is required, and no mitigation is necessary.

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

No Impact. According to the California Department of Forestry and Fire Protection's fire hazard map for the City of Ontario, the project site is not within a Very High Fire Hazard Severity Zone (CAL FIRE 2011). Additionally, when using wildland-urban interface (WUI) as a measure of proximity, the proposed project site is also not near a Fire Hazard Severity Zone. WUI is defined as any area for which a Community Wildfire Protection Plan is not in effect but is within half mile of the boundary of an "at risk community". An "at risk community" is defined as a community where conditions are conducive to a large-scale wildland fire disturbance event, thereby posing a significant threat to human fire or property (University of Wisconsin-Madison 2010). Adjacent areas to the project site are also urbanized; therefore, there are no wildlands adjacent to the site that may expose people or structures to wildland fire hazards and no impact would occur.

10. HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality ?	☒	☐	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;?	☒	☐	☐	☐
iii)Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or ?	☒	☐	☐	☐
iv) impede or redirect flood flows?	☒	☐	☐	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☒	☐	☐	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☒	☐	☐	☐

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

Potentially Significant Impact. The proposed project would involve the conversion of an 85.6-acre agricultural site into industrial and business park uses. The development of the project would include construction activities such as demolition, clearing, grading, paving, and building construction. These activities could result in the generation of water quality pollutants that could violate water quality or waste discharge standards. Two permits, each issued pursuant to National Pollutant Discharge Elimination System (NPDES) regulations issued by the EPA, contain water pollution control requirements applicable to the project. The General Construction Permit issued by the State Water Resources Control Board (SWRCB) requires that construction sits with 1 acre or greater of soil disturbance, or less than 1 acre, but part of a greater common plan of development, apply for coverage for discharges under the general construction permit by submitting a Notice of Intent (NOI) for coverage, and implementing a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP would specify Best Management Practices (BMPs) to be used during construction of the project to minimize or avoid water pollution and address construction site pollutants. BMPs that must be implemented as part of a SWPPP can be grouped into two major categories: erosion and sediment control BMPs, and non-stormwater management and materials management BMPs.

Erosion controls include practices to stabilize soil, to protect the soil in its existing location, and to prevent soil particles from migrating. Sediment controls are practices to collect soil particles after they have migrated but before the sediment leaves the site. Examples of sediment control BMPs are street sweeping, fiber rolls, silt fencing, gravel bags, sand bags, storm drain inlet protection, sediment traps, and stockpile management areas. Tracking controls prevent sediment from being tracked off site via vehicles leaving the site to the extent practicable. A stabilized construction entrance not only limits the access points to the construction site but also functions to partially remove sediment from vehicles prior to leaving the site.

The proposed project would also result in the construction of new impervious surfaces such as parking lots, sidewalks, and buildings that would increase the levels of runoff from the project site as water infiltration rates would be reduced. The proposed project would include preparation and implementation of a water quality management plan (WQMP), specifying BMPs to be used in project design and project operation to minimize stormwater pollution.

Construction of the proposed project would be subject to local, state, and federal water quality regulations. This includes, but is not limited to, required adherence to the federal Clean Water Act (CWA), Santa Ana Regional Water Quality Control Board (SARWQCB) regulations, NPDES requirements, the National Flood Insurance Act, California Department of Water Resources (DWR) requirements, the California Fish and Wildlife Code, the California Water Code, and other applicable regulatory requirements.

The SWPPP and WQMP will be evaluated in the EIR. Development of the proposed project would potentially cause a significant impact to hydrology and water quality if associated construction activities or operations would result in the violation of any water quality or waste discharge standards or substantially degrade surface or ground water quality. Potential impacts to water quality will be evaluated in the EIR, and mitigation measures will be identified as necessary.

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

Less Than Significant. The project site is currently used for agricultural uses, including dairy operations and field crops. The site utilizes groundwater for irrigation of crops and other agricultural-related uses, which would cease with implementation of the proposed project. There is also one water well on site which is used to supply drinking water for the cattle (Citadel 2017). In compliance with the Chino Basin Water Master's Well Procedure for Developers, a well use/destruction plan and schedule for all existing private/agricultural wells shall be submitted to the City of Ontario for approval prior to the issuance of permits for any construction activity. If a private well is actively used for water supply, the Developer shall submit a plan to abandon such well and connect users to the City's water system (residential to the domestic water system and agricultural to the recycled water system) when available. Wells shall be destroyed/abandoned per the California Water Resource Guidelines and require permitting from County Health Department. A copy of such permit and Form DWR 188 Well Completion Form shall be provided to the Development Engineering Department and the Utilities Engineering Department prior to issuance of grading and/or building permits. If the Developer proposes temporary use of an existing

agricultural well for purposes other than agriculture, such as grading, dust control, etc., the developer shall make a formal request to the City of Ontario for such use prior to issuance of permits for any construction activity. Upon approval, the Developer shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by the agreement.

Upon development, the Ontario Ranch Business Park site would be served by domestic water provided by the City; direct additions or withdrawals of groundwater are not proposed by the project. As described in TOP FEIR, the City's water demand is accommodated through potable and non-potable water supplies managed by the City's Public Works Agency. The City manages both the potable and non-potable supplies to ensure withdrawals from the Chino Basin for domestic demands do not exceed the safe yield for the basin, consistent with and in support of implementation of the Chino Basin Watermaster's Optimum Basin Management Program, commonly called the "OBMP Peace Agreement." Groundwater which may be consumed by the Project and the City of Ontario, as a whole, would be recharged pursuant to the Department's policies and programs. The Project site is not a designated groundwater recharge area. The Project does not propose or require facilities or operations that would otherwise adversely affect designated recharge areas. The potential for the project to substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin is considered less than significant.

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

i) would result in substantial erosion or siltation on- or off-site;

Less Than Significant. Refer to Response 7.b), above.

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Potentially Significant Impact. Refer to Response 10.c(i), above. The proposed project could potentially change the existing drainage pattern of the site. Hydrology and drainage studies will be prepared to analyze pre- and post-development changes to the rate and amount of surface runoff onsite. Findings will be integrated into the EIR, and mitigation measures will be provided as necessary.

iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;or

Potentially Significant Impact. Refer to Response 10.b) and 10.c(i), above. The proposed project could potentially create runoff water which would exceed the capacity of existing or planned stormwater drainage systems. Project impacts on existing and planned storm drainage systems will be analyzed in the project drainage and hydrology studies and will be addressed in the EIR. BMPs to be incorporated in the project will also be discussed in the EIR.

iv) impede or redirect flood flows?

Potentially Significant Impact. The proposed project site is within Federal Emergency Management Act (FEMA) Flood Zone Designation X (Zone D) (Citadel 2017). Zone D is an area where there are possible but undetermined flood hazards, as no analysis of flood hazards has been conducted. Therefore, the project site would potentially result in a significant impact on flood flows and will be further addressed in the EIR.

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

Potentially Significant Impact. A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin such as a reservoir, harbor, lake, or storage tank. A tsunami is a great sea wave produced by undersea disturbances such as tectonic displacement or large earthquakes..

The project site is not located near any water storage tanks or reservoirs that would be at risk of seiche during seismic activity. The nearest body of water is the San Antonio Dam, approximately 12 miles to the north. The project site is approximately 30 miles away from the ocean, and therefore, not at risk of tsunami damage

As stated in Response 10.c(iv), the proposed project site is within a possible flood hazard area. Therefore, the proposed project would potentially result in a risk of pollutants due to project inundation in a flood hazard zone and this topic will be further addressed in the EIR. .

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

Potentially Significant Impact. A Refer to Response 10.a), above.

11. LAND USE AND PLANNING Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐

a) Physically divide an established community?

No Impact. The project site is bound by Eucalyptus Avenue to the north, Sultana Avenue to the east, Euclid Avenue to the west, and Merrill Avenue to the south that follows the Ontario-Chino city boundaries. Implementation of the proposed project would change the current land uses located on the approximately 85.6-acre site from agricultural uses including dairies and field crops into a business and industrial park with up to approximately 1.78 million SF of total building space.

The project site also currently features two single-family residences that would be removed during demolition. The project site is currently surrounded by mixed uses to the north, high density residential to the west, agricultural uses to the east, and public uses to the south. There is a residential neighborhood located directly across Euclid Avenue to the west. The residential neighborhood to the west represents the southeastern most edge of residential uses in the City of Chino. Although the proposed project would replace existing agricultural uses with a planned office and industrial uses, it would not physically divide an established community. The land uses proposed for the site are consistent with the land uses designated by TOP, and consistent with proposed business and industrial land uses in the immediate project vicinity. Therefore, no impact would occur and further analysis of this issue in the EIR is not necessary.

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

Potentially Significant Impact. The Ontario Ranch Business Park Specific Plan is intended to carry out the goals and policies of TOP. The proposed project is not anticipated to interfere or conflict with any other land use plan, policy, or regulation of the City or other public agencies with jurisdiction over the project to avoid or mitigate an environmental effect. However, given the implications for land use planning and affected codes and regulations, the proposed project's consistency with TOP, applicable airport land use compatibility plans [see Hazards, Response 9.e)] and other applicable plans, the proposed project would potentially result in a significant impact due to conflict with any applicable land use plan, policies, and/or regulations and this issue will be further analyzed in the EIR.

11. MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐
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?	☐	☐	☒	☐

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Less Than Significant. There are no known mineral resources either on the 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 as identified in Figure 5.11-1 of TOP FEIR (Ontario 2009). 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 in the project site, the proposed project would not impact mineral resources.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on the general plan, specific plan or other land use plan?

Less Than Significant. As discussed in Response 11.a) above, the project site has no known mineral resources of value to the region and residents of the City according to the TOP. Therefore, the proposed project would not result in a loss of availability of any locally important mineral resource and no impact would occur. This issue will not be further analyzed in the EIR.

13. NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☒	☐	☐	☐

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

Potentially Significant Impact. The proposed project would convert an 85.6-acre agricultural site into a business and industrial park. Construction activities associated with the proposed project would result in a temporary increase in noise levels at the project site and at adjacent land uses. Additionally, the development and operation of the proposed project would result in new sources of noise at the project site compared to existing conditions, primarily from project-related traffic. Project-related short-term construction activities, as well as long-term operational activities would potentially increase the generation of noise levels in the vicinity of the project site in excess of standards established by TOP.

Therefore, both the short-term construction and long-term operational noise impacts would be potentially significant. A project-specific noise impacts analysis will be prepared to determine the potential impacts associated with generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established local standards. This topic will be further evaluated the EIR, and mitigation will be identified, as needed.

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

Potentially Significant Impact. Groundborne vibration or noise would be associated with construction activities at the project site, including demolition, grading, and building constriction, and with associated hardscape and landscape improvements. These temporary increased levels of vibration could potentially impact vibration-sensitive land uses (residential uses) west of the project site. Therefore, the proposed project would result in a potentially significant impact associated with the generation of excessive groundborne vibration or noise and this topic will be further evaluated in the EIR. Mitigation measures will be recommended as needed.

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

Potentially Significant Impact. Refer to Response 9.e), above. The proposed project is located just north of the Chino Airport, and within the Chino Airport Influence Area as well as the Ontario Airport Influence Area. Therefore, impacts from aircraft operations due to project implementation would be potentially significant and the EIR will evaluate the existing noise levels and determine if aircraft operations at the Chino Airport would expose future employees to the excessive noise levels.

14. POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☒	☐	☐	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

a) Induce substantial unplanned population growth in an area, either directly or indirectly?

Potentially Significant Impact. The project does not propose residential development, and therefore would not directly result in increased City resident population. The project represents a component of development and growth generally anticipated by the City, as reflected by the site's current Policy Plan Land Use designations. Development proposed by the project responds globally to existing and anticipated market demands of the City and region, and employment generated by the Project would be a byproduct of this anticipated growth.

The Project does, however, propose to amend the Project site Policy Plan Land Use designations (from General Commercial, Office Commercial and Low-Medium Density Residential to Business Park (0.6 FAR) and Industrial) and could therefore result in growth not anticipated under the Ontario Plan and/or other applicable regional planning documents (e.g., 2016 – 2040 Southern

California Association of Governments Regional Transportation Plan/ Sustainable Communities Strategy [2016 – 2040 SCAG RTP/SCS]; South Coast Air Quality Management District Air Quality Management Plan [AQMP]). Further, major supporting infrastructure improvements to be implemented by the project would facilitate development of the area generally. These infrastructure improvements could induce substantial unanticipated growth, and/or result in an unanticipated accelerated rate of growth. The potential for the project to induce substantial unanticipated growth in the area, either directly or indirectly, that could result in potentially significant environmental impacts will be considered and addressed in the EIR. Mitigation will be proposed for impacts determined to be potentially significant.

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

Less Than Significant. There are currently two single-family residences on the project site that would be displaced upon development of the proposed project. However, due to the low number of residents that would be displaced compared to the existing larger housing stock in the region, the proposed project would not displace a substantial number of people or houses, requiring the construction of a substantial number of replacement houses elsewhere and impact on this topic would be minimal. Therefore, the proposed project would have a less than significant impact on displacing existing people or housing.

15. PUBLIC SERVICES a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Fire protection?	☒	☐	☐	☐
Police protection?	☒	☐	☐	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

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

Fire protection?

Potentially Significant Impact. The City of Ontario Fire Department provides fire protection, paramedic, and emergency response services to the project site. The Ontario Fire Department currently has eight fire stations. The closest fire station to the project site is Station #3, located approximately 4 miles north of the project site at 1408 East Francis Street, Ontario, CA 91761. Fire Department staffing needs are determined by the number of calls and requests for fire paramedic, and emergency response services. Construction and operation of the proposed project would increase the number of structures and employees in the project area. Although development of the proposed project would comply with fire department requirements and payment of applicable fire mitigation fees, the proposed project would potentially impact local fire response times. Therefore, the proposed project would potentially result in a significant impact to fire protection and the Fire Department would be consulted to determine the adequacy of existing resources and potential project impacts on fire services. This will be further analyzed in the EIR.

Police protection?

Potentially Significant Impact. The project site is served by the Ontario Police Department. The closest police station to the project site is the Ontario Police Department headquarters which is located at 2500 South Archibald Avenue, 4 miles north of the project site. The proposed project would involve the conversion of an agricultural site into business and industrial uses. Project construction and operation would increase the number of structures and employees in the project area, resulting in additional calls for police service. Therefore, the proposed project would potentially result in a significant impact to police protection and the Ontario Police Department will be consulted to determine existing police resources in the City and potential project-generated impacts to police services. This topic will be further discussed in the EIR.

Schools?

Less Than Significant Impact. The proposed project would be developed with business and industrial land uses, which is not expected to general additional students in the service area. Pursuant to State law, commercial and industrial development is required to pay school impact mitigation fees as adopted by the affected school district (Chino Valley Unified School District). By law, these fees constitute full mitigation of potential impacts upon the affected school district. Therefore, impacts to schools would be less than significant and would not be address in the EIR.

Parks?

Less Than Significant. The project site currently supports agricultural uses and served by the City of Ontario Parks and Recreation Department. Typically, residential development increases the need for new parks and increases the use of existing citywide park facilities. The proposed project

involves development of a business and industrial park and would not directly provide new housing opportunities and new residents to the area. Although new employees may occasionally use local parks, such increase in use is considered marginal and would not result in deterioration to facilities such that the construction or expansion of recreational facilities would be necessary. Therefore, any increased demand on the public parks within the city would be less than significant. This issue will not be addressed in the EIR.

Other public facilities?

Less Than Significant. The proposed project involves industrial and business development and would not provide new housing in the area. The proposed project is not likely to create a significant increase in the use of other public facilities such as libraries, community centers, post offices or animal shelters. Therefore, impacts would be less than significant and the EIR will not address potential impacts to other public facilities.

16. RECREATION	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would be accelerated?

Less Than Significant. The proposed project would result in the conversion of an agricultural site into a business and industrial park. Development of the proposed project would not directly increase housing or population, which typically cause an increase in the demand for and use of existing neighborhood parks and other citywide recreational facilities. Although new employees may occasionally increase the use of existing local parks, neighborhood and regionals parks, employees' limited use would not result in deterioration to facilities such that the construction or expansion of recreational facilities would be necessary. Therefore, impacts related to the physical deterioration of existing recreation parks or facilities would be less than significant and this issue will not be addressed in the EIR.

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

Less Than Significant Impact. The proposed project involves industrial and business development and would not include any recreational facilities, nor result in the expansion of any

existing recreational facilities. Therefore, impacts associated with recreational facilities would be less than significant and this topic will not be discussed in the EIR.

17. TRANSPORTATION Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including reansit, roadway, bicycle and pedestrian facilities?	☒	☐	☐	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☒	☐	☐	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒	☐	☐	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

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

Potentially Significant Impact. The project would increase auto, transit, pedestrian, and bicycle trips to and from the project site, and create new ingress and egress points to the project site. The project has the potential to result in increased demand on the local transportation system, including the roadway network, transit service, pedestrian and bicycle facilities.

New and intensified land uses at the project site would result in various changes to circulation patterns. Based on the preceding, the project would have the potential to conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.

The EIR will evaluate and assess the potential for the project to conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and thereby result in potentially significant environmental impacts.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Potentially Significant Impact Section 15064.3, which was updated in 2018, describes specific considerations for evaluating a project's transportation impact, more specifically, by using vehicle miles traveled (VMT) instead of previous measures (e.g. auto delay, LOS, and similar other measures of vehicular capacity or traffic congestion) as a basis for determining significant impacts. The purpose of the change is to help ensure that the new criteria for determining the significance of transportation impacts "shall promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses" (Public Resources Code Section 21099(b)(1)). While the updated CEQA Guidelines went into effect in

December 2018, the update provides agencies with an opt-in period until July 1, 2020 to adopt the new VMT-based criteria under the updated CEQA Guidelines.

Project traffic may result in substantial additional vehicle miles traveled (VMT). The EIR will evaluate project VMT impacts against per capita, per service population, or other VMT significance thresholds implemented by the Lead Agency. Mitigation will be developed for impacts determined to be potentially significant.

For informational purposes, and to facilitate Lead Agency planning of area transportation system improvements, the EIR will also present a summary of anticipated level-of-service (LOS) deficiencies, together with recommended improvements to address identified deficiencies.

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

Potentially Significant Impact. The proposed project does not propose changes to the City's circulation system, such as the redesign or closure of streets, and would not add incompatible uses such as farm equipment to area roadways. Design features of the proposed project circulation plan, including access lanes and internal roadways, could potentially result in a significant impact on hazards such as sharp curves or dangerous intersections and will be further discussed in the EIR . Mitigation measures will be recommended as needed.

d) Result in inadequate emergency access?

Less Than Significant. The proposed project will be designed to provide access for all emergency vehicles and meet all applicable City of Ontario Fire and Police Department access requirements. During construction activities that include road and sidewalk improvements, both Euclid Avenue and Merrill Avenue would maintain one open lane to ensure emergency access. In addition, the proposed project would still allow emergency vehicles to access to the residential neighborhoods to the west. As a result, the project would not a less than significant impact to emergency access and this issue will not be further evaluated in the EIR.

18. TRIBAL CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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)?	☒	☐	☐	☐

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.?	☒	☐	☐	☐

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)?

Potentially Significant Impact: As of July 1, 2015, Public Resources Code Sections 21080.1, 21080.3.1, and 21080.3.2 require public agencies to consult with California Native American tribes recognized by the Native American Heritage Commission for the purpose of mitigating impacts to tribal cultural resources. This law does not preclude agencies from initiating consultation with the tribes that are culturally and traditionally affiliated with their jurisdictions.

In accordance with Public Resources Code Section 21080.1(d), a lead agency is required to provide formal notification of intended development projects to Native American tribes that have requested to be on the lead agency's list for receiving such notification. The formal notification is required to include a brief description of the proposed project and its location, lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation for tribal cultural resources.

In addition to consultation with Native American tribes that have provided notification to the City, a cultural resources assessment will be prepared with a literature review and records search related to potential site-specific tribal cultural resources. Additionally, a Sacred Lands search request will be obtained from the Native American Heritage Commission (NAHC) as part of the tribal consultation process.

The project site currently contains various types of structures to support the dairy and agricultural operations. Given the long history of agricultural activities in the vicinity of the project site, there is potential that the site may contain structures or other resources that may be considered historic resources pursuant to CEQA Guidelines Section 5020.1 (k). Therefore, the proposed project would potentially result in a significant impact to historical resources and impacts will be further discussed in the EIR. Results of the updated cultural resources assessment and tribal consultation will be included in the EIR. If required, mitigation measures will be recommended.

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. Tribal cultural resources are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either eligible or listed in the California Register of Historical Resources or local register of historical resources (Public Resources Code § 21074). In order to determine whether any tribal cultural resources could be impacted by the proposed project, California Native American tribes that are traditionally and culturally affiliated with the project area will be contacted early in the CEQA process (Public Resources Code § 21080.3.1), and consultation undertaken with those Native American tribes that express an interest in engaging in consultation for this project. The EIR will evaluate potential impacts of the proposed project on tribal cultural resources, and Mitigation measures will be provided as needed.

19. UTILITIES AND SERVICE SYSTEMS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☒	☐	☐	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☒	☐	☐	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☒	☐	☐	☐
d) Generate solid water in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? ?	☒	☐	☐	☐
e) Comply with federal, state, and local management or reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

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

Potentially Significant Impact. The City of Ontario would provide wastewater collection and the Inland Empire Utilities Agency (IEUA) would provide wastewater treatment for the project. The City of Ontario Sewer Master Plan shows the existing infrastructure serving the project area. The proposed project would require the construction of both on- and off-site sewer and water mains to serve the site. Additionally, the City of Ontario Ordinance 2689 requires all new development in Ontario Ranch to connect to and use recycled water for all approved uses, including but not limited to landscape irrigation. Prior to use of recycled water, approval from the City of Ontario and State Water Resources Control Board (SWRCB) is required. There are currently no existing City

recycled water mains or City recycled water infrastructure in the vicinity of the Specific Plan Area and the proposed project would require the construction of both on- and off-site recycle water mains to serve the site. Increased development may necessitate expanded water and wastewater collection and treatment facilities and may result in a potentially significant impact. IEUA will be consulted to determine whether project impacts would result in adverse impacts on the existing water and wastewater treatment facilities.

The City of Ontario Storm Drain Master Plan identifies storm drain improvements to serve the project site. Completion of these Master Plan improvements would provide storm water drainage for the project site. Development of the site would increase the amount of surface water from the site due to an increase of impermeable surfaces. Construction of new storm drain facilities could have a potentially significant impact. The EIR will evaluate the potential impacts of the construction of storm drain facilities and recommend mitigation measures, as applicable.

Southern California Edison will provide electricity to the project site from existing facilities in the vicinity. All new lines within the project site will be installed according to City of Ontario requirements. The Gas Company will provide natural gas to the project site and gas mains will be installed by the Gas Company, as necessary. Additionally, the proposed project will contact to the City's fiber optic network. Pursuant to the City of Ontario 2013 Fiber Optic Master Plan, the fiber optic network will be owned and operated by the City of Ontario and as such maintenance of the installed system will be the responsibility of the City and/or Special District fiber optic entity. According to the City's Fiber Optic Master Plan, the proposed fiber optic infrastructure, including approximately 23 miles of backbone fiber south of Riverside Drive, is an investment into a long-term capital asset using newly constructed and existing conduit to provide high speed communication links to key locations throughout the City.

Therefore, the proposed project would potentially result in a significant impact due to the construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas ,or telecommunications facilities. The impact will be further analyzed in the EIR and mitigation measures will be provided as needed.

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

Potentially Significant Impact. The project area is served with potable water by IEUA. The proposed project would result in the conversion of an agricultural site into a business and industrial park. Due to the indirect increase in population from new employment opportunities in the project site upon completion of the proposed project, the proposed project would potentially result in significant impact of having sufficient water supplies. A water supply assessment will be prepared to determine if an adequate supply of water is available to serve the project. The project EIR will evaluate the availability of adequate water supplies to serve the project from existing entitlements and reasonably foreseeable future development during normal, dry and multiple dry years and recommend mitigation measures, as applicable.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Potentially Significant Impact. Wastewater treatment for the project would be provided by IEUA's Regional Water Recycling Plant No. 5 (RP-5). The RP-5 wastewater treatment plant has an average flow of 15 million gallons per day (mgd) and a current capacity of 16.3 mgd (IEUA 2019). Although the RP-5 treatment plant has capacity, the EIR will examine the amount of wastewater that would be produced by the project and will determine if the proposed project would potentially cause the plant to exceed its capacity. This topic will be further discussed in the EIR.

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

Potentially Significant Impact. The City of Ontario would provide solid waste collection services to the project. Currently, the City of Ontario contracts with a waste disposal company that transports trash to a landfill with sufficient capacity to handle the City's solid waste disposal needs. The proposed project would increase in the amount of solid waste generated, thereby resulting in a contribution of waste that would add to the capacity at the landfills that are designated to serve the project. Therefore, the proposed project would potentially generate solid waste in excess of the State or local standards and local infrastructure. T

he EIR will further evaluate impacts related to disposal of solid waste.

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

Less Than Significant Impact. The Resource Conservation and Recovery Act of 1976 (United States Code Title 42, Section 6901 et seq.) governs the creation, storage, transport, and disposal of hazardous wastes and operators of hazardous waste disposal sites.

AB 939, the Integrated Waste Management Act of 1989 (California Public Resources Code Section 40000 et seq.) requires all local governments to develop source reduction, reuse, recycling, and composting programs to reduce tonnage of solid waste going to landfills. Cities must divert at least 50 percent of their solid waste generation into recycling. Compliance with AB 939 is measured for each jurisdiction, in part, as actual disposal amounts compared to target disposal amounts. Actual disposal amounts at or below target amounts comply with AB 939. As required by Title 6, Chapter 3 of the Ontario Municipal Code, the City must comply with State law to reduce solid waste generation, promote reuse and require solid waste collection for recycling and composting. The City would require the proposed project to reduce solid waste generation and recycle materials as much as feasible to reduce solid waste. Since the proposed project would be required by the City to recycle, the project would have a less than significant impact to any federal, state or local statues or regulations related to solid waste.

20. WILDFIRE If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

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

Less Than Significant Impact. Refer to Response 9.f). According to the California Department of Forestry and Fire Protection's fire hazard map for the City of Ontario, the project site is not within a Very High Fire Hazard Severity Zone (CAL FIRE 2011). Additionally, when using wildland-urban interface (WUI) as a measure of proximity, the proposed project site is also not near a Fire Hazard Severity Zone. WUI is defined as any area for which a Community Wildfire Protection Plan is not in effect but is within half mile of the boundary of an "at risk community". An "at risk community" is defined as a community where conditions are conducive to a large-scale wildland fire disturbance event, thereby posing a significant threat to human fire or property (University of Wisconsin-Madison 2010).

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 City manages disaster preparedness through the Technical Services Bureau of the Ontario Fire Department. This bureau is responsible for the preparation of the community for disasters and the organization of recovery efforts. The City updated a Local Hazard Mitigation Plan prepared by the Office of Emergency Services of the Ontario Fire Department in 2011. Because the project site has been historically used for agricultural uses, it is not identified in any of these plans as being an evacuation area.

Furthermore, construction of the proposed project would be generally confined to the project site and would not physically impair access to the site or the project area. During both construction and long-term operation, the project would be required to maintain adequate emergency access for emergency vehicles as required by the City and the Ontario Fire Department. Because the proposed project is required to comply with all applicable City codes and is not located in a very high fire severity zone , any emergency evacuation or emergency response plan impacts would be reduced to a less than significant level. No further analysis of this topic is required and no mitigation is necessary.

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

No Impact. Refer to Response 9.f). According to the California Department of Forestry and Fire Protection's fire hazard map for the City of Ontario, the project site is not within a Very High Fire Hazard Severity Zone (CAL FIRE 2011). The proposed project is located in a relatively level area, and there are no steep slopes where high winds can exacerbate wildfire risks. Adjacent areas to the project site are also urbanized; therefore, there are no wildlands adjacent to the site that may expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope and prevailing winds and no impact would occur.

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

Less Than Significant. Refer to Response 9.f). According to the California Department of Forestry and Fire Protection's fire hazard map for the City of Ontario, the project site is not within a Very High Fire Hazard Severity Zone (CAL FIRE 2011). The proposed project would not require the installation of infrastructure that would exacerbate fire risk.

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

Less than Significant Impact. Refer to Responses 7.a (iv), 10.c (i) and (ii), above. The project site is located in the southern portion of the city where largely flat agricultural fields dominate the topography. The flat topography of the site does not present any potential risks related to landslides or other slope instability. Thus, impacts to landslide hazards are less than significant and will not be further analyzed in the EIR.

Project implementation would increase the amount of impervious surfaces and could potentially change the drainage pattern onsite and create runoff water. A drainage and hydrology studies will be prepared to analyze the proposed project impacts to expose people or structures to significant risks as a result of runoff and drainage changes. The proposed project would result in a less than significant impact and this topic will be further address in the EIR.

21. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☒	☐	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

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

Potentially Significant Impact. Development of the proposed project has the potential to impact habitat of a fish or wildlife species or rare, endangered species of plant or animal, or plant or animal communities. As previously stated, a site specific biological resources study will be conducted to determine potential biological resources impacts. Additionally, project ground-disturbing activities could damage previously undiscovered archaeological and/or paleontological resources. Thus, impacts to biological and cultural resources are potentially significant and will be analyzed in the EIR. Mitigation measures will be recommended as needed.

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

Potentially Significant Impact. Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period.

The proposed project is part of a logical sequence of proposed and approved Specific Plans intended to implement the Ontario Ranch and as such, the proposed project in conjunction with other projects would contribute to potentially significant cumulative impacts. Therefore, potential for cumulative impacts will be analyzed in the EIR. Mitigation measures will be recommended as needed.

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

Potentially Significant Impact. Development of the agricultural site into a business and industrial park could directly or indirectly cause substantial adverse effects on human beings if not properly mitigated. The proposed project could result in aesthetics, air quality, agricultural, biological, cultural, energy, geotechnical, greenhouse gas, hazardous material, hydrology, land use, noise, public services, transportation, tribal cultural resources, utility services, and wildfire impacts that all could result in adverse effects on human beings. These impacts will be addressed in the EIR, and mitigation measures will be recommended as needed.

EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D). The following earlier analyses were used and are available for review online at:

- The Ontario Plan Final EIR (including Section 5.2 Agricultural Resources; Section 5.5 Cultural Resources; Section 5.7*, Geology and Soils*, Figure 5.7-2; Section 5.8 *Hazards and Hazardous Materials*, Figure 5.8-1; Section 5.9, *Hydrology and Water Quality*, Figure 5.9-2; Section 5.10 *Land Use and Planning*; Section 5.11 *Mineral Resources*, Figure 5.11-1)
  http://www.ontarioplan.org/environmental-impact-report/
- The Ontario Plan (CD Community Design Element; CE Community Economics Element; ER Environmental Resources Element; LU Land Use Element; M Mobility Element; S Safety Element) http://www.ontarioplan.org/policy-plan/
- Comprehensive Land Use Plan – Chino Airport.
  http://www.sbcounty.gov/Uploads/lus/Airports/Chino.pdf

All documents listed above are on file with the City of Ontario Planning Department, 303 East "B" Street, Ontario, California 91764.

REFERENCES

California Department of Conservation (DOC). 2019. Important Farmland Categories. https://www.conservation.ca.gov/dlrp/fmmp/Pages/Important-Farmland-Categories.aspx.

California Department of Conservation (DOC). 2016. California Important Farmland Finder (CIFF). https://maps.conservation.ca.gov/dlrp/ciff/.

California Department of Transportation (Caltrans). 2011, September 7. California Scenic Highway Mapping System. http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm.

California Department of Toxic Substances Control (DTSC). 2019. EnviroStor. http://www.envirostor.dtsc.ca.gov/?surl=joahc.

Citadel Environmental Services, Inc. 2017, March 15. Phase I Environmental Site Assessment Report.

Inland Empire Utilities Agency (IEUA). 2019. Regional Water Recycling Plant No.5 (RP-5). https://www.ieua.org/facilities/rp-5/

Ontario, City of. 2018, November. Status of Williamson Act Contracts. https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/williamson_act_status_map_november_2018.pdf.

Ontario, City of. 2014, November. Community Climate Action Plan. https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/Applications/ccap_12-16-2014.pdf

Ontario, City of. 2010, January 27. The Ontario Plan. http://www.ontarioplan.org/policy-plan/.

Ontario, City of. 2009, July. The Ontario Plan Final Environmental Impact Report. http://www.ontarioplan.org/environmental-impact-report/.

San Bernardino County Airport Land Use Commission. 1991, November. Comprehensive Land Use Plan – Chino Airport. http://www.sbcounty.gov/Uploads/lus/Airports/Chino.pdf.

Southern California Geotechnical. 2018, April 11. Geotechnical Feasibility Study, Proposed Commerical/Indsutrial Development.

South Coast Air Quality Management District (SCAQMD). 2017, March. Final 2016 Air Quality Management Plan. http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15.

State Water Resources Control Board. 2019. GeoTracker. https://geotracker.waterboards.ca.gov/map/

University of Wisconsin-Madison. 2010. Wildland-Urban Interface (WUI) Change 1990-2010. Assessed February 21, 2019. http://silvis.forest.wisc.edu/data/wui-change/

U.S. Fish and Wildlife Service (FWS) 2018. National Wetlands Inventory. https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/.

Zhu, Y et al. 2002, May 20. Study of Ultrafine Particles Near A Major Highway with Heavy-duty Diesel Traffic. https://cityofdavis.org/home/showdocument?id=4271.

This page intentionally left blank.