STAFF REPORT

PLANNING DEPARTMENT

RANCHO CUCAMONGA

DATE: June 10, 2015

TO: Chairman and Members of the Planning Commission

FROM: Candyce Burnett, Planning Director

BY: Mike Smith, Associate Planner

SUBJECT: PUBLIC SCOPING MEETING FOR ENVIRONMENTAL IMPACT REPORT (EIR) FOR GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040, ZONING MAP AMENDMENT DRC2015-00115, AND DEVELOPMENT AGREEMENT DRC2015-00118 – LEWIS OPERATING CORP.: An opportunity for the Planning Commission to receive public testimony pertaining to the environmental issues to be addressed in an Environmental Impact Report (EIR) for a proposal to amend the IASP Subarea 18 (Empire Lakes) Specific Plan to establish a mixed use development at the Empire Lakes Golf Course property located north of 4th Street, west of Milliken Avenue, east of Cleveland Avenue, and south of 8th Street and the Metrolink rail line.

RECOMMENDATION: Staff recommends that the Planning Commission accept public testimony pertaining to the environmental issues to be addressed in the Environmental Impact Report that is being prepared for General Plan Amendment DRC2015-00114, Specific Plan Amendment DRC2015-00040, Zoning Map Amendment DRC2015-00115, and Development Agreement DRC2015-00118.

PURPOSE:

In accordance with the applicable requirements of the California Environmental Quality Act (CEQA), the City of Rancho Cucamonga is the Lead Agency for this project, and therefore responsible for the review and consideration of the proposed project as well as addressing potential environmental impacts that may be associated with the project. An Initial Study (Exhibit C) was prepared by the applicant's environmental consultant, BonTerra Psomas, as an initial step prior to the preparation of an Environmental Impact Report (EIR). The EIR is required in order to ensure that the potential environmental impacts of the project are fully evaluated and analyzed, and, if necessary, the applicable mitigations measures are implemented. In compliance with the EIR preparation process as outlined in CEQA, BonTerra Psomas, in consultation with staff from the Planning Department, prepared a Notice of Preparation (NOP) (Exhibit A). The NOP was circulated on April 27, 2015 to public agencies that have discretionary approval power over the project, i.e. "Responsible Agencies" and Native American Governments. Also, the NOP was made available for review at the Archibald and Biane Libraries and on the City's website.

The NOP serves as public notification that an EIR is being prepared and requests comment and input from responsible agencies and other interested parties regarding environmental issues to be addressed in the document. In addition to the NOP, CEQA recommends conducting a scoping meeting for the purpose of identifying the range of potential significant impacts that should be analyzed within the scope of the Draft EIR. All environmental documents are subject to a peer

PC 4-13-16

EXHIBIT P

review by PlaceWorks, an independent, environmental consultant. PlaceWorks was contracted by the City to do the peer review following an evaluation of potential consultants that was conducted earlier this year. The Professional Services Agreement (PSA) between the City and PlaceWorks was approved and executed by the City Council on May 20, 2015.

PROJECT AND SITE DESCRIPTION:

The proposed project is to amend the Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan (hereafter referred to as the "Empire Lakes Specific Plan") to establish a mixed use development (Exhibit D) on a property of 160 acres that is currently a golf course - the Empire Lakes Golf Course. The proposed project consists of a specific plan amendment that would allow for the "redevelopment" of the golf course into a mixed use development comprised of a combination of high density residential, commercial, and office uses within close proximity to transit services and local regional activity centers. The project site, identified as Planning Area 1 (PA1) in the proposal, is proposed to have between 2,500 dwelling units (minimum) to 4,000 dwelling units (maximum). Open space would be included in PA1. Vehicular and non-vehicular circulation and utility infrastructure would be constructed, as necessary, to serve the proposed uses.

The project site is being developed with the intent of maximizing the transit-oriented opportunities enabled by the existing east-west Metrolink rail line that parallels the north perimeter of the project site, and a Metrolink station located to the northeast of the project site. Similarly, the project will be designed to be compatible with the multi-family apartment complexes that border the project site to the east, and be complementary to the industrial office development located to the west, and, to the south, a large commercial development in the City of Ontario.

The project site is currently designated as "Planning Area 1A" and "Planning Area 1B" within the Empire Lakes Specific Plan, and "Open Space" in the City's General Plan. Based on available information, anticipated initial approvals that would be required from the City to implement the proposed project may include, but are not limited to, adoption of the proposed Specific Plan Amendment; approval of a General Plan Amendment to change the land use designation from "Open Space" to "Mixed Use" and revise the associated General Plan language, maps and tables resulting from the land use change from Open Space to Mixed Use, and approval of a Zoning Amendment to update text related to the mixed use zone.

A. Surrounding Land Use and Zoning (relative to the Empire Lakes Specific Plan):

- North - Industrial Logistics and Manufacturing Buildings; Minimum Impact/Heavy Industrial (MI/HI) District
- South - Commercial Center; Ontario Center Specific Plan (2254-SP) (in the City of Ontario)
- East - Industrial Offices/Logistics Buildings, a Commercial Center, and Hotels; General Industrial (GI) District, Industrial Park (IP) District, and Industrial Park (IP) District, (Industrial Commercial Overlay District (ICOD))
- West - Industrial Offices/Logistics Buildings and Vacant Land; General Industrial (GI) District and Industrial Park (IP) District

B. General Plan Designations:

North - Heavy Industrial
South - Mixed Use – Ontario Mills (in the City of Ontario)
East - General Industrial and Industrial Park
West - General Industrial and Industrial Park

ADVERTISING/CORRESPONDENCE: The notice for this scoping meeting appeared in the Inland Valley Daily Bulletin newspaper as a large, 1/8th page notice on May 26, 2015 and notices were mailed to the owners of all properties located within 1,000 feet of the Empire Lakes Specific Plan boundary. The Notice of Preparation and Initial Study Part 2 were circulated to the attached list of CEQA agencies (Exhibit E) for the required review and comment period. Attached is correspondence (Exhibit F) received in response to the Notice of Preparation that was submitted by several "Responsible Agencies" and two Native American Tribal Government entities. The correspondences discusses the various recommendations and methodologies for areas of study related to the formulation of the Environmental Impact Report.

PUBLIC CORRESPONDENCE: Staff has also received e-mails and written correspondence from several individuals expressing an interest in the proposed project. The correspondence (Exhibit G) discusses concern regarding potential environmental impacts relating to transportation/traffic and land use (specifically the loss of the golf course).

Respectfully submitted,

Candyce Burnett
Planning Director

CB/MS/ls

Attachments:
- Exhibit A – Notice of Preparation (NOP)
- Exhibit B – Letter from the Governor's Office of Planning and Research (OPR) State Clearinghouse and Planning Unit (acknowledging receipt of the NOP)
- Exhibit C – Initial Study (IS) Part 2 prepared by Bonterra Psomas (without Appendices)
- Exhibit D – Conceptual Development Plan
- Exhibit E – Distribution Lists for the Notice of Preparation
- Exhibit F – Correspondence (received from Responsible Agencies and Native American Tribal Government entities)
- Exhibit G – Correspondence (received from the public)

Notice of Preparation and Scoping Meeting

April 27, 2015

To: **Reviewing Agencies, Organizations, and Interested Parties**

Subject: **Notice of Preparation of a Draft Environmental Impact Report and Public Scoping Meeting for the Rancho Cucamonga Industrial Area Specific Plan Sub-Area 18 Specific Plan Amendment Project (Empire Lakes Specific Plan Project)**

From: **City of Rancho Cucamonga Planning Department**
10500 Civic Center Drive
Rancho Cucamonga, California 91730
Contact: Mr. Michael Smith, Associate Planner

Pursuant to Section 21165 of the *California Public Resources Code* and Section 15050 of the California Environmental Quality Act (CEQA) Guidelines, the ***City of Rancho Cucamonga*** will be the lead agency for an environmental impact report (EIR) that will be prepared to address potential impacts associated with the project identified below. The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the Section 15082 of the State CEQA Guidelines, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to serve as a notice for the public scoping meeting.

We need to know your agency's views regarding the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and potential environmental effects are contained in the attached materials. An electronic copy of the Initial Study is attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date and should be received not later than 30 days after the date of this notice. However, a scoping meeting will be held on **June 10, 2015** and your response will be accepted until that date.

Project Title: Rancho Cucamonga Industrial Area Specific Plan (IASP) Sub-Area 18 Specific Plan Amendment Project (also referred to as the Empire Lakes Specific Plan Project)

Project Location – City: Rancho Cucamonga

Project Location – County: San Bernardino

The project site is located north of 4th Street, west of Milliken Avenue, east of Cleveland Avenue, and south of 8th Street and the Metrolink rail line in the City of Rancho Cucamonga in San Bernardino County. The City of Rancho Cucamonga's southern boundary with the City of Ontario is formed by 4th Street. The project site is currently developed with the Empire Lakes Golf Course (11015 6th Street, Rancho Cucamonga). Refer to Exhibit 1 in the Initial Study for the local and regional vicinity.

Project Description: The proposed project involves an amendment to the IASP Sub-Area 18 (Empire Lakes) Specific Plan to establish a mixed use development on the existing Empire Lakes Golf Course property (new Planning Area [PA] 1). The proposed Specific Plan Amendment would

EXHIBIT A

allow for high density and medium-high density residential, mixed use, open space, and transit-oriented land uses all within close proximity to transit services and local regional activity centers. The number of residential dwelling units in PA 1 would range from a minimum of 2,500 units to a maximum of up to 4,000 units. Additionally, a maximum of 220,000 square feet (sf) of non-residential uses would be allowed in PA 1. Vehicular and non-vehicular circulation and utility infrastructure would be installed, as necessary, to serve the proposed uses. Based on available information, anticipated initial approvals required from the City to implement the proposed project may include, but are not limited to, adoption of the proposed IASP Sub-Area 18 Specific Plan Amendment; approval of a General Plan Amendment to change the land use designation from "Open Space" to "Mixed Use"; and, approval of a Zoning Amendment to update text related to the Mixed Use zone. Approval of Parcel Maps(s) and a Development Agreement may also be considered.

Potential Environmental Effects: The attached Initial Study indicates that there may be significant adverse environmental impacts associated with this project, for the following topical areas: Aesthetics and Visual, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems. These topics will be addressed in the EIR. In addition, the EIR will also describe and evaluate project alternatives that may reduce or avoid any identified significant adverse impacts of the proposed project.

Responding to this Notice: Pursuant to Section 15082 of the State CEQA Guidelines, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice no later than 30 days after receipt. Comments and suggestions should, at a minimum, (1) identify the significant environmental issues, reasonable alternatives, and mitigation measures that should be explored in the EIR; (2) whether the responding agency will be a responsible or trustee agency for the proposed project; and (3) any related issues raised by organizations and/or interested parties other than potential responsible or trustee agencies, including interested or affected members of the public. We will need the name for a contact person in your agency. The NOP and accompanying Initial Study are available for a 30-day public review period beginning **April 27, 2015 and ending May 26, 2015**, but the scoping meeting will occur on **June 10, 2015** and your response will be accepted up until that date.

Copies of the document are available for review at the following locations:

Public Information and Services Counter
City of Rancho Cucamonga Planning Department
10500 Civic Center Drive
Rancho Cucamonga, California 91730
(909) 477-2700

Archibald Library
7368 Archibald Avenue
Rancho Cucamonga, CA 91730
(909) 477-2720

Biane Library
12505 Cultural Center Drive
Rancho Cucamonga, CA 91739
(909) 477-2720

And can be accessed online at:

http://www.cityofrc.us/cityhall/planning/current_projects/default.asp

in the folder titled "Empire Lakes Specific Plan Project".

All comments and responses to this notice should be submitted in writing to Mr. Michael Smith, Associate Planner, at the address noted above. The City will also accept responses to this notice submitted via email received through the close of business on May 26, 2015. Email responses to this notice may be sent to Michael.Smith@cityofrc.us. For additional information or any questions regarding the proposed project, please contact Michael Smith at (909) 477-2750 ext. 4317 or at the aforementioned email.

Notice of Scoping Meeting: The proposed project is considered a project of statewide, regional, or area-wide significance. A scoping meeting will be held by the City at the Planning Commission meeting on **June 10, 2015 at 7:00 PM** at the Rancho Cucamonga City Council Chambers, 10500 Civic Center Drive, Rancho Cucamonga, CA 91730.

04/29/15

Date

Signature

STATE OF CALIFORNIA

Governor's Office of Planning and Research

State Clearinghouse and Planning Unit

Edmund G. Brown Jr.
Governor

Ken Alex
Director

Notice of Preparation

CITY OF RANCHO CUCAMONGA

MAY 07 2015

RECEIVED - PLANNING

April 28, 2015

To: Reviewing Agencies

Re: Rancho Cucamonga Industrial Area Specific Plan (IASP) Sub-Area 18 Specific Plan Amendment
SCH# 2015041083

Attached for your review and comment is the Notice of Preparation (NOP) for the Rancho Cucamonga Industrial Area Specific Plan (IASP) Sub-Area 18 Specific Plan Amendment draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Michael Smith
City of Rancho Cucamonga
105000 Civic Center Drive
Rancho Cucamonga, CA 91730

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL (916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

EXHIBIT B

Document Details Report
State Clearinghouse Data Base

SCH# 2015041083
Project Title Rancho Cucamonga Industrial Area Specific Plan (IASP) Sub-Area 18 Specific Plan Amendment
Lead Agency Rancho Cucamonga, City of

Type NOP Notice of Preparation

Description The proposed project involves an amendment to the IASP Sub-Area 18 Specific Plan to establish a mixed use development on the existing Empire Lakes Golf Course property (new Planning Area 1), which is adjacent to the Rancho Cucamonga Metrolink Station. The amendment would allow residential development within the new PA1 to range from a minimum of 2,500 units to a maximum of up to 4,000 units, along with a maximum of 220,000 sf of non-residential uses. Multi-modal transportation, parking and recreational facilities and infrastructure to serve the proposed development would be provided.

Lead Agency Contact

Name Michael Smith
Agency City of Rancho Cucamonga
Phone (909) 477-2750 x4317 **Fax**
email
Address 105000 Civic Center Drive
City Rancho Cucamonga **State** CA **Zip** 91730

Project Location

County San Bernardino
City Rancho Cucamonga
Region
Cross Streets 4th Street and 6th Street with Cleveland Avenue
Lat / Long 34° 5' 2.01" N / 117° 33' 51.8" W
Parcel No. 209-272-20&210-082-41,-49, and -52
Township 1S **Range** 7W **Section** 13 **Base** SBB&M

Proximity to:

Highways I-15, I-10
Airports Ontario
Railways Metrolink Rail Line
Waterways
Schools Ontario Center
Land Use Golf Course/Empire Lakes Specific Plan/Open Space

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Noise; Public Services; Recreation/Parks; Schools/Universities; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Landuse

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Reviewing Agencies Resources Agency; Cal Fire; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 6; Department of Housing and Community Development; Office of Emergency Services, California; Native American Heritage Commission; Public Utilities Commission; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 8; Air Resources Board; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 8

Date Received 04/28/2015 **Start of Review** 04/28/2015 **End of Review** 05/27/2015

NOP Distrib[illegible]n List

County: Sa[illegible] Bernardino

SCH# 201504 083

esources Agency

- [x] Resources Agency
  Nadell Gayou
- [ ] Dept. of Boating & Waterways
  Nicole Wong
- [ ] California Coastal Commission
  Elizabeth A. Fuchs
- [ ] Colorado River Board
  Lisa Johansen
- [ ] Dept. of Conservation
  Elizabeth Carpenter
- [ ] California Energy Commission
  Eric Knight
- [x] Cal Fire
  Dan Foster
- [ ] Central Valley Flood Protection Board
  James Herota
- [ ] Office of Historic Preservation
  Ron Parsons
- [x] Dept of Parks & Recreation
  Environmental Stewardship Section
- [ ] California Department of Resources, Recycling & Recovery
  Sue O'Leary
- [ ] S.F. Bay Conservation & Dev't. Comm.
  Steve McAdam
- [x] Dept. of Water Resources
  Resources Agency
  Nadell Gayou

Fish and Game

- [ ] Depart. of Fish & Wildlife
  Scott Flint
  Environmental Services Division
- [ ] Fish & Wildlife Region 1
  Donald Koch
- [ ] Fish & Wildlife Region 1E
  Laurie Harnsberger
- [ ] Fish & Wildlife Region 2
  Jeff Drongesen
- [ ] Fish & Wildlife Region 3
  Charles Armor
- [ ] Fish & Wildlife Region 4
  Julie Vance
- [ ] Fish & Wildlife Region 5
  Leslie Newton-Reed
  Habitat Conservation Program
- [x] Fish & Wildlife Region 6
  Tiffany Ellis
  Habitat Conservation Program
- [ ] Fish & Wildlife Region 6 I/M
  Heidi Sickler
  Inyo/Mono, Habitat Conservation Program
- [ ] Dept. of Fish & Wildlife M
  George Isaac
  Marine Region

Other Departments

- [ ] Food & Agriculture
  Sandra Schubert
  Dept. of Food and Agriculture
- [ ] Depart. of General Services
  Public School Construction
- [ ] Dept. of General Services
  Anna Garbeff
  Environmental Services Section
- [ ] Delta Stewardship Council
  Kevan Samsam
- [x] Housing & Comm. Dev.
  CEQA Coordinator
  Housing Policy Division

Independent Commissions,Boards

- [ ] Delta Protection Commission
  Michael Machado
- [x] OES (Office of Emergency Services)
  Dennis Castrillo
- [x] Native American Heritage Comm.
  Debbie Treadway
- [x] Public Utilities Commission
  Leo Wong
- [ ] Santa Monica Bay Restoration
  Guangyu Wang
- [ ] State Lands Commission
  Jennifer Deleong
- [ ] Tahoe Regional Planning Agency (TRPA)
  Cherry Jacques

Cal State Transportation Agency CalSTA

- [x] Caltrans - Division of Aeronautics
  Philip Crimmins
- [ ] Caltrans – Planning HQ LD-IGR
  Terri Pencovic
- [x] California Highway Patrol
  Suzann Ikeuchi
  Office of Special Projects

Dept. of Transportation

- [ ] Caltrans, District 1
  Rex Jackman
- [ ] Caltrans, District 2
  Marcelino Gonzalez
- [ ] Caltrans, District 3
  Eric Federicks – South
  Susan Zanchi - North
- [ ] Caltrans, District 4
  Erik Alm
- [ ] Caltrans, District 5
  Larry Newland
- [ ] Caltrans, District 6
  Michael Navarro
- [ ] Caltrans, District 7
  Dianna Watson
- [x] Caltrans, District 8
  Mark Roberts
- [ ] Caltrans, District 9
  Gayle Rosander
- [ ] Caltrans, District 10
  Tom Dumas
- [ ] Caltrans, District 11
  Jacob Armstrong
- [ ] Caltrans, District 12
  Maureen El Harake

Cal EPA

Air Resources Board

- [x] All Other Projects
  Cathi Slaminski
  - [ ] Transportation Projects
    Nesamani Kalandiyur
  - [ ] ndustrial/Energy Projects
    Mike Tollstrup
- [ ] State Water Resources Control Board
  Regional Programs Unit
  Division of Financial Assistance
- [ ] State Water Resources Control Board
  Jeffery Werth
  Division of Drinking Water
- [ ] State Water Resources Control Board
  Student Intern, 401 Water Quality Certification Unit
  Division of Water Quality
- [ ] State Water Resouces Control Board
  Phil Crader
  Division of Water Rights
- [x] Dept. of Toxic Substances Control
  CEQA Tracking Center
- [ ] Department of Pesticide Regulation
  CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- [ ] RWQCB 1
  Cathleen Hudson
  North Coast Region (1)
- [ ] RWQCB 2
  Environmental Document Coordinator
  San Francisco Bay Region (2)
- [ ] RWQCB 3
  Central Coast Region (3)
- [ ] RWQCB 4
  Teresa Rodgers
  Los Angeles Region (4)
- [ ] RWQCB 5S
  Central Valley Region (5)
  - [ ] RWQCB 5F
    Central Valley Region (5)
    Fresno Branch Office
  - [ ] RWQCB 5R
    Central Valley Region (5)
    Redding Branch Office
- [ ] RWQCB 6
  Lahontan Region (6)
  - [ ] RWQCB 6V
    Lahontan Region (6)
    Victorville Branch Office
- [ ] RWQCB 7
  Colorado River Basin Region (7)
- [x] RWQCB 8
  Santa Ana Region (8)
- [ ] RWQCB 9
  San Diego Region (9)

- [ ] Other _____

- [ ] _____
  Conservancy

Last Updated 10/13/2014

Initial Study

Rancho Cucamonga
Industrial Area Specific Plan Sub-Area 18
Empire Lakes Specific Plan Amendment

Lead Agency:

City of Rancho Cucamonga
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, California 91730

April 2015

EXHIBIT C

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Appendix

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SECTION 1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE

Pursuant to the California Environmental Quality Act (CEQA, *California Public Resources Code,* Sections 21000, et seq.) and the Guidelines for Implementation of CEQA (State CEQA Guidelines, *California Code of Regulations,* Title 14, Sections 15000 et seq.), this Initial Study (IS) has been prepared for the proposed project, which includes an amendment to the Rancho Cucamonga Industrial Area Specific Plan (IASP) Sub-Area 18 (also referred to as Empire Lakes) Specific Plan (Specific Plan Amendment), and associated applications for a General Plan Amendment, Zoning Amendment, and parcel map(s), as further described in Section 2.4, Anticipated Discretionary Approvals, of this IS. Information in this IS has been used to determine whether implementation of the proposed project would result in potentially significant environmental impacts that would require the preparation of an Environmental Impact Report (EIR). This IS has evaluated each of the issue areas contained in the checklist provided in Section 3.0 of this document.

If an IS prepared for a proposed project determines that no significant effects on the environment would occur or that potentially significant impacts can be reduced to less than significant levels with implementation of specified mitigation measures, the Lead Agency can prepare a Negative Declaration (ND) or a Mitigated Negative Declaration (MND) pursuant to the State CEQA Guidelines (14 *California Code of Regulations,* Sections 15070–15075). An ND or MND is a statement by the Lead Agency attesting that a project would produce less than significant impacts or that potentially significant impacts can be reduced to less than significant levels with mitigation. If an IS prepared for a proposed project determines it may produce significant effects on the environment, an Environmental Impact Report (EIR) shall be prepared. This further environmental review is required to address the potentially significant environmental effects of the project and to provide mitigation where necessary and feasible. Based on the results of this IS, preparation of an EIR is required.

As further discussed in Section 2.2, Project Background, the proposed project site is within the IASP Sub-Area 18 Specific Plan area. The IASP Sub-Area 18 Specific Plan was adopted by the City of Rancho Cucamonga July 1994. The environmental impacts resulting from implementation of allowed development under the IASP Sub-Area 18 Specific Plan have been evaluated in the *Rancho Cucamonga IASP Sub-Area 18 Specific Plan Final Environmental Impact Report* (Specific Plan EIR) (State Clearinghouse No. 93102055) certified by the City of Rancho Cucamonga in July 1994. Two Addenda were subsequently prepared in February 2001 and July 2003 to address amendments to the IASP Sub-Area 18 Specific Plan to allow multi-family residential within the Specific Plan area. Further, the City of Rancho Cucamonga adopted the *Rancho Cucamonga General Plan* and certified the *Rancho Cucamonga 2010 General Plan Update Final Program Environmental Impact Report* (2010 General Plan Update EIR) on May 19, 2010. These documents are incorporated by reference (refer to Section 2.4 of this IS).

Pursuant to Section 15367 of the State CEQA Guidelines, the City of Rancho Cucamonga is the Lead Agency for the project. The Lead Agency is the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect upon the environment. The City of Rancho Cucamonga, as Lead Agency, has the authority for project approval and certification of the accompanying environmental documentation.

1.2 FINDINGS OF THIS INITIAL STUDY

This IS is based on an Environmental Checklist Form (Form), as suggested in Section 15063(d)(3) of the State CEQA Guidelines. The Form is found in Section 3.1 of this Initial Study. It contains a

series of questions about the proposed project for each of the listed environmental topics. The Form is used to evaluate whether or not there are any potentially significant environmental effects associated with implementation of the proposed project. The explanation for each answer is included in Section 3.1.

The Form is used to review the potential environmental effects of the proposed project for each of the following areas:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems
- Mandatory Findings of Significance

As identified through the analysis presented in this IS, the proposed project would have no impacts or less than significant impacts related to agriculture and forestry resources, and mineral resources.

Further analysis for the following environmental topics is required in the forthcoming Draft EIR due to the potential for significant impacts:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems

1.3 CONTACT PERSON

The Lead Agency for the proposed project is the City of Rancho Cucamonga. Any questions about the preparation of the IS, its assumptions, or its conclusions should be referred to the following:

Mr. Michael Smith, Associate Planner
City of Rancho Cucamonga
10500 Civic Center Drive
Rancho Cucamonga, CA 91730
(909) 477-2750, ext. 4317
Michael.Smith@cityofrc.us

SECTION 2.0 PROJECT DESCRIPTION

2.1 PROJECT SITE LOCATION AND SETTING

The project site is located north of 4th Street, west of Milliken Avenue, east of Cleveland Avenue, and south of 8th Street and the Metrolink rail line in the City of Rancho Cucamonga, in San Bernardino County. The City of Rancho Cucamonga's southern boundary with the City of Ontario is formed by 4th Street. Exhibit 1 depicts the regional location and local vicinity of the project site.

The approximately 160.4-acre project site is located within the Industrial Area Specific Plan (IASP) Sub-Area 18 Specific Plan area and consolidates IASP Sub-Area 18 Planning Areas 1A, 1B and a portion of Planning Area III and Planning Area IV in a single Planning Area 1 (PA1) (refer to Exhibit 2). The project site is zoned as IASP Sub-Area 18 Specific Plan (SP-EL). The project site is designated in the *Rancho Cucamonga General Plan* as Open Space and in the IASP Sub-Area 18 Specific Plan as Golf Course.

As shown on Exhibit 1, the project site is currently developed with the 18-hole Empire Lakes Golf Course, which is bisected by 6th Street. South of 6th Street, development on the project site includes a portion of the public golf course, a clubhouse, a driving range, and a parking lot. North of 6th Street, development includes a portion of the golf course and a maintenance facility that serves the golf course. Utility infrastructure consisting primarily of water lines is located throughout the project site, and an east-west trending Metropolitan Water District water transmission line traverses the north portion of the property.

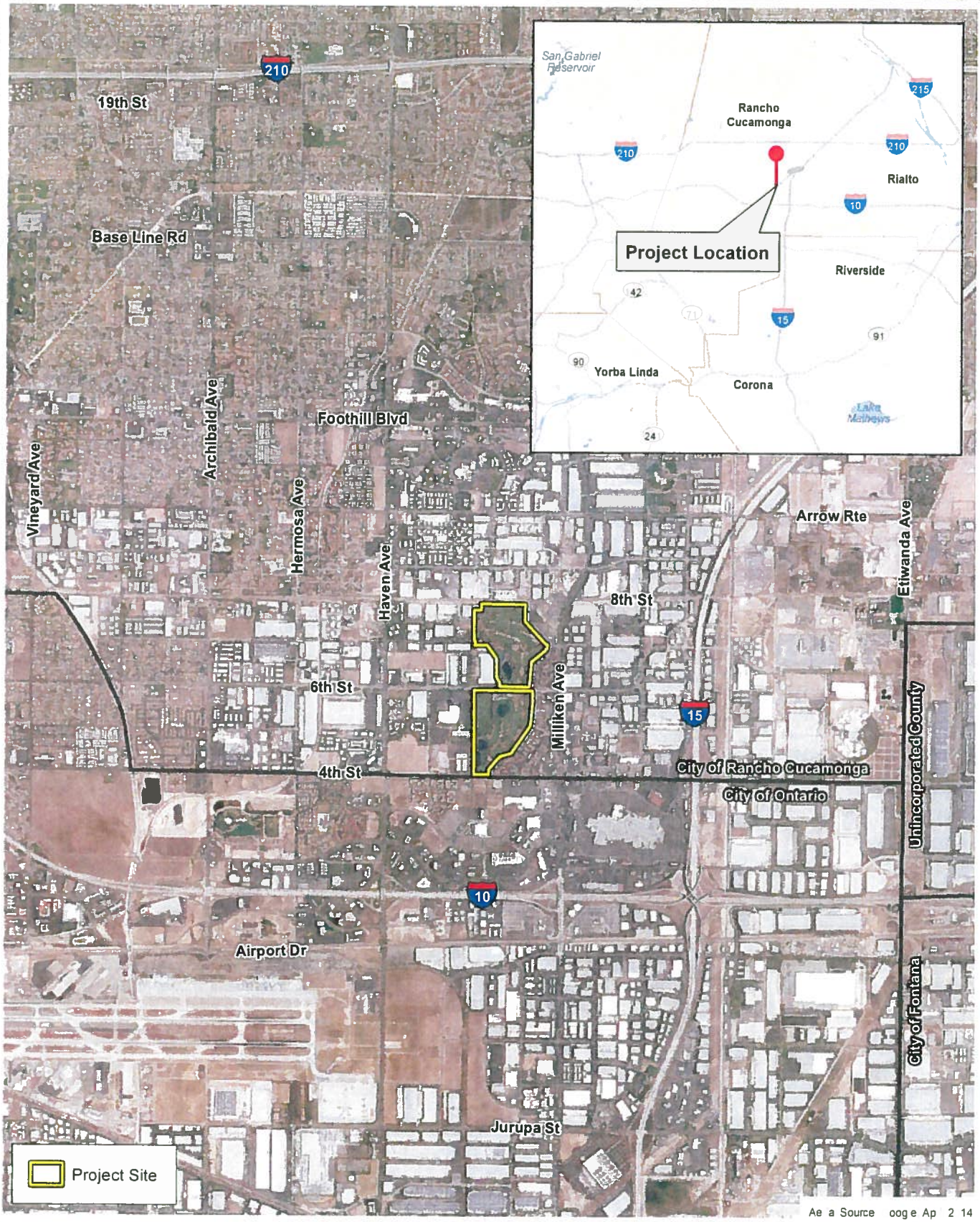
The elevations on site range from 1,030 above mean sea level (msl) to 1,120 feet above msl with local drainage directed to the south through the use of fairways with berms and/or flow paths along their margins. Soils on and adjacent to the project site consist of Tujunga Loamy Sand and Delhi Fine Sand. Non-structural fill soils up to eight feet in thickness cover the project site.

As further discussed in the Biological Resources section of this Initial Study, ornamental landscaping, ruderal/disturbed vegetation, and artificial ponds occur within the golf course. Wildlife adapted to a high degree of human presence and development is present on the project site and primarily includes avian species. No natural plant communities exist on or near the project site, and there is no suitable habitat to support the Delhi Sands flower-loving fly or any other special status plant or wildlife species. No drainage features or isolated wetland features were observed that would be considered jurisdictional by the U.S. Army Corps of Engineers (USACE), the California Department of Fish and Wildlife (CDFW), or the Regional Water Quality Control Board (RWQCB).

The Rancho Cucamonga Metrolink Station is immediately adjacent to and east of the northern portion of the project site. Other surrounding development is characterized by residential apartment communities to the east; industrial and office uses to the west, north, and northeast; and vacant land and commercial/retail uses in the City of Ontario to the south (including the Ontario Mills shopping center to the southeast). It should also be noted that the project site is located within the LA/Ontario Airport Land Use Compatibility Plan (ALUCP) Area of Influence (refer to the discussion provided in Section 8, Hazards and Hazardous Materials, of this Initial Study).

2.2 PROJECT BACKGROUND

The City of Rancho Cucamonga adopted the IASP in August 1981. The IASP included approximately 5,000 acres and was divided into 3 zones and 19 subareas. Each subarea represented specific land use characteristics and development constraints. The IASP established specific standards and guidelines for future development of the City's industrial base.



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Regional and Local Vicinity

Exhibit 1

IASP Sub-Area 18 Specific Plan Amendment

N W E S

4,000 2,000 0 4,000 Feet

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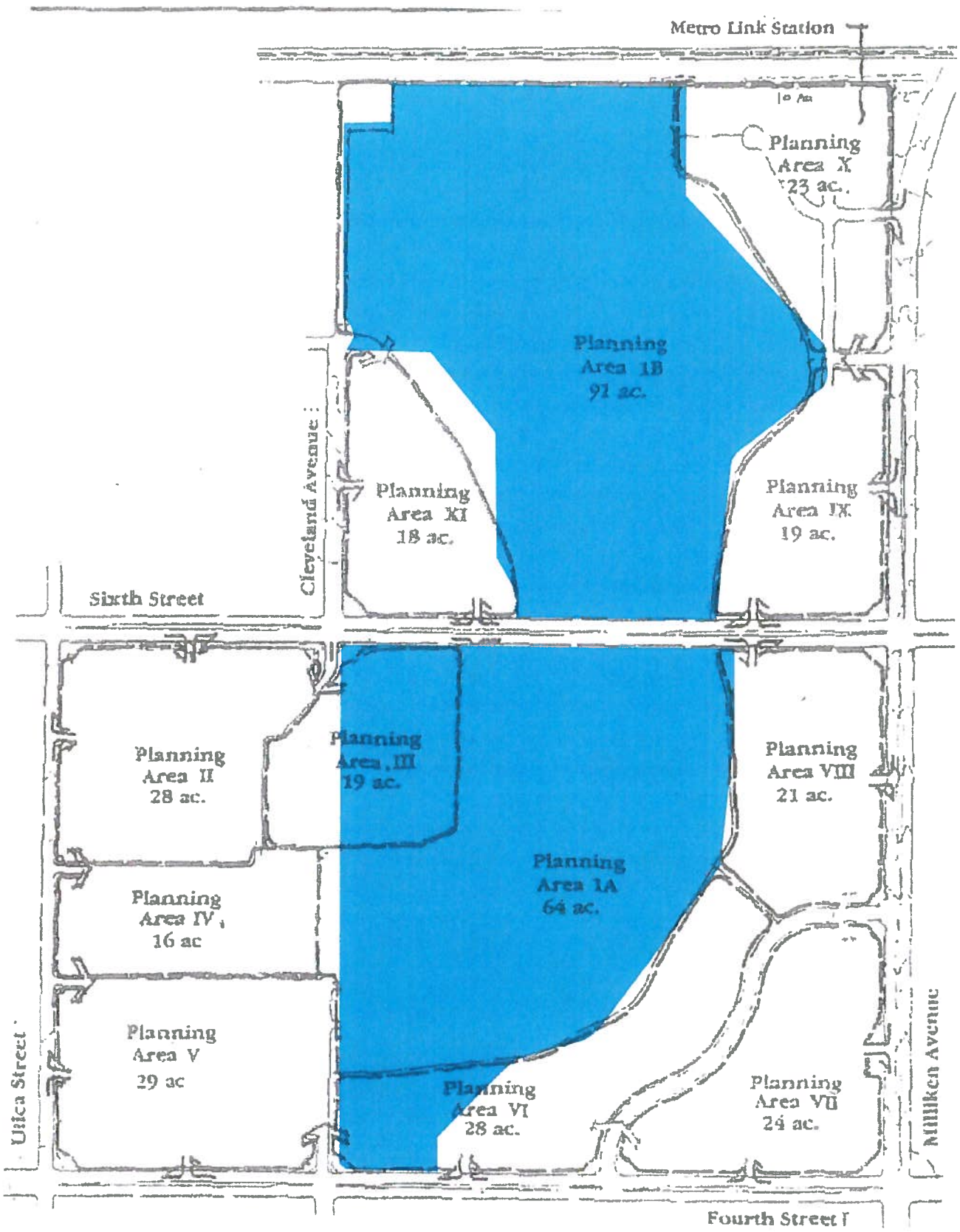

Source: William Hezmalhalch Architects, Inc. 2014

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Planning Area 1

Exhibit 2

IASP Sub-Area 18 Specific Plan Amendment

BonTerra PSOMAS

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In June 1994, the City Council adopted the IASP Sub-Area 18 Specific Plan. This Specific Plan amended the IASP to create a new planning Sub-Area, referred to as Sub-Area 18. The purpose of the IASP Sub-Area 18 Specific Plan is to provide for a broader mix of land uses than was originally permitted within the 1981 IASP. The Specific Plan was expanded to include such uses as recreational, hotel/conference center, retail, restaurant, and entertainment, as well as office, research and development, and light industrial uses. These uses were intended to surround and complement the then proposed 18-hole Empire Lakes Golf Course, which ultimately was constructed in 1995-1996.

Subsequent to 1994, the IASP Sub-Area 18 Specific Plan has been amended. In November 2000, the City approved an amendment to the IASP Sub-Area 18 Specific Plan to permit multi-family residential uses as an additionally permitted use in the mixed use Planning Area IX. In May 2001, the Council approved an amendment to permit multi-family residential uses as an additionally permitted use in Planning Area VI. In September 2002, the Council approved an amendment to permit market rate senior housing in Planning Area VII as an additionally permitted use. In June 2003, the Council approved an amendment to the IASP Sub-Area 18 Specific Plan to also permit multi-family residential uses as an additionally permitted use in Mixed-Use Planning Area VII. In 2012, Section 5.3.2 of the IASP Sub-Area 18 Specific Plan was amended by Ordinance No. 854. This amendment added language to the Specific Plan to address and require consistency with the LA/Ontario International Land Use Compatibility Plan (LUCP). Building height limits consistent with the LUCP were required for future development, as added into Section 5.3.2 of the Specific Plan.

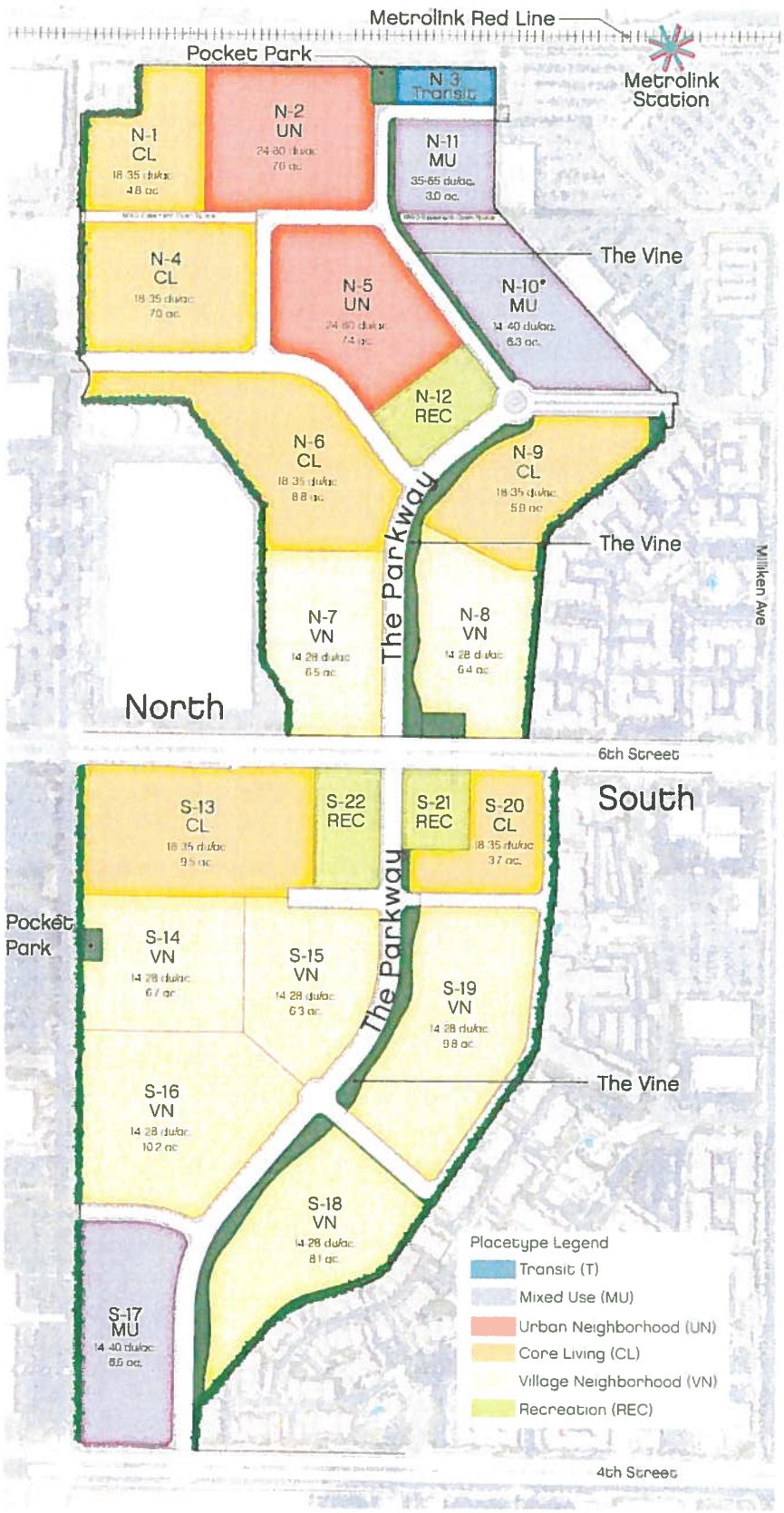
2.3 PROJECT DESCRIPTION

The proposed project involves an amendment to the IASP Sub-Area 18 Specific Plan to establish a mixed use development on the existing Empire Lakes Golf Course property (new PA1). All maps, development standards, and guidelines related to PA1 are provided in a proposed new section of the IASP Sub-Area 18 Specific Plan (Section 7). The proposed Specific Plan Amendment sets forth the Community Vision, Urban Design Standards, Architectural Guidelines, and Landscape Design for PA1.

The proposed Specific Plan Amendment establishes the comprehensive development plan for PA1 to ensure cohesive development with adequate infrastructure, open space, parks, and public facilities. It also serves as a tool for implementing the preferred development strategies within PA1 including high-density and medium-high density residential, mixed use, open space, and transit-oriented land uses all within close proximity to transit services and local regional activity centers. The conceptual development plan for PA1 is provided in Exhibit 3. The conceptual development plan strategically locates a range of Placetypes[1] to encourage variety within the built environment.

Six proposed Placetype designations have been established within PA1 consistent with the guiding principles to create a vibrant built environment that integrates residential and destination services in a mixed use community. The Placetype designations are: Transit, Mixed Use, Urban Neighborhood, Core Living, Village Neighborhood, and Recreation. The proposed residential density range that would be allowed within PA1 for each Placetype is identified on Exhibit 3. The actual number of dwelling units to be developed in each area would be determined during future entitlements processes; however, it is expected that the number of residential dwelling units within PA1 would range from a minimum of 2,500 units to a maximum of up to 4,000 units. The proposed Specific Plan Amendment would also allow for a maximum of 220,000 square feet (sf) of non-

[1] Placetypes integrate development principles, built form guidelines, and design criteria to create holistic people-centric places instead of using traditional land use-centric regulations.



Source: William Hezmalhalch Architects, Inc. 2015

Conceptual Development Plan by Placetype

Exhibit 3

IASP Sub-Area 18 Specific Plan Amendment

BonTerra PSOMAS

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residential uses. Recreation/open space areas and infrastructure to serve the proposed uses would also be provided. Development within PA1 would comply with all Federal Aviation Administration Guidelines. The maximum building height in the northern portion of PA1 (north of 6th Street) would be 70-feet and the maximum building height in the southern portion of PA1 would be 60-feet.

Within the Placetypes, transitional spaces and pathways would connect enclaves and promote pedestrian circulation. A Mixed Use Overlay designation would allow for flexible development at key locations. The Mixed Use Overlay represents locations where commercial or mixed use, horizontal or vertical, development could be located, based on market conditions, to converge with primarily residential neighborhoods in unique configurations. To maintain flexibility for responding to changing community needs and market conditions over the build-out, parcels may be converted from one Placetype to another (density transfer). Where density transfers between parcels and Placetype conversions occur, in no case would development exceed the maximum development potential established in the Specific Plan.

The proposed circulation concept emphasizes connectivity (vehicular, pedestrian and bicycle) emanating from the Metrolink station and major circulation corridors. Primary vehicular access to PA1 is provided from 7th Street, 6th Street, and 4th Street. Internal circulation would be provided via a network of public and/or private residential collector roadways and local streets designed with on-street parking, street frontages and shaded pedestrian links and open spaces. A continuous connection from 4th Street to the Metrolink Station, via the proposed "Parkway", the undercrossing at 6th Street, and the open space feature along the Parkway (referred to as the "Vine") allows seamless pedestrian and bicycle connections without crossing a major road.

Sustainability is an integral design feature of PA1 with intensification of urban infill development adjacent to a transit station, resulting in reduced vehicle miles traveled. Other sustainable features which would be implemented as part of the project include, but are not limited to, use of recycled water for landscaping, storm water management, and energy efficiency. The proposed project would also include the installation of on-site storm drain, water quality, water, sewer, electricity, natural gas, and telecommunications infrastructure systems to serve the proposed land uses. The on-site utility infrastructure would connect to existing utilities in the vicinity of the project site or new utility lines that would be installed in the roadways adjacent to the project site.

It is expected that construction of the proposed project would be initiated in 2016. The project would be phased based on market demands, but it is expected that development would be complete by 2024. Construction activities would be initiated in the area south of 6th Street followed by the area north of 6th Street. The northern and southern areas would be graded separately; however, there may be overlap in the timing of building construction.

2.4 ANTICIPATED DISCRETIONARY APPROVALS

The City of Rancho Cucamonga, as the Lead Agency, is responsible for preparing the EIR and will review and consider the EIR in its decision-making process. The EIR will serve as the primary environmental document for all future entitlements associated with implementing the proposed project, including all discretionary approvals requested or required to implement the project. Initial actions to be considered by the City of Rancho Cucamonga for the proposed project may include, but not be limited to:

- Certification of the EIR with the determination that the EIR has been prepared in compliance with the requirements of CEQA.
- Adoption of the proposed IASP Sub-Area 18 Specific Plan Amendment.

- Approval of a General Plan Amendment to change the land use designation from "Open Space" to "Mixed Use".

- Approval of a Zoning Amendment to update text related to the Mixed Use zone; includes text revisions to Section 17.36.020, Table 17.36.020-1 and Section 17.114.020.

It should be noted that approval of Parcel Maps(s), and a Development Agreement executed between the City of Rancho Cucamonga and the project applicant may also be considered. Subsequent approvals (which would require separate processing through the City of Rancho Cucamonga) would include, but may not be limited to demolition permits, grading permits, building permits, street and storm drain improvement plans, and encroachment permits.

Approvals and permits that may be required by other agencies include:

- **Cucamonga Valley Water District.** Approval of water and sewer improvement plans.

- **Metropolitan Water District.** Encroachment and right-of-way permits for the transmission main that traverses east-west through the northern portion of the project site.

- **City of Ontario.** Master Plan of Storm Drains, Fourth Street Storm Drain Hydraulics Study, and Street Improvement Plans for 4th Street.

2.5 DOCUMENTS INCORPORATED BY REFERENCE

The following reports and/or studies are applicable to development of the project site and are hereby incorporated by reference.

- *Rancho Cucamonga 2010 General Plan Update Final Program Environmental Impact Report* (SCH No. 2000061027) certified May 2010.

- *Rancho Cucamonga General Plan* adopted May 19, 2010 (Housing Chapter adopted November 3, 2010)

- *IASP Sub-Area 18 Specific Plan* approved in 1994 (revised through 2012).

- *Rancho Cucamonga IASP Sub-Area 18 Specific Plan Final Environmental Impact Report (State Clearinghouse No. 93102055)* approved in July 1994.

These reports/studies are available for review at:

Public Information and Services Counter
City of Rancho Cucamonga Planning Department
10500 Civic Center Drive
Rancho Cucamonga, California 91730
(909) 477-2700

Hours: Monday–Thursday: 7:00 AM to 6:00 PM.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

☒ Aesthetic/Visual	☐ Agricultural Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☒ Geology/Soils
☒ Greenhouse Gas Emissions	☒ Hazards & Hazardous Materials	☒ Hydrology/Water Quality
☒ Land Use/Planning	☐ Mineral Resources	☒ Noise
☒ Population/Housing	☒ Public Services	☒ Recreation
☒ Transportation/Traffic	☒ Utilities/Service Systems	☒ Mandatory Findings of Significance

DETERMINATION

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 would be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there would 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 would be prepared.

☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature of Lead Agency Representative — Date: 04/21/15

MIKE SMITH
Printed name

CITY OF RANCHO CUCAMONGA
Agency

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SECTION 3.0 INITIAL STUDY

3.1 ENVIRONMENTAL CHECKLIST FORM

This section contains the Environmental Checklist Form (Form) for the proposed project. The Form is marked with findings as to the environmental effects of the project. An "X" in column 1 requires preparation of additional environmental analysis in the form of an EIR.

This analysis has been undertaken, pursuant to the provisions of CEQA, to provide the City of Rancho Cucamonga with the factual basis for determining, based on the information available, the form of environmental documentation the project warrants. The basis for each of the findings listed in the attached Form is explained in the Explanation of Checklist Responses following the checklist.

ENVIRONMENTAL CHECKLIST FORM

Project Title	Rancho Cucamonga IASP Sub-Area 18 Specific Plan Amendment
Lead Agency Name and Address	City of Rancho Cucamonga, Planning Department, 10500 Civic Center Drive Rancho Cucamonga, California, 91730
Contact Person and Phone Number	Mr. Michael Smith (909) 477-2750, ext. 4317
Project Location	The project site is currently occupied by the Empire Lakes Golf Course and is located between 4th Street and 8th Street, west of Milliken Avenue and east of Cleveland Avenue in the City of Rancho Cucamonga in San Bernardino County.
Project Sponsor's Name and Address	SC Rancho Development Corp., 1156 North Mountain Avenue, Upland, California, 91786
General Plan Designation	Open Space
Zoning	IASP Sub-Area 18 Specific Plan (SP-EL)
Description of Project	The proposed project involves an amendment to the IASP Sub-Area 18 Specific Plan to establish a mixed use development on the existing Empire Lakes Golf Course property (new PA1). The proposed Specific Plan Amendment would allow for high density, and medium-high density residential, mixed use, open space, and transit-oriented land uses all within close proximity to transit services and local regional activity centers. The number of residential dwelling units within PA1 would range from a minimum of 2,500 units to a maximum of up to 4,000 units. Additionally, a maximum of 220,000 square feet (sf) of non-residential uses would be allowed within the Specific Plan area. Vehicular and non-vehicular circulation would be provided within PA1. Utility infrastructure would be installed, as necessary to serve the proposed uses.

<table>
<tr><td>Surrounding Land Uses and Setting</td><td>
<table>
<tr><th>Boundary</th><th>General Plan/Zoning Designation</th><th>Existing Land Use</th></tr>
<tr><td>Northern</td><td>Heavy Industrial/Minimum Impact Heavy Industrial (MIHI)</td><td>Railroad and Industrial</td></tr>
<tr><td>Eastern</td><td>Mixed Use/IASP Sub-Area 18 Specific Plan (SP-EL)</td><td>Residential, Office, and Transit</td></tr>
<tr><td>Western</td><td>Mixed Use, General Industrial/ IASP Sub-Area 18 Specific Plan (SP-EL)</td><td>Office and Industrial</td></tr>
<tr><td>Southern</td><td>City of Ontario Mixed Use (Ontario Center)/SP (Specific Plan)</td><td>Undeveloped</td></tr>
</table>
</td></tr>
<tr><td>Other public agencies whose approval is required</td><td>

Cucamonga Valley Water District. Approval of water and sewer improvement plans.
Metropolitan Water District. Encroachment and right-of-way permits for the transmission main that traverses east-west through the northern portion of the project site.
City of Ontario. Approval of Master Plan of Storm Drains, Fourth Street Storm Drain Hydraulics Study, and street improvement plans for 4th Street.

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</table>

1. **AESTHETICS**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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) Substantially degrade the existing visual character or quality of the site and its surroundings?	☒	☐	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☒	☐	☐	☐

Explanation of Checklist Answers

1a. **Less Than Significant Impact.** As identified in the 2010 General Plan Update EIR, The City sits at the southern base of the San Gabriel Mountains at the eastern end of the range. The San Bernardino Mountains are just east of the San Gabriel Mountains, divided by the Cajon Pass. Views of the San Gabriel and San Bernardino Mountains are visible from the project site and provide a scenic backdrop for the area. According to Figure LU-6 of the Managing Land Use, Community Design, and Historic Resources Element of the *Rancho Cucamonga General Plan*, a portion of 6th Street is designated as a view corridor intended to preserve views of the San Gabriel Mountains. The City recognizes other scenic resources, including remaining stands of eucalyptus windrows, scattered vineyards and orchards, and natural vegetation in flood-control channels and utility corridors; however, none of these resources occur on the project site. The Draft EIR will evaluate the project to determine if it would have an adverse effect on a scenic vista.

1b. **No Impact.** According to the California Scenic Highway Mapping System, there are no State scenic highways or highways eligible for Scenic highway designation in or near the City (Caltrans 2011). Further, the project site is not visible from any designated scenic highways. Thus, no impacts on State scenic highways would occur. No further analysis of this threshold will be provided in the forthcoming Draft EIR.

1c. **Potentially Significant Impact.** The proposed IASP Sub-Area 18 Specific Plan Amendment would allow for redevelopment of the project site as a mixed-use development. The visual character of the project site, which currently exists as an 18-hole golf course with related amenities, would be altered. The Draft EIR will evaluate the project to determine if the proposed mixed-use development would substantially degrade the existing visual character or quality of the project site and its surroundings and result in significant environmental impacts.

1d. **Potentially Significant Impact.** The project site is currently subject to nighttime lighting associated with security lighting from the existing golf course development as well as surrounding residential, office, and industrial uses; light standards along surrounding roadways; and light from motor vehicles traveling along these roadways. The proposed project would introduce additional new lighting sources associated with the proposed development. The potential for the project to result in light and glare impacts will be further analyzed in the forthcoming Draft EIR.

2. **AGRICULTURE AND FORESTRY RESOURCES**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒

Explanation of Checklist Answers

2a. **No Impact.** Based on review of the 2010 Department of Conservation Farmland Mapping and Monitoring Program (FMMP 2010), the project site is designated as Urban and Built-Up Land. Adjacent areas are designated Urban and Built-Up Land or Other Land. These categories are not considered "Farmland" under CEQA. Further, there are no on-going farmland or agricultural operations on the project site or immediately adjacent areas. Therefore, the project would not result in the conversion of agricultural land to non-agricultural uses, either directly and indirectly. No impact would occur related to this issue and no mitigation is required. No further analysis of this threshold will be provided in the forthcoming Draft EIR.

2b. **No Impact.** As identified in the City's General Plan, there are no agricultural zones identified by the City for the project site or any of the surrounding properties. The project site's zoning designation is Empire Lakes Specific Plan (SP-EL), which implements the IASP Sub-Area 18 Specific Plan, with an underlying General Plan land use designation of "Open Space". Neither the General Plan nor the IASP Sub-Area 18 Specific Plan envision future use of the project site as agricultural lands. Because the project site and surrounding areas are not zoned for agricultural uses, implementation of the proposed project would not conflict with existing zoning for agricultural uses. Also, the project site is not covered under a Williamson Act Contract; therefore, implementation of the project would not conflict with any Williamson Act Contract. No impacts related to this issue would occur with implementation of the proposed project and no mitigation is required. No further analysis of this threshold will be provided in the forthcoming Draft EIR.

2c–2d. **No Impact.** As identified in the 2010 General Plan Update EIR, there are no existing forest lands, nor is there zoning for forest lands or timberland in the City, including the project site. Therefore, the proposed project would not conflict with existing forest zoning; cause rezoning of forest land; or result in the loss or conversion of forest lands to non-forest uses. Therefore, no impacts associated with this issue would occur and no mitigation is required. No further analysis of this threshold will be provided in the forthcoming Draft EIR.

2e. **No Impact.** Due to the lack of existing farmland, forest lands, or areas zoned for agriculture, or timberlands on the project site or in the immediately surrounding areas, development of the project site would not involve 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.

The nearest designated farmland and active agricultural operations is located approximately 0.25 mile west of the project site. Components of the project, including construction and operation, would be limited to the project site and would not impact existing off-site agricultural operations. No impact would occur and no further analysis of this threshold will be provided in the forthcoming Draft EIR.

3. AIR QUALITY	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☒	☐	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Explanation of Checklist Answers

3a. **Potentially Significant Impact.** The South Coast Air Quality Management District (SCAQMD) is the agency principally responsible for comprehensive air pollution control in the South Coast Air Basin (SoCAB) in which the project site is located. The SCAQMD develops rules and regulations; establishes permitting requirements for stationary sources; inspects emissions sources; and enforces such measures, when necessary. The SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and indirect sources. It has responded to this requirement by preparing a sequence of Air Quality Management Plans (AQMPs). The SCAQMD's current AQMP (adopted in December 2012) is based on the Southern California Association of Government's (SCAG's) population projections that are based on City and County General Plan land use designations.

The two principal criteria for conformance to an AQMP are (1) whether the project would result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new violations, or delay timely attainment of air quality standards and (2) whether the project would exceed the assumptions in the AQMP. The project was not assumed in the *Rancho Cucamonga General Plan*; therefore the project has the potential to obstruct implementation of the AQMP. This issue will be analyzed in the forthcoming Draft EIR.

3b. **Potentially Significant Impact.** A project may have a significant impact where project-related emissions would exceed federal, State, or regional standards or thresholds, or where project-related emissions would substantially contribute to an existing or projected air quality violation. During the construction period, air pollutants would be emitted by off-road and on-road construction equipment and worker vehicles, and fugitive dust would be generated during earth moving and grading on site. During operation, air pollutants would be emitted by area and mobile sources. The potential for the proposed project to violate any air quality standards or contribute substantially

to an existing or projected air quality violation will be analyzed in the forthcoming Draft EIR.

3c. **Potentially Significant Impact.** The SoCAB is currently a nonattainment area for ozone (O_3), respirable particulate matter with a diameter of 10 microns or less (PM10), and fine particulate matter with a diameter of 2.5 microns or less (PM2.5). The proposed project and cumulative development, including development associated with buildout of the Rancho Cucamonga General Plan, may result in a potential cumulatively significant increase in O_3 precursor, PM10, or PM2.5 emissions during construction and/or operation. This issue will be analyzed in the forthcoming Draft EIR.

3d. **Potentially Significant Impact.** As previously discussed in Section 2.1, Project Location, the project site is located adjacent to residential land uses, which are considered to be sensitive receptors. Therefore, construction and operation of the proposed project have the potential to emit pollutants in concentrations that are potentially significant to sensitive receptors. Additionally, proposed residential uses would be located in proximity to industrial uses to the north and west of the project site. The type of industrial use and distance from the project site may pose a potential health risk to sensitive receptors from exposure to diesel exhaust emissions or other pollutants. This issue will be analyzed in the forthcoming Draft EIR.

3e. **Less Than Significant Impact.** Odors would be emitted during construction and operation of the proposed project. Construction activities associated with the proposed project would have the potential to use equipment and perform activities that would generate odors. Potential construction odors include diesel equipment exhaust, roofing, painting, and paving. These odors would be temporary and would dissipate rapidly from the source with an increase in distance. Therefore, the impacts would be short-term, would not affect a substantial number of people, and would be less than significant.

During operation of the proposed project, some odors associated with residential uses would be expected to occur, such as from cooking and gardening. Similarly, common odors associated with mixed-use and commercial land uses would be expected to occur, such as from restaurants. However, these types of odors are not generally considered objectionable. Potential odors from the project site would be no different than in surroundings development and would not be considered significant.

Furthermore, according to the SCAQMD's *CEQA Air Quality Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding (SCAQMD 1993). The proposed Specific Plan Amendment does not allow any such SCAQMD-identified uses; therefore, it would not produce objectionable odors.

The proposed project is not anticipated to result in the generation of objectionable odors affecting a substantial number of people, and there would be a less than significant impact. No further analysis of this threshold will be provided in the forthcoming Draft EIR.

4. **BIOLOGICAL RESOURCES**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☒	☐	☐	☐
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?	☐	☐	☐	☒

Explanation of Checklist Answers

The information presented in this section is based on the *Draft Habitat Assessment for the Empire Lakes Golf Course Project Located in the City of Rancho Cucamonga, San Bernardino County, California* (Habitat Assessment) prepared by RBF Consulting in September 2014 (RBF 2014).

The following vegetation types and other areas occur in the survey area: landscaped, ruderal/disturbed, artificial ponds, and developed. Landscaped areas comprise a majority of the project site and include areas that are routinely maintained such as golf course fairways, greens, a driving range, and ornamental landscaping. Ruderal/disturbed areas occur along the margins between the fairways and greens. These areas are composed of compacted soils with early successional and non-native plant species. Four artificial ponds are located on the project site. The ponds were constructed in conjunction with the Empire Lakes Golf Course and are routinely maintained. The ponds do not contain any hydrophytic vegetation. Developed areas on the project site consist of parking lots, maintenance roads, golf cart paths, and structures associated with the Empire Lakes Golf Course (i.e., a clubhouse, restrooms, and maintenance buildings). Native plant communities no longer occur on the project site.

The majority of the wildlife observed during the habitat assessment consisted of avian species. Mammalian sign and species observed during the survey. Based on the habitats present, the project site is not expected to support an extensive variety of reptilian species. No fish or amphibians were observed during the habitat assessment; however, non-native/exotic fish species could occur within the artificial ponds as introduced species. The artificial ponds have the potential to support a limited number of amphibian species. Sensitive amphibian species are not expected to occur within the artificial ponds due to the lack of native vegetation; continual on-site disturbances and surrounding development; and isolation from a natural waterways that support native amphibian populations.

As further discussed under Threshold 4a below, the project site does not include habitat to support sensitive plant or wildlife species.

4a. **Potentially Significant Impact.** According to the draft Habitat Assessment, 8 sensitive plant species and 11 sensitive wildlife species are known to occur in the project area. Under existing conditions, the project site and surrounding properties do not support native plant communities, nor do they provide suitable habitat for sensitive plant or wildlife species. The majority of the project site has been developed and/or has been heavily disturbed by existing development and no longer supports native soils or naturally occurring habitats. No California Department of Fish and Wildlife (CDFW) sensitive habitats were identified as occurring within the project area. Based on habitat requirements for specific species and availability and quality of habitats needed by each sensitive plant or wildlife species, the project site does not provide suitable habitat that would support any of these special status plant or wildlife species.

While it not expected that the project would result in significant to special status plant or wildlife species, this issue will be further analyzed in the forthcoming Draft EIR.

4b–4c. **Potentially Significant Impact.** During the habitat assessment, no drainage features or isolated wetland features were observed within the project site that would be considered jurisdictional by the U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), or CDFW. As discussed previously, four artificial ponds are located on the project site. The ponds do not occur in a natural drainage course and have no upstream or downstream connectivity to jurisdictional waters. Therefore, it is not expected that the proposed project would result in impacts to USACE, RWQCB, or CDFW jurisdictional areas, or impact riparian habitat or wetlands. Further, no sensitive plant communities were identified as having the potential to occur in the project area, and the project site and surrounding areas are not located within federally designated Critical Habitat. While it not expected that the project would result in a significant impact to riparian habitat or other sensitive natural community, this issue will be further analyzed in the forthcoming Draft EIR.

4d. **Potentially Significant Impact.** The project site does not provide any connectivity between natural open space areas. Additionally, and as noted in the 2010 General Plan Update EIR, the City of Rancho Cucamonga, including the project site, does not contain known native wildlife nursery sites. On-site development and surrounding land uses have removed the natural plant communities that once occurred on and in the vicinity of the project site. As a result, the project site does not possess or provide a corridor that would facilitate the moment of wildlife throughout the area. Therefore, it is not expected that the proposed project would disrupt or have any adverse effects to migratory corridors or linkages that may occur in the general vicinity of the project site. However, this issue will be further analyzed in the forthcoming Draft EIR.

4e. **Potentially Significant Impact.** Chapter 17.80, Tree Preservation, of the City of Rancho Cucamonga Municipal Code, provides for the protection and expansion of eucalyptus windrows in the City of Rancho Cucamonga. Section 17.16.080, Tree Removal Permit, of the Rancho Cucamonga Development Code outlines the review process and requirements for the removal of heritage trees that are considered to be a community resource. There are heritage trees, as defined in the City's Development Code, on the project site. Although impacts associated with tree removal are expected to be less than significant with adherence to City's requirements, potential impacts will be further analyzed in the forthcoming Draft EIR.

4f. **No Impact.** The City of Rancho Cucamonga, and specifically the project site, is not located within an adopted Habitat Conservation Plan; Natural Communities Conservation Plan; or other approved local, regional, or State habitat conservation plan area. Therefore, implementation of the proposed project would not conflict with the provisions of an adopted plan. No impact would occur. No further analysis of this threshold will be provided in the forthcoming Draft EIR.

5. CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☒	☐	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☒	☐	☐	☐

Explanation of Checklist Answers

5a. **No Impact.** On February 11, 2015, BonTerra Psomas staff conducted a records search/literature review at the Archaeological Information Center (AIC) at the San Bernardino County Museum in San Bernardino County, California. The AIC maintains a large collection of U.S. Geological Survey (USGS) 7.5-minute quadrangle maps, site records, and technical studies pertaining to cultural resources in San Bernardino County. The AIC is the designated branch of the California Historical Resources Information System (CHRIS), which is the primary source for obtaining and reviewing records and literature regarding cultural resources for a specific project.

Additional resources available at the AIC include Archaeological Determinations of Eligibility, USGS 15-minute historic plat maps, and the Historic Property Data File (HPDF) maintained by the California Office of Historic Preservation. The HPDF contains listings for the California Register of Historic Resources (CRHR) and/or National Register of Historic Places (NRHP), California Historical Landmarks, and California Points of Historical Interest. For projects located on federal lands, various federal agencies maintain records in addition to those at the CHRIS locations.

The AIC provided a USGS Guasti 7.5-minute quadrangle with accompanying overlays that depict the locations of recorded historic properties and recorded historic and prehistoric archaeological sites. Another set of overlays depict the location and boundaries for cultural resource technical studies. Following a review of the AIC topographic maps and overlays, it was determined that there are no historic properties recorded on the project site and that only four are within its one-mile radius. The first is the Burlington Northern and Santa Fee (BNSF) Railway, now a part of the Atchison, Topeka, and Santa Fe Railway (ATSF) that runs east-west along the north side of 8th Avenue. Three historic residences are recorded at the intersection of 8th Street and Haven Avenue. None of these resources are in the project site.

Also, the review indicates that there have been 17 cultural resource studies conducted within a 1-mile radius of the project area, but only 2 included some portion of the project site; a third project was immediately adjacent to the project site within or next to paved roads abutting the site. Those three projects consisted of an architectural survey report (White 1994) for a Metrolink project in Rancho Cucamonga. That project appears to

have included a very small portion of the proposed project site. The second was a very small survey for a communications project (Wlodarski 2010), not located in the project site. The third project, which may have included a portion of the Empire Lakes project site, was an archaeological survey conducted in 2004 by Hogan and Tang. The focus of the survey was at least two sections of water pipe: one along Milliken Avenue on the southeast corner of Section 13 and the other along Cleveland Avenue on the northwest boundary of the project. None of these projects resulted in the recordation of any historic properties on or adjacent to the project site.

According to the *Rancho Cucamonga IASP Sub-Area 18 Specific Plan,* the project site has historically been used as a vineyard prior to development of the Empire Lakes Golf Course. The project site is currently fully developed with uses related to the golf course. The south portion of the Empire Lakes Golf Course consists of seven golf holes with three ponds, practice facilities, and clubhouse/restaurant/cart barn building. The north portion of the Empire Lakes Golf Course consists of eleven golf holes a pond and the maintenance facility. The maintenance facility consists of three buildings. The golf course and associated uses were constructed in 1995-1996. The California Office of Historic Preservation recommends recording resources that are at least 45 years old and formally evaluating those that have reached 50 years of age; therefore, the on-site structures, which are 20 years old or less, would not warrant recordation or evaluation.

Figure LU-8, Historic Resources, of the *Rancho Cucamonga General Plan's* does not identify historic resources on the project site; however, consistent with the literature search, the BNSF railway is identified as a Historic Transportation Route north of the project site. No historical resources are present or would be impacted by project implementation. No further analysis of this threshold will be provided in the forthcoming Draft EIR.

5b. **Potentially Significant Impact.** As discussed previously, the project site and surrounding area have historically been used as a vineyard; however, the project site and surrounding areas were previously disturbed during grading and construction activities associated with development of the Empire Lakes Golf Course and adjacent uses. Construction activities for the proposed project would involve grading and excavation activities in soils that would have the potential to encounter previously undiscovered historic or archaeological resources. Potential impacts to historic and archaeological resources will be further analyzed in the forthcoming Draft EIR.

5c. **Potentially Significant Impact.** According to the *Rancho Cucamonga General Plan's* Resource Conservation Element, soils and geologic formations within the City, including the project site, have a low potential to contain significant paleontological resources. However, similar to archaeological resources, there is a potential that ground-disturbing activities associated with construction would encounter previously undiscovered paleontological resources. Potential impacts to paleontological resources will be further analyzed in the forthcoming Draft EIR.

5d. **Potentially Significant Impact.** As discussed previously, the project site has been historically used as a vineyard prior to development of the Empire Lakes Golf Course. Therefore, the project site is not expected to contain human remains, including those interred outside formal cemeteries. However, there is a potential that ground-disturbing activities associated with construction would encounter previously undiscovered human remains. Should this occur, all activities in the vicinity of the remains shall cease and the contractor shall notify the County Coroner immediately

pursuant to Section 7050.5 of the *California Health and Safety Code* and Section 5097.98 of the *California Public Resources Code*. Although impacts associated with this issue are expected to be less than significant with adherence to applicable State requirements, potential impacts related to disturbing human remains will be further analyzed in the forthcoming Draft EIR.

6. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☒	☐	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
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 onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	☒	☐	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☒	☐	☐	☐
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?	☐	☐	☐	☒

Explanation of Checklist Answers

Information presented in this section is derived primarily from the *Geotechnical Feasibility Study Proposed Mixed-Use Commercial and Residential Development Empire Lakes Golf Course Property Rancho Cucamonga, California* (Geotechnical Investigation) prepared for the proposed project by LOR Geotechnical Group, Inc. and dated March 23, 2015 (LOR 2015). The Geotechnical Investigation is provided in its entirety in Appendix A of this Initial Study. The Geotechnical Investigation includes an aerial photograph analysis; a review of previous reports; geologic field reconnaissance; development of geotechnical recommendations; and preparation of the geotechnical report.

6a(i). **No Impact.** No active or potentially active faults are known to exist at the project site. Additionally, the project site is not within a current State of California Earthquake Fault Zone. As shown on Figure PS-2, Fault Hazards, of the *Rancho Cucamonga General*

Plan's Public Health and Safety Element, the project site is located outside both existing and proposed Alquist-Priolo Earthquake Zones. Several known faults are located in the vicinity; the Red Hill Fault, located approximately four miles north of the project site, is the closest known active fault. Additionally, the Cucamonga Fault is located approximately 5.5 miles north at the base of the San Gabriel Mountains; the San Jacinto Fault is located approximately 12 miles to the northeast; and the San Bernardino segment of the San Andreas fault zone is located approximately 15 miles to the northeast. Based on historical seismicity of the project site and surrounding region, the site would be subject to moderate to large seismic events; however, the lack of active faults on the project site would preclude impacts related to surface fault rupture, and no mitigation is required. No further analysis of this threshold will be provided in the forthcoming Draft EIR.

6a(ii). **Potentially Significant Impact.** According to the Geotechnical Investigation and as discussed above under Threshold 6a(i), the project site is located in proximity to the Cucamonga and San Jacinto faults and the San Bernardino segment of the San Andreas fault zone. The historic seismicity of the site entails numerous small to medium magnitude earthquake events occurring around the project site, primarily associated with the presence of the San Jacinto Fault. Therefore, proposed uses at the project site may be subject to moderate to large seismic events, resulting in strong seismic ground shaking. Although impacts associated with this issue are expected to be less than significant with adherence to applicable local, regional, and/or State requirements, potential impacts related to this issue will be further analyzed in the forthcoming Draft EIR.

6a(iii). **Less Than Significant.** Liquefaction may occur during strong ground shaking events in areas with loose, geologically young, granular sediments where the groundwater depth is less than 50 feet. In the project area, groundwater depths are 350 feet or more below the ground surface; therefore, the potential for liquefaction is low. Additionally, according to Figure PS-3 of the *Rancho Cucamonga General Plan,* the project site is located in an area that is not subject to liquefaction.

Figure PS-3 also identifies other geotechnical hazards and identifies that the project site, along with the majority of the City, has the potential for regional seismic settlement. According to the site specific Geotechnical Investigation, settlement generally occurs within areas of loose, granular soils with relatively low density. The project site is underlain by relatively dense, alluvial materials; therefore, the potential for settlement is considered low (LOR 2015). There would be less than significant impacts related to liquefaction and other ground failure. No further analysis of this threshold will be provided in the Draft EIR.

6a(iv). **No Impact.** The Geotechnical Investigation concludes that there would be no impacts related to landslides due to the low relief of the site and surrounding region (LOR 2015). No large, exposed, loose or unrooted boulders are present above the site. Additionally, Figure PS-3 of the *Rancho Cucamonga General Plan* indicates that the project area is not located in an area that is susceptible to seismically induced landslides. There would be no impacts related to landslides. No further analysis of this threshold will be provided in the Draft EIR.

6b. **Potentially Significant Impact.** According to Exhibit 4.7-4 of the 2010 General Plan Update EIR, the project site is located within a soil erosion hazard area, where underlying soils have a moderate to high erosion hazard and soil blowing hazard. Grading and excavation activities for construction may lead to localized erosion, as

wind and water carry loose soils off site. Although impacts associated with this issue are expected to be less than significant with adherence to applicable local, regional, and State requirements, this issue will be further analyzed in the forthcoming Draft EIR.

6c. **Potentially Significant Impact.** As noted previously, the project site is relatively flat and the potential for mass movement failures such as landslides, rockfalls, or debris flows is low. Additionally, ground settlement generally occurs within areas of loose, granular soils with relatively low density. Because the site is underlain by relatively dense, alluvial materials, the potential for settlement is also considered low. However, this issue will be further analyzed in the forthcoming Draft EIR.

6d. **Potentially Significant Impact.** According to the Geotechnical Investigation prepared pursuant to SC 4.7-9 of the 2010 General Plan Update EIR, the project site is underlain by materials with very low expansion potential, as determined in accordance with Uniform Building Code (Standard 18-2). No specific remediation or construction recommendations are anticipated; however, the Geotechnical Investigation identifies the need for additional evaluation of on-site soils and imported soils. Although impacts associated with this issue are expected to be less than significant with adherence to applicable local, regional, and State requirements, potential impacts will be analyzed in the forthcoming Draft EIR.

6e. **No Impact.** The proposed project shall connect to existing sewer facilities; therefore, septic tanks or an alternative wastewater disposal system would not be permitted or utilized. The proposed project would also connect to existing sewer lines and treatment facilities, and there would be no impact. No further analysis of this threshold will be provided in the forthcoming Draft EIR.

7. GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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?	☒	☐	☐	☐

Explanation of Checklist Answers

7a–7b. **Potentially Significant Impact.** During construction of the proposed project, equipment and vehicles would be used that would generate greenhouse gas (GHG) emissions. Operation of the proposed project would have the potential to increase GHG emissions with an increase in traffic; increased demand for water and energy; and the generation of solid waste and wastewater. The potential for the proposed project to generate GHG emissions during construction and operation, either directly or indirectly, that may have a significant impact on the environment will be analyzed in the forthcoming Draft EIR. Furthermore, the EIR will include an evaluation of the proposed project's consistency with applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions.

8. HAZARDS/HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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 people residing or working in the project area?	☒	☐	☐	☐
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Explanation of Checklist Answers

8a. **Potentially Significant Impact.** Construction activities associated with the proposed project would involve the use of chemical substances (e.g., solvents, paints, fuel for equipment) and other potentially hazardous materials. These materials are common with typical construction activities and do not pose a significant hazard to the public or the environment.

As discussed previously, the project proposes development of residential uses with some mixed-use office and commercial development and limited transit uses. The nature of the proposed land uses is not expected to involve the use, handling, or storage of hazardous wastes. Standard household and cleaning products common to all urban development that are labeled hazardous (e.g., solvents and commercial cleansers, petroleum products), pesticides, fertilizers, and other landscape

maintenance materials may be used on site. Although impacts associated with this issue are expected to be less than significant with adherence to applicable local, regional, and/or State requirements, potential impacts related to the routine transport, use, or disposal of hazardous materials will be analyzed in the forthcoming Draft EIR.

8b. **Potentially Significant Impact.** As discussed previously, the project site is currently developed as the 18-hole Empire Lakes Golf Course. Prior to development as a golf course in 1995, the project site existed as a vineyard with associated structures, including a small residence and barn. The potential for past and current uses to 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 will be analyzed in the forthcoming Draft EIR.

8c. **No Impact.** Several schools are located in the vicinity of the project site, including University of Redlands located approximately 0.50 mile west of the project site; Brandman University located 0.51 mile to the south; Cambridge College located 0.60 mile to the northwest; Ontario Center School located 0.83 mile to the southwest; and Rancho Cucamonga Middle School located 1.04 miles northwest of the project site. None of these schools are located within ¼ mile of the project site. Additionally, as noted above, the proposed land uses would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. There would be no impact related to emissions of hazardous materials within ¼ mile of a school. No further analysis of this threshold will be provided in the forthcoming Draft EIR.

8d. **No Impact.** A *Phase I Environmental Site Assessment and Limited Site Characterization Empire Lakes Golf Course 11015 Sixth St. and 9097 Cleveland Ave. Rancho Cucamonga San Bernardino County, California* (Phase I ESA) was prepared for the proposed project by LOR Geotechnical Group, Inc. (February 26, 2014) (LOR 2014), and is provided in Appendix B. Based on a review of regulatory agency records conducted as part of the Phase I ESA, several listings of hazardous materials sites were identified within a one-mile radius of the project site; however, none of the listings would pose an adverse environmental impact to the project site. The project site is not included on and, as a result, would not create a significant hazard to the public or the environment. No further analysis of this threshold will be provided in the forthcoming Draft EIR.

8e. **Potentially Significant Impact.** There is no airport in the City of Rancho Cucamonga. The nearest airport to the City is the LA/Ontario International Airport, located approximately 1.2 miles south of the City's southern boundary. According to the *LA/Ontario International Airport Land Use Compatibility Plan* (ONT LUCP) (Ontario 2011), the southern section of the City of Rancho Cucamonga, including the project site, is located within the airport influence area of the LA/Ontario International Airport. The ONT LUCP identifies the Airport Influence Area as areas around the LA/Ontario International Airport where current or future airport-related safety, noise, airspace protection or overflight factors may affect land uses or impose restrictions on land uses.

The designated Safety Zones includes areas surrounding the runways where land use restrictions have been established to protect the safety of the public from potential aircraft accidents. The site is located outside these Safety Zones. The Noise Impact Zones are areas where future 2030 aircraft and airport operations are projected to lead to noise levels of 60 dB CNEL or higher. Noise criteria have been developed for these zones, identifying the acceptability of specific land uses and interior noise level

requirements within each noise impact zone. The project site is located outside the Noise Impact Zones.

The project's proposed heights are the following: northern portion of PA1 (north of 6th Street) is 70 feet and the southern portion (between 4th Street and 6th Street) of PA1 is 60 ft. The area between 4th Street and 6th Street (southern area of PA1) is within the High Terrain Zone of the ONT ALUCP (Map 2-4). Dedication of an aviation easement is required for development within PA1 that is within the High Terrain Zone in accordance with Airspace Protection Policy A2b and Special Compatibility Policy SP1a of the ONT ALUCP (pages 2-28; 2-33; Map 2-5). The entire area of PA1 is within the Airport Influence Area (AIA) and a Real Estate Transaction Disclosure is required in accordance with Overflight Policy O2 (page 2-32; Map 2-5).

Section 5.3.2 of the IASP Sub-Area 18 Specific Plan requires compliance with the ONT ALUCP. This issue will be further analyzed in the Draft EIR.

8f. **No Impact.** The proposed project is not located in the vicinity of a private airstrip and would not expose people to excessive noise levels. The nearest private airport is the Cable Airport, located approximately 6.7 miles northwest of the project site in the City of Upland. The RPZ for this airport does not extend into the City. Aircraft operations at this airport and other activities at this airport would not be adversely affected by development associated with the proposed project. No further analysis of this threshold will be provided in the forthcoming Draft EIR.

8g. **Less Than Significant Impact.** In 2009, the City of Rancho Cucamonga adopted the *Rancho Cucamonga Emergency Operations Plan*, which addresses the City's planned response to extraordinary emergency situations (Rancho Cucamonga 2009). This document incorporates principles of both the Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS) and provides an overview of operational concepts; details components of the City's emergency management organization; and delegates responsibilities and authorities for plan implementation. This City is currently updating the Emergency Operations Plan; however, the proposed project does not include any uses that would impede or interfere with implementation of this plan. Additionally, in January 2013, the City released the *City of Rancho Cucamonga Local Hazard Mitigation Plan* to assess natural and manmade hazards with the potential to impact the City and its inhabitants and to establish measures to mitigate or reduce future losses associated with these hazards (Rancho Cucamonga 2013). The Local Hazard Mitigation Plan was adopted by the City in 2014. As discussed above, the project would not exacerbate existing hazardous conditions, nor would it expose people or structures to areas of known natural or manmade hazards. Therefore, the project would not interfere with implementation of the plan. No further analysis of this threshold will be provided in the Draft EIR.

8h. **No Impact.** As shown on Figure PS-1 of the *Rancho Cucamonga General Plan*, the project site is located outside all designated fire hazard areas. The project site is largely surrounded by development, with no wildland areas in the immediate vicinity. The nearest designated fire hazard areas are located approximately three miles north of the project site. Therefore, the project would not expose people or structures to a significant risk associated with wildland fires. No impacts would result and no mitigation is required. No further analysis of this threshold will be provided in the forthcoming Draft EIR.

9. HYDROLOGY AND WATER QUALITY	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☒	☐	☐	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation onsite or offsite?	☒	☐	☐	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite?	☒	☐	☐	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of pollutant runoff?	☒	☐	☐	☐
f) Otherwise substantially degrade water quality?	☒	☐	☐	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Explanation of Checklist Answers

9a, 9f. **Potentially Significant Impact.** In 2002, the Santa Ana Regional Water Quality Control Board (RWQCB) issued a National Pollutant Discharge Elimination Systems (NPDES) Storm Water Permit and Waste Discharge Requirements (WDRs) (Order No. R8-2002-0012) under the Clean Water Act (CWA) and the Porter-Cologne Act for discharges of storm water *runoff*, snowmelt runoff, surface runoff, and drainage within the Upper Santa Ana River Watershed in San Bernardino and Riverside Counties. This permit expired on April 27, 2007, and was administratively extended. On January

29, 2010, the RWQCB adopted Order No. R8-2010-0036 (NPDES No. CAS618036), which renewed the Municipal Separate Storm Sewer System (MS4) Permit for San Bernardino County (SWRCB 2014). This permit expired on January 29, 2015. On August 1, 2014, the San Bernardino County Flood Control District submitted a Report of Waste Discharge (ROWD) on behalf of San Bernardino County and 16 incorporated cities within San Bernardino County, which serves as the permit renewal for the MS4 permit.

The City of Rancho Cucamonga is within the jurisdiction of the Santa Ana RWQCB and is subject to the waste discharge requirements of the MS4 Permit for San Bernardino County (Order No. R8-2010-0036, NPDES No. CAS618036). The County and Cities in the County are co-permittees under the MS4 permit, and have legal authority to enforce the terms of the permit in their jurisdictions.

The Draft EIR will describe current water quality conditions and will provide an analysis of potential short-term and long-term water quality impacts associated with the proposed uses. The Draft EIR will also address compliance with existing water quality regulations and appropriate mitigation will be identified as necessary.

9b. **Less Than Significant Impact.** Potable water service is provided to the City of Rancho Cucamonga by the Cucamonga Valley Water District (CVWD), with the largest amount of water supply coming from the Chino Groundwater Basin. According to Figure RC-3 of the *Rancho Cucamonga General Plan*, the project site is not in a recharge basin. Although implementation of the proposed project would reduce the pervious areas available for potential natural recharge (due to the construction of the residential and other mixed use buildings, parking areas, roadway improvements, and sidewalks), the area of the project site is relatively small (160.4 acres) in relation to the total size of the Chino Groundwater Basin, and the project site's only source of water is from direct precipitation, providing little opportunity to recharge under existing conditions.

The proposed project would not deplete groundwater supplies or interfere with groundwater recharge. This impact would be less than significant and no mitigation is required. No further analysis of this threshold will be provided in the forthcoming Draft EIR.

9c–9e. **Potentially Significant Impact.** Existing water bodies on the project site are limited to artificial ponds associated with the golf course. There are no drainage courses within the project site; therefore, the proposed project would not alter the course of a stream or river. However, as previously discussed, development of the proposed project would result in the conversion of on-site permeable surfaces to impermeable surfaces, which would alter the current drainage pattern of the project site. By increasing the amount of impervious surfaces on the site, more surface runoff would be generated and the rate and volume of runoff could increase. The project would include installation of a storm drain system that is of sufficient size to accommodate runoff from the project site. Although impacts associated with this issue are expected to be less than significant with adherence to applicable local, regional, and State requirements, potential impacts related to alterations in the site drainage patterns will be analyzed in the forthcoming Draft EIR.

9g–9h. **No Impact.** As shown on Figure PS-5 of the *Rancho Cucamonga General Plan*, the project site is located in a minimum flood hazard area, which is outside the 0.2 percent annual chance of flood hazard area. Additionally, the project site does not contain any drainages or large water bodies that would pose a flood hazard. Therefore, the project would not place housing or structures within a 100-year flood hazard area or in areas that would redirect flood flows. No impacts would result and no mitigation is required. No further analysis of these thresholds will be provided in the forthcoming Draft EIR.

9i. **No Impact.** As noted above, the project site is located outside the 0.2 percent annual change of flood hazard area. As shown on Figure PS-6 of the *Rancho Cucamonga General Plan*, the project site is located outside all identified dam inundation areas. Therefore, the project would not expose people of structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. No further analysis of this threshold will be provided in the forthcoming Draft EIR.

9j. **No Impact.** According to the Geotechnical Investigation prepared for the proposed project and included in Appendix A, there is no potential for the project site to be affected by a seiche or tsunami (earthquake generated wave) due to the absence of any large open bodies of water near the site. The small, on-site ponds could produce waves as a result of a large, nearby earthquake; however the impacts would be minor and would not represent a significant impact (LOR 2014). No further analysis of this threshold will be provided in the forthcoming Draft EIR.

10. LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Explanation of Checklist Answers

10a. **No Impact.** As discussed in Section 2, Project Description, of this Initial Study, the project site is currently developed as the Empire Lakes Golf Course. Adjacent areas are developed with land uses unrelated to the golf course, including residential communities to the east; office and transit-related uses to the northeast; transit and industrial uses to the north; a variety of industrial and office uses to the west; vacant, undeveloped parcels and office uses to the south; and commercial and retail uses, including Ontario Mills, to the southwest. As part of the proposed project, mixed use residential and retail uses and transit uses would be constructed at the project site. Because the surrounding developments exist independent of each other and independent of the existing golf course development, implementation of the proposed project would not physically divide an established community. No impact would occur and no further analysis of this issue will be provided in the forthcoming Draft EIR.

10b. **Potentially Significant Impact.** This section is divided into discussions of Local Planning Programs and Regional Planning Programs.

Local Planning Programs

All activities undertaken by a planning agency must be consistent with the goals and policies of the agency's general plan. The Rancho Cucamonga General Plan's Managing Land Use, Community Design and Historic Resources Element, as adopted in 2010, plays a central planning role in correlating all City land use issues, goals, and objectives into one set of development policies. The project site is located within the IASP Sub-Area 18 Specific Plan in the City of Rancho Cucamonga and is zoned as Empire Lakes Specific Plan (SP-EL). The proposed project involves the construction and operation of a residential development with some mixed-use residential and commercial areas and limited transit development. A requested action of the proposed project is an amendment to the IASP Sub-Area 18 Specific Plan, which currently identifies the site as Golf Course. Additionally, the project site is designated in the *Rancho Cucamonga General Plan* as Open Space and would require an amendment to the General Plan. The proposed project's consistency with General Plan goals and policies, the City's Development Code, and the provisions of the IASP Sub-Area 18 Specific Plan will be addressed in the forthcoming Draft EIR.

The project's consistency with the *LA/Ontario International Airport Land Use Compatibility Plan* is discussed in the Hazards and Hazardous Materials and Noise sections of this Initial Study.

Regional Planning Programs

With respect to regional planning, the Southern California Association of Governments (SCAG) is the Metropolitan Planning Organization (MPO) for six counties: Riverside, Los Angeles, Orange, San Bernardino, Ventura, and Imperial. As the designated MPO, the federal government mandates SCAG to research and draw up plans for transportation, growth management, hazardous waste management, and air quality. Additionally, SCAG reviews EIRs for projects of regional significance for consistency with regional plans (SCAG 2014). According to Section 15206(b) of the State CEQA Guidelines, a project of statewide, regional, or areawide significance may include 500 or more residential dwelling units. The proposed project is located on an approximate 160.4-acre site and includes development of up to 4,000 residential dwelling units and 220,000 sf of non-residential uses; therefore, it is regionally significant.

The policies and strategies of SCAG's regional planning programs, including the *2012 Regional Transportation Plan/Sustainable Community Strategy (RTP/SCS)* (adopted in April 2012), are applicable to the proposed project. An analysis of the proposed project's consistency with relevant SCAG and other regional planning programs will be provided in the forthcoming Draft EIR.

10c. **No Impact.** As previously discussed in the Biological Resources section of this Initial Study, the project site is not within an HCP or NCCP; therefore, no further analysis of this threshold will be provided in the forthcoming Draft EIR.

11. MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

Explanation of Checklist Answers

11a–11b. **No Impact.** Figure 4.11-1, Mineral Land Classification, of the Rancho Cucamonga 2010 General Plan Update EIR shows that the proposed project site is located within Mineral Resource Zone 3 (MRZ-3), as classified by the State Mining and Geology Board (SMGB). MRZ-3 is classified as an area where the available geologic information indicates that mineral deposits exist or are likely to exist; however, the significance of the deposit is undetermined. However, Figure RC-2, Regionally Significant Aggregate Resources, of the *Rancho Cucamonga General Plan* shows that the project site is not located in an aggregate resource area. Accordingly, no impact to availability of a locally important mineral resource recovery site would occur. No impacts are anticipated. No further analysis of these thresholds will be provided in the forthcoming Draft EIR.

12. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
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 expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Explanation of Checklist Answers

12a. **Potentially Significant Impact.** Established noise standards applicable to the proposed project are included in the following regulatory documents: the Public Health and Safety Element of the *Rancho Cucamonga General Plan* and Section 17.66.050 of the City of Rancho Cucamonga Municipal Code. Proposed land uses would be exposed to noise from adjacent roadways; the railroad lines along the northern boundary of the project site; and stationary sources associated with surrounding land uses. This threshold will be evaluated in the forthcoming Draft EIR.

12b. **Potentially Significant Impact.** Construction activities can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures, and soil type. Groundbourne vibration generated by construction is usually highest during rock blasting, pile driving, soil compacting, and demolition-related activities. Vibration impacts are also dependent on the presence of sensitive receptors in the area. Residential uses are located immediately east of the project site and may be subject to vibration impacts during construction of the proposed project. This threshold will be analyzed in the forthcoming Draft EIR.

12c. **Potentially Significant Impact.** The proposed project could result in a permanent increase in ambient noise levels from an increase in traffic on local roads and on-site uses. Therefore, this threshold will be analyzed in the forthcoming Draft EIR.

12d. **Potentially Significant Impact.** Development of the proposed project may result in temporary or periodic increases in ambient noise levels in the project area due to

construction activities and may potentially result in significant short-term noise impacts during construction. Therefore, this threshold will be addressed in the forthcoming Draft EIR.

12e. **Less than Significant Impact.** According to the *LA/Ontario International Airport Land Use Compatibility Plan* (ONT LUCP), adopted in April 2011, the 60 decibel (dB) Community Noise Equivalent Level (CNEL) contour developed from forecasts of future operations in 2030 would not lie within the City of Rancho Cucamonga (Ontario 2011). The ONT ALUCP states that Rancho Cucamonga is not an affected jurisdiction for noise. Therefore, the proposed project is not anticipated to be exposed to excessive noise levels, and there would be a less than significant impact. No further analysis of this threshold will be provided in the forthcoming Draft EIR.

12f. **No Impact.** The proposed project is not located in the vicinity of a private airstrip and would not expose people to excessive noise levels. The nearest private airport is the Cable Airport, located approximately 6.7 miles northwest of the project site in the City of Upland. No further analysis of this threshold will be provided in the forthcoming Draft EIR.

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

Explanation of Checklist Answers

13a. **Potentially Significant Impact.** The proposed project involves the development of a mix of residential and commercial uses and would directly increase the population and employment in the City of Rancho Cucamonga. Additionally, the project would create short-term (construction-related) jobs. This threshold will be addressed in the forthcoming Draft EIR.

13b–13c. **No Impact.** The proposed project site is currently developed as a golf course and does not include any residential uses. Therefore, implementation of the proposed project would not result in the removal of existing housing; would not require the construction of replacement housing; and would not displace any existing residents. No impact related to displacement of existing housing or substantial numbers of people would occur and no further analysis of this threshold will be provided in the forthcoming Draft EIR.

14. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government 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:				
Fire protection?	☒	☐	☐	☐
Police protection?	☒	☐	☐	☐
Schools?	☒	☐	☐	☐
Parks?	☒	☐	☐	☐
Other public facilities?	☒	☐	☐	☐

Explanation of Checklist Answers

14a. **Potentially Significant Impact.** Fire protection services for the project site are provided by the Rancho Cucamonga Fire Protection District; park and library services are provided by the City of Rancho Cucamonga; police protection services are provided by the County of San Bernardino Sheriff's Department; and school services are provided by the Cucamonga School District for elementary and middle schools and the Chaffey Joint Union High School District for secondary public education. Implementation of the proposed project would involve construction of new residential uses resulting in an increase in the City's population and an increase in the demand for these public services. The project's potential impacts to public services related to the need for new or physically altered governmental facilities and including impacts to service ratios, response times, or other performance objectives will be addressed in the forthcoming Draft EIR.

15. RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would/does the project:				
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?	☒	☐	☐	☐

Explanation of Checklist Answers

15a–15b. Potentially Significant Impact. As discussed in previously in Section 2, Project Description, the proposed project would include open space and recreation areas. Implementation of the proposed project would involve construction of new residential uses resulting in an increase in the City's population and increase in the demand for these recreational facilities. The proposed project's anticipated demand for new or expanded recreational facilities will be evaluated. These thresholds will be addressed in the forthcoming Draft EIR.

16. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☒	☐	☐	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☒	☐	☐	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or change in location that results in substantial safety risks?	☐	☐	☒	☐
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒	☐	☐	☐
e) Result in inadequate emergency access?	☒	☐	☐	☐
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☒	☐	☐	☐

Explanation of Checklist Answers

16a. **Potentially Significant Impact.** The proposed Specific Plan Amendment would allow for the development of a minimum of 2,500 and a maximum of up to 4,000 residential dwelling units as well as up to 220,000 sf of non-residential uses. These land uses would result in additional traffic generation beyond existing and forecasted conditions. The estimated trip generation, and potential project-specific short-term construction-related and long-term operational traffic-related impacts (including but not limited to intersections, streets, and freeways) will be analyzed in a project-specific Traffic Impact Assessment (TIA) and will be addressed in the forthcoming Draft EIR. The TIA will also identify feasible mitigation measures for significantly impacted facilities, and will identify impacts for which there are no feasible mitigation measures, as appropriate. The Draft EIR and TIA will be transmitted to agencies with jurisdiction over intersections, streets and freeways within the traffic study area, including the City of Ontario and the California Department of Transportation.

Non-vehicular modes of transportation—including pedestrian and bicycle paths and mass transit—are discussed under Threshold 16f, below.

16b. **Potentially Significant Impact.** The San Bernardino County Congestion Management Program (CMP) is the applicable CMP for the proposed project and is developed and adopted by the San Bernardino Associated Governments (SANBAG). The CMP includes level of service (LOS) standards for freeway segments in the project study area. The potential for proposed project traffic to exceed the established standards in the CMP will be addressed in the forthcoming Draft EIR.

16c. **Less Than Significant Impact.** The anticipated increase in population and employment generated by the uses that would be allowed by the proposed Specific Plan Amendment would not be of a magnitude that would impact air traffic volumes. Further, the project would not include any uses that would change air traffic patterns. No substantial safety risks would result from the proposed project and no mitigation is required. No further analysis of this threshold will be provided in the Draft EIR.

16d. **Potentially Significant Impact.** As discussed in Section 2, Project Description, and shown on Exhibit 3, an internal circulation system of public and/or private facilities would be constructed as part of the project within the boundaries of the project site. The design of roadways must provide adequate sight distance and traffic-control measures. This provision is normally realized through roadway design to facilitate roadway traffic flows. Public roadway improvements in and around the project site would be designed and constructed to satisfy applicable City requirements for street widths, corner radii, and intersection control. This threshold will be addressed in the forthcoming Draft EIR.

16e. **Potentially Significant Impact.** As discussed in the 2010 General Plan Update EIR, the City of Rancho Cucamonga has a developed roadway network that provides emergency access and evacuation routes to existing development. Interstate (I) 210 Freeway runs east-west through the City and I-15 runs along its eastern edge. I-10 is located south of the City and runs in an east-west direction through the region. I-15 is located approximately 0.85 mile east of the project site, and I-10 is located approximately 0.65 mile south of the project site. These freeways provide areawide evacuation routes, with major north-south and east-west roadways in the City connecting to the freeways and adjacent cities. The project site is located along two major divided arterial roadways: 4th Street and 6th Street. Direct access to I-15 and I-10 is provided by 4th Street. The potential for the project to impact these regional emergency access routes will be addressed in the forthcoming Draft EIR.

Construction activities on public rights-of-way may temporarily block traffic and access near the construction zone. Therefore, there is a potential to create an impact related to emergency response and access in the vicinity of the project site during construction. This threshold will be addressed in the forthcoming Draft EIR.

16f. **Potentially Significant Impact.** The proposed project would promote a variety of alternate modes of transportation, including access to bus systems, the Metrolink, bicycle paths, and pedestrian walkways. The Draft EIR will provide an evaluation of the project's impacts to public transit, bicycle, and pedestrian facilities, and will describe proposed project features which address the convergence of at-grade vehicular and non-vehicular facilities.

17. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☒	☐	☐	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☒	☐	☐	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☒	☐	☐	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☒	☐	☐	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☒	☐	☐	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Explanation of Checklist Answers

17a. **Less Than Significant Impact.** The Cucamonga Valley Water District (CVWD) would provide sanitary sewer service to the proposed project. The Santa Ana RWQCB is the applicable Regional Quality Control Board for the City of Rancho Cucamonga and administers the City's MS4/NPDES permit. Waste Discharge Requirements are issued by the Santa Ana RWQCB under the provisions of the *California Water Code* (Division 7 Water Quality, Article 4 Waste Discharge Requirements). These requirements regulate the discharge of wastes that are not made to surface waters but which may impact the region's water quality by affecting underlying groundwater basins. New development within the City would be required to comply with all applicable wastewater discharge requirements of the NPDES program, as enforced by the Santa Ana RWQCB (Santa Ana RWQCB 2014, 2010). Therefore, implementation of the project would not result in an exceedance of wastewater treatment requirements and would be less than significant. This threshold will not be analyzed further in the forthcoming Draft EIR.

17b. **Potentially Significant Impact.** The CVWD would provide water and wastewater treatment service for the proposed project. The proposed project would involve the installation of on-site water and sewer lines to connect to existing utility infrastructure. The water and sewer lines required to serve the proposed project and the ability of the

planned facilities to accommodate the proposed project will be addressed in forthcoming Draft EIR. Potential construction-related environmental impacts from installation of the infrastructure will also be addressed in the respective sections of the forthcoming Draft EIR (e.g., air quality and noise).

17c. **Potentially Significant Impact.** The amount and rate of storm water runoff from the currently undeveloped project site would be altered with the implementation of proposed uses. The proposed project would require construction of a new on-site storm water drainage system to accommodate the additional runoff associated with the increase of impervious surfaces within the project site. This threshold will be addressed in the forthcoming Draft EIR.

17d. **Potentially Significant Impact.** The project site is located within the CVWD service area, which would supply water to the proposed project. In compliance with Sections 10910–10915 of the *California Water Code* (commonly referred to as "Senate Bill [SB] 610" according to the enacting legislation), a Water Supply Assessment (WSA) will be prepared for the proposed project to assess the impact of proposed development on existing and projected water supplies. This threshold will be addressed in the forthcoming Draft EIR.

17e. **Potentially Significant Impact.** Wastewater generated by the proposed project would be treated at one of four wastewater treatment facilities owned and operated by the Inland Empire Utilities Agency (IEUA). The Draft EIR will determine the proposed project's anticipated wastewater flow and will evaluate potential impacts to the existing wastewater treatment facilities. This threshold will be addressed in the forthcoming Draft EIR.

17f. **Potentially Significant Impact.** The City of Rancho Cucamonga contracts with Burrtec Waste Industries for commercial and residential waste collection. Solid waste is then disposed of at one of five regional landfills owned and operated by the County of San Bernardino Solid Waste Management Division (SWMD). The Draft EIR will calculate the proposed project's anticipated solid waste stream and will evaluate impacts related to landfill capacity. This threshold will be addressed in the Draft EIR.

17g. **Less Than Significant Impact.** Federal, State, and local statutes and regulations regarding solid waste generation, transport, and disposal are intended to decrease solid waste generation through mandatory reductions in solid waste quantities (e.g., through recycling and composting of green waste) and the safe and efficient transport of solid waste. The proposed project would be required to coordinate with Burrtec Waste Industries to develop a collection program for recyclables (e.g., paper, plastics, glass and aluminum) in accordance with local and State programs, including the California Solid Waste Reuse and Recycling Act of 1991. Additionally, the proposed project would be required to comply with applicable practices enacted by the City under the California Integrated Waste Management Act of 1989 (AB 939) and any other applicable local, State, and federal solid waste management regulations. AB 939 requires all counties to prepare a County Integrated Waste Management Plan. In summary, the proposed project would comply with all regulatory requirements regarding solid waste. No further analysis of this threshold will be provided in the Draft EIR.

18. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Does the project:				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of 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 would cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

Explanation of Checklist Answers

18a. **Potentially Significant Impact.** The project site does not provide suitable habitat that would support any of special status plant or wildlife species and no sensitive natural communities occur in the survey area. Additionally, compliance with the requirements set forth in the MBTA and the *California Fish and Game Code* would ensure that impacts related to nesting birds would be less than significant. There is the potential that ground-disturbing activities associated with construction would encounter previously undiscovered cultural resources. Potential impacts to biological resources and cultural resources will be addressed in the forthcoming Draft EIR and mitigation measures will be identified, as necessary.

18b. **Potentially Significant Impact.** The proposed project would involve the redevelopment of the project site with a mix of residential, commercial, and transit uses. The project site is surrounded by development, which consists of residential, commercial, industrial, office, and transit uses. Implementation of the proposed project would contribute to existing traffic, noise, and air quality impacts. These impacts are potentially significant and will be analyzed in the Draft EIR. In addition, the Draft EIR will examine cumulative impacts of concurrent development projects occurring in the project area.

18c. **Potentially Significant Impact.** Construction and operation of the proposed project could have the potential to generate significant adverse impacts on human beings, either directly or indirectly. The Draft EIR will provide analysis of the potential impacts with respect to aesthetics, air quality, cultural resources, greenhouse gas emissions, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation and circulation, and utilities and service systems.

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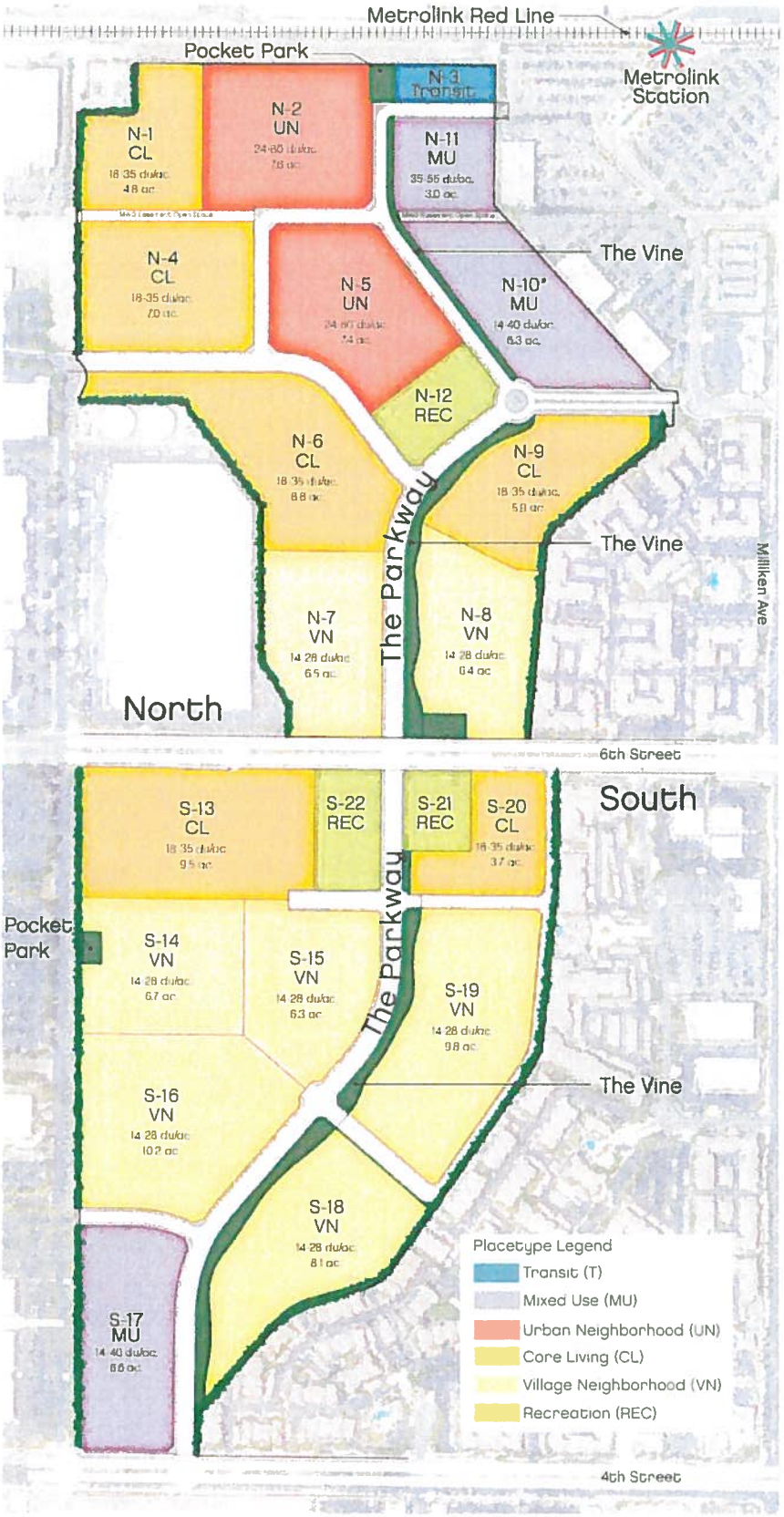

Source: William Hezmalhalch Architects, Inc. 2015

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Conceptual Development Plan by Placetype

Exhibit 3

IASP Sub-Area 18 Specific Plan Amendment

BonTerra PSOMAS

(11/21/14 JAZ) R:\Projects\LEW\3LEW000300\Graphics\IS ex3_ConceptDevelopPlanByPlacetype.pdf

EXHIBIT D

STATE OF CALIFORNIA Edmund G. Brown, Jr., Governor

NATIVE AMERICAN HERITAGE COMMISSION
1550 Harbor Blvd., ROOM 100
West SACRAMENTO, CA 95691
(916) 373-3710
Fax (916) 373-5471

March 10, 2015

CITY OF RANCHO CUCAMONGA

MAR 16 2015

RECEIVED - PLANNING

Michael Smith
City of Rancho Cucamonga
10500 Civic Cener Drive
Rancho Cucamonga, CA 91730

RE: Rancho Cucamonga Industrial Area Specific Plan Sub-Area 18 Specific Plan Amendment, San Bernardino County.

Dear Mr. Smith,

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places in creating or amending general plans, including specific plans. Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above project.

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS) to determine if any cultural places are located within the area(s) affected by the proposed action. A *Sacred Lands File* search was completed and no sites were found. Local governments should be aware that records maintained by the NAHC and CHRIS are not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a cultural place.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at my email address: Katy.Sanchez@nahc.ca.gov.

Sincerely,

Katy Sanchez

Katy Sanchez
Associate Government Program Analyst

cc: State Clearinghouse

EXHIBIT E

Native American Tribal Government Consultation List
San Bernardino County
March 6, 2015

Sar anuel Band of Mission Indians
Lynr Valbuena, Chairwoman
26569 Community Center Serrano
Highland , CA 92346
(909) 864-8933

Gabrieleno Band of Mission Indians - Kizi Nation
Andrew Salas, Chairperson
P.O. Box 393
Covina , CA 91723
gabrielenoindians@yahoo.com Gabrielino
(626) 926-4131

San Fernando Band of Mission Indians
John Valenzuela, Chairperson
P.O. Box 221838 Fernandeño
Newhall , CA 91322 Tataviam
tsen2u@hotmail.com Serrano
(661) 753-9833 Office Vanyume
(760) 885-0955 Cell Kitanemuk

Gabrielino /Tongva Nation
Sam Dunlap, Cultural Resources Director
P.O. Box 86908 Gabrielino Tongva
Los Angeles , CA 90086
samdunlap@earthlink.net
(909) 262-9351

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693 Gabrielino Tongva
San Gabriel , CA 91778
GTTribalcouncil@aol.com
(626) 483-3564 Cell

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Rroad Cahuilla
Banning , CA 92220 Serrano
(951) 849-8807
(951) 755-5200

Serrano Nation of Mission Indians
Goldie Walker, Chairwoman
P.O. Box 343 Serrano
Patton , CA 92369

(909) 528-9027
(909) 528-9032

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3 and 65362.4. et seq.

See attached mailing list

or L. Dennis Michael • Mayor Pro Tem Sam Spagnolo
t J. Alexander, Lynne B. Kennedy, Diane Williams
City Manager John R. Gillison

THE CITY OF RANCHO CUCAMONGA

RANCHO CUCAMONGA

March 23, 2015

CERTIFIED MAIL RECEIPT #: 9214 8101 0661 5400 0052 8544 57

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Road
Banning, CA 92220

Dear Chairman Martin:

SUBJECT: TRIBAL CONSULTATION REQUEST FOR GENERAL PLAN AMENDMENT DRC2015-00114

The City of Rancho Cucamonga is processing an application for a General Plan Amendment as described below. The purpose of this notice is to determine whether your tribe desires consultation regarding the proposed amendments. Native Americans are important to the planning process.

PROJECT:

ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT DRC2015-00114 - LEWIS OPERATING CORP.: A request to amend the General Plan to change the land use designation (from Open Space to Mixed Use) of a property of about 160 acres located north of 4th Street, south of the Burlington Northern Santa Fe railway, west of Milliken Avenue, and east of Utica/Cleveland Avenues that is currently developed with the Empire Lakes Golf Course in conjunction with a proposed redevelopment of the property for a mixed use, high density residential/commercial project; APN: 0209-272-20 and 0210-082-41, -49, and -52.

RELATED PROJECTS/APPLICATIONS:

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT DRC2015-00040 - LEWIS OPERATING CORP.: A request to amend the Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan to delete the Empire Golf Course and insert text that will describe the design and technical standards/guidelines for a proposed mixed use, high density residential/commercial development on a property of about 160 acres located north of 4th Street, south of the Burlington Northern Santa Fe railway, west of Milliken Avenue, and east of Utica/Cleveland Avenues.; APN: 0209-272-20 and 0210-082-41, -49, and -52.

ENVIRONMENTAL ASSESSMENT AND ZONING MAP AMENDMENT DRC2015-00115 - LEWIS OPERATING CORP.: A request to amend the Zoning Map to change the zoning designation (from Open Space to Mixed Use) of a property of about 160 acres located north of 4th Street, south of the Burlington Northern Santa Fe railway, west of Milliken Avenue, and east of Utica/Cleveland Avenues that is currently developed with the Empire Lakes Golf Course in conjunction with a proposed redevelopment of the property for a mixed use, high density residential/commercial project; APN: 0209-272-20 and 0210-082-41, -49, and -52.

[THE SUBMITTAL OF ADDITIONAL APPLICATIONS IS PENDING]

PROJECT APPLICANT CONTACT PERSON:

Lewis Operating Corp.
Attn: Bryan Goodman
1156 N. Mountain Avenue
PO Box 670
Upland, CA 91786

PROJECT DESCRIPTION:

The proposed project, as submitted by the applicant (and subject to change as the project description is finalized), involves an amendment to the City's General Plan in order to establish a mixed use, high density residential/commercial development on a property of 160 acres that is currently developed with the Empire Lakes Golf Course. The proposed amendments would allow for about 225,000 square feet of non-residential uses and about 4,000 dwelling units within the project area.

It is expected by the applicant that construction of the proposed project would be initiated in 2016. The project would be phased based on market demands, but it is expected that development would be complete by 2023. Construction activities would be initiated in the area south of 6th Street followed by the area north of 6th Street. The northern and southern areas would be graded separately; however, there may be overlap in the timing of building construction.

The City is interested in receiving input from your community regarding any concerns related to the proposed Amendment. Please inform us of any areas of cultural significance in the project area that we should take into account. This letter may be followed shortly by a telephone call to discuss any issues/comments that you may have. The City requests to receive your comments by June 23, 2015.

If you have any questions or comments, please contact me at (909) 477-2750 x4317 or in writing at the address below.

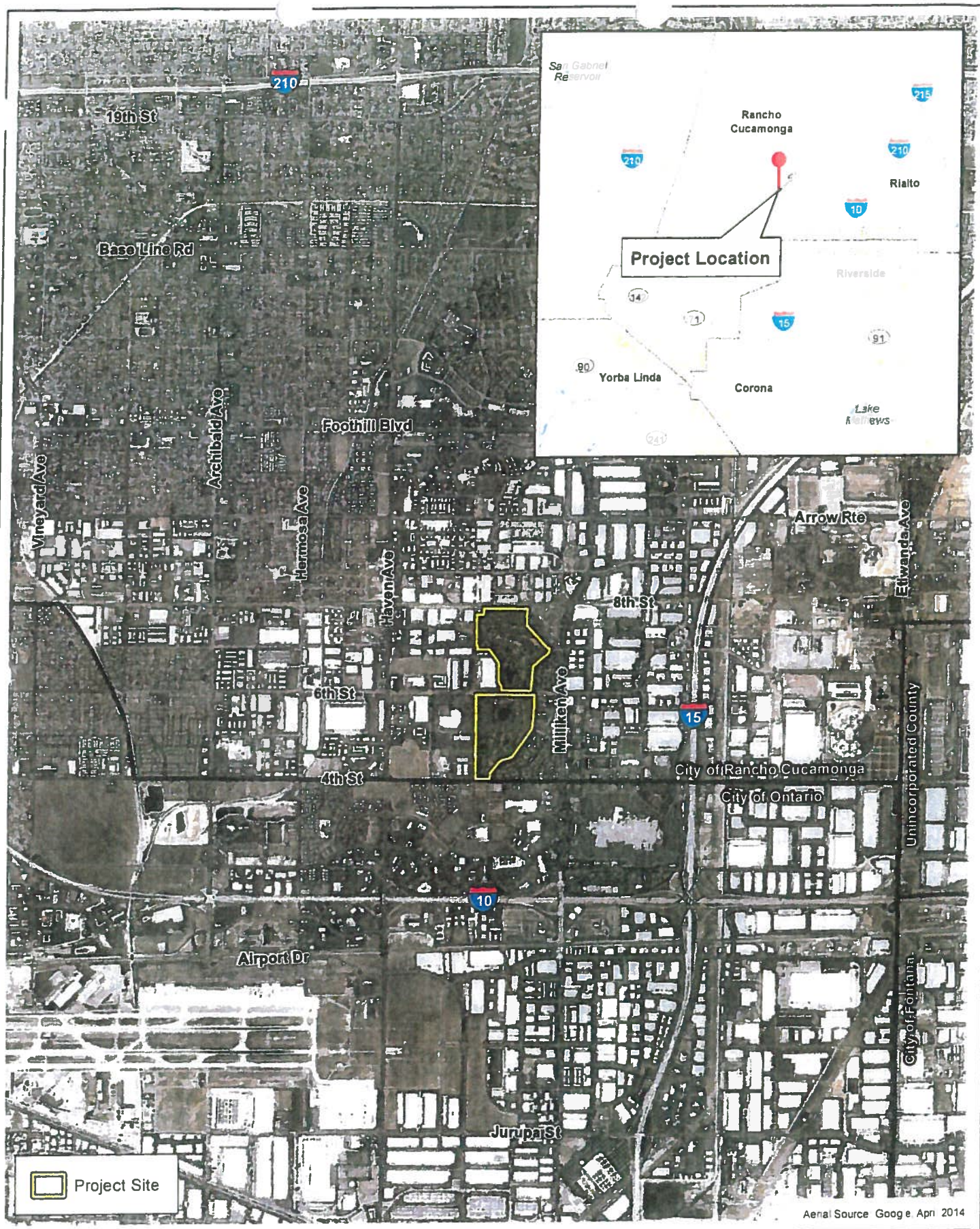
Sincerely,

PLANNING DEPARTMENT

Mike Smith
Associate Planner

MS/ls

Attachments: Vicinity Map/Aerial Photo of the Project Site
Conceptual Land Use Plan



Regional and Local Vicinity

Exhibit 1

IASP Sub-Area 18 Specific Plan Amendment

N W E S

4,000 2,000 0 4,000 Feet

BonTerra PSOMAS

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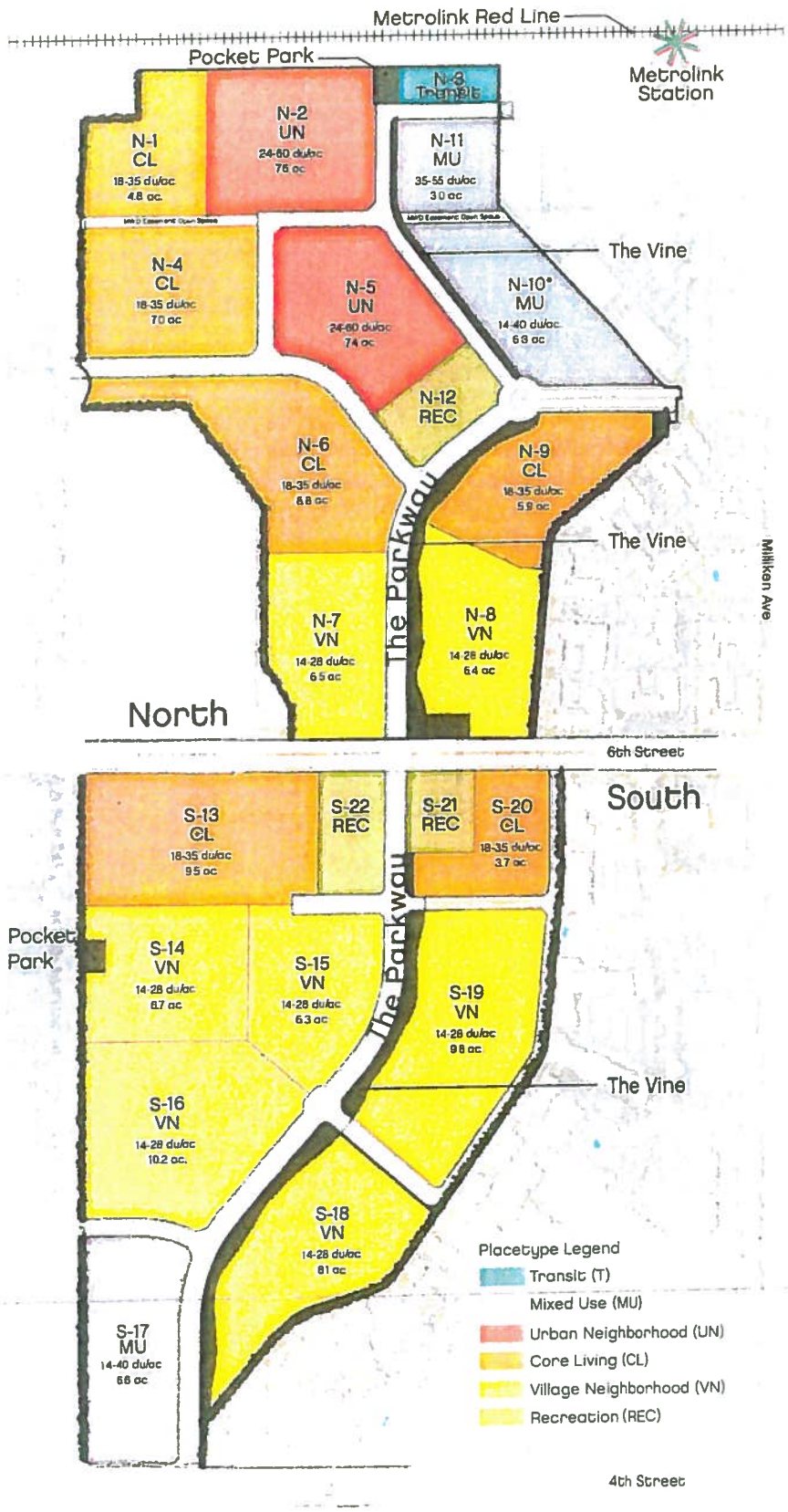

Source: William Hezmalhalch Architects, Inc. 2015

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Conceptual Land Use Plan

Exhibit 2

IASP Sub-Area 18 Specific Plan Amendment

BonTerra PSOMAS

(03/11/15 JAZ) R:\Projects\LEW\3LEW000300\Graphics\WSA\ex2_ConceptLandUsePlan.pdf

FirstName	LastName	JobTitle	Company	Address1	Address2	City	State	PostalCode
Steven L.	Flower		Richards, Watson & Gershon	355 South Grand Avenue, 40th Floor		Los Angeles	CA	90071-3101
		Clerk of the Board of Supervisors	County of San Bernardino	385 North Arrowhead, 2nd Floor		San Bernardino	CA	92415
			Cucamonga Valley Water District	10440 Ashford Street		Rancho Cucamonga	CA	91730-3057
EMAIL ONLY:	SANTAANA @WATERBO ARDS.CA.GO V		California Reg. Water Quality Control Board #8	Santa Ana Region	3737 Main Street, Suite 500	Riverside	CA	92501
		Planning Supervisor	Southern California Gas Co.	1981 Lugonia Avenue	(SC8031)	Redlands	CA	92374
		Local Government - CEQA Program Supervisor	South Coast Air Quality Management District	21865 East Copley Drive		Diamond Bar	CA	91765-4182
Jennifer	Shaw	Region Manager	Edison Local Public Affairs	7951 Redwood Avenue		Fontana	CA	92336
Karen	Cadavona		Southern California Edison Company Third Party Environmental Review	2244 Walnut Grove Ave, Quad 4C 472A		Rosemead	CA	91770
Mr. Ryan	Shaw		Inland Empire Utilities Agency	P.O. Box 9020		Chino Hills	CA	91709
Kim	Bray		Verizon	P.O. Box 725		Chino	CA	91708
			Department of Transportation	Development Review, MS 722	464 W. Fourth Street	San Bernardino	CA	92401-1400
Daniel	Kopulsky, Office Chief		Forecasting/IGR-CEQA Review	Department of Transportation	464 West Fourth Street, 6th Floor; MS 722	San Bernardino	CA	92401-1400
Karin	Cleary-Rose		U.S. Fish & Wildlife Service	777 E. Tahquitz Canyon Way, Suite 208		Palm Springs	CA	92262
Jeff	Brandt		California Department of Fish and Wildlife	3602 Inland Empire Boulevard, Suite C-220		Ontario	CA	91764
Chief Mike	Costello		Rancho Cucamonga Fire Protection District	10500 Civic Center Drive		Rancho Cucamonga	CA	91730

Revised on: 4/7/15

FirstName	LastName	JobTitle	Company	Address1	Address2	City	State	PostalCode
Steven L.	Flower		Richards, Watson & Gershon	355 South Grand Avenue, 40th Floor		Los Angeles	CA	90071-3101
Captain Danielle	Boldt	San Bernardino County Sheriff	Rancho Cucamonga Substation	10510 Civic Center Drive		Rancho Cucamonga	CA	91730
			Native American Heritage Commission	915 Capitol Mall, Room 288		Sacramento	CA	95814
			Department of Forestry	1416 Ninth Street	P.O. Box 944246	Sacramento	CA	94244-2460
			California Energy Commission	1516 Ninth Street, MS-15		Sacramento	CA	95814
			Division of Environmental Health	P.O. Box 942732		Sacramento	CA	94234-7320
			Caltrans - Planning	P.O. Box 942874		Sacramento	CA	94274-0001
			Caltrans - Division of Aeronautics	P.O. Box 942874		Sacramento	CA	94274-0001
			Department of Health Services	Public Water Supply Branch	714 P Street	Sacramento	CA	95814
			Division of Water Quality	P.O. Box 100		Sacramento	CA	95814
			Division of Water Rights	901 P Street		Sacramento	CA	95814
			Division of Clean Water Programs	P.O. Box 944212		Sacramento	CA	94244-2120
			State Water Resources Control Board	P.O. Box 100		Sacramento	CA	95812-0100
		California Highway Patrol	Long Range Planning Section	Planning and Analysis Division	2555 First Avenue	Sacramento	CA	95818
			Department of General Services	400 P Street, Suite 5100		Sacramento	CA	95814
			Office of Environmental Health Hazard Assess.	1001 I Street		Sacramento	CA	95814
			Department of Pesticide Regulation	1220 N. Street		Sacramento	CA	95814
			Department of Water Resources	1416 Ninth Street, Room 449		Sacramento	CA	95814
			Department of Toxic Substances Control	P.O. Box 806		Sacramento	CA	95812-0806
			California Integrated	1001 I Street	P.O. Box 4025	Sacramento	CA	95812-4025

Revised on: 4/7/15

FirstName	LastName	JobTitle	Company	Address1	Address2	City	State	PostalCode
Steven L.	Flower		Richards, Watson & Gershon	355 South Grand Avenue, 40th Floor		Los Angeles	CA	90071-3101
Captain Danielle	Boldt	San Bernardino County Sheriff	Rancho Cucamonga Substation	10510 Civic Center Drive		Rancho Cucamonga	CA	91730
			Native American Heritage Commission	915 Capitol Mall, Room 288		Sacramento	CA	95814
			Department of Forestry	1416 Ninth Street	P.O. Box 944246	Sacramento	CA	94244-2460
			California Energy Commission	1516 Ninth Street, MS-15		Sacramento	CA	95814
			Division of Environmental Health	P.O. Box 942732		Sacramento	CA	94234-7320
			Caltrans - Planning	P.O. Box 942874		Sacramento	CA	94274-0001
			Caltrans - Division of Aeronautics	P.O. Box 942874		Sacramento	CA	94274-0001
			Department of Health Services	Public Water Supply Branch	714 P Street	Sacramento	CA	95814
			Division of Water Quality	P.O. Box 100		Sacramento	CA	95814
			Division of Water Rights	901 P Street		Sacramento	CA	95814
			Division of Clean Water Programs	P.O. Box 944212		Sacramento	CA	94244-2120
			State Water Resources Control Board	P.O. Box 100		Sacramento	CA	95812-0100
		California Highway Patrol	Long Range Planning Section	Planning and Analysis Division	2555 First Avenue	Sacramento	CA	95818
			Department of General Services	400 P Street, Suite 5100		Sacramento	CA	95814
			Office of Environmental Health Hazard Assess.	1001 I Street		Sacramento	CA	95814
			Department of Pesticide Regulation	1220 N. Street		Sacramento	CA	95814
			Department of Water Resources	1416 Ninth Street, Room 449		Sacramento	CA	95814
			Department of Toxic Substances Control	P.O. Box 806		Sacramento	CA	95812-0806
			California Integrated	1001 I Street	P.O. Box 4025	Sacramento	CA	95812-4025

Revised on: 4/7/15

FirstName	LastName	JobTitle	Company	Address1	Address2	City	State	PostalCode
Steven L.	Flower		Richards, Watson & Gershon	355 South Grand Avenue, 40th Floor		Los Angeles	CA	90071-3101
			Waste Management Board					
			Air Resources Board	1001 I Street		Sacramento	CA	95814
			Registration of Environmental Assessors & Arbitration Panel	555 Capitol Mall, Suite 235		Sacramento	CA	95814
			Office of Environmental Information	555 Capitol Mall, Suite 235		Sacramento	CA	95814
			California Environmental Protection Agency	1001 I Street	P.O. Box 2815	Sacramento	CA	95812-2815
			State Lands Commission	100 Howe Avenue, Suite 100-S		Sacramento	CA	95825
			Reclamation Board	1416 Ninth Street, Room 706		Sacramento	CA	95814
			Public Utilities Commission	505 Van Ness Avenue		San Francisco	CA	94102
			Department of Parks & Recreation	P.O. Box 942896		Sacramento	CA	94296-0001
			Office of Historic Preservation	P.O. Box 942896		Sacramento	CA	94296-0001
Mr. Jeff	Zwack	Community Development Director	City of Upland	460 North Euclid Avenue		Upland	CA	91786
			Department of Conservation	Division of Mines & Geology	801 K Street	Sacramento	CA	95814
Mr. Marshall	Davis	Water Quality Lab Manager	Metropolitan Water District	700 North Moreno Avenue		La Verne	CA	91750
			State Clearinghouse	1400 10th Street, Room 121		Sacramento	CA	95814
Mr. Don	Williams	Director of Community Development	City of Fontana	8353 Sierra Avenue		Fontana	CA	92335
		City Planner	City of Ontario	303 East B Street		Ontario	CA	91764
		Director of	San Bernardino County	385 North		San	CA	92415-0182

Revised on: 4/7/15

FirstName	LastName	JobTitle	Company	Address1	Address2	City	State	PostalCode
Steven L.	Flower		Richards, Watson & Gershon	355 South Grand Avenue, 40th Floor		Los Angeles	CA	90071-3101
		Planning	Planning Department	Arrowhead Avenue		Bernardino		
Eric	Roth		Southern California Assoc. of Governments	818 West 7th Street, 12th Floor		Los Angeles	CA	90017
Steven	Smith	Director of Comprehensive Planning	San Bernardino Co. Associated Governments	1170 West 3rd Street, 2nd Floor		San Bernardino	CA	92410-1715
Kimberly			Metrolink	One Gateway Plaza 12th Fl.		Los Angeles	CA	90012
		Director of Business Services	Chaffey Joint Union High School District	211 West 5th Street		Ontario	CA	91761
Shawn	Judson	Superintendent	Etiwanda School District	6061 East Avenue		Etiwanda	CA	91739
		Superintendent	Cucamonga School District	8776 Archibald Avenue		Rancho Cucamonga	CA	91730
		Superintendent	Alta Loma School District	9390 Base Line Road,		Rancho Cucamonga	CA	91701
		Superintendent	Central School District	10601 Church Street, Suite 112		Rancho Cucamonga	CA	91730
Henry D.	Shannon, Ph. D.	Superintendent, President	Chaffey Community College District	5885 Haven Avenue		Rancho Cucamonga	CA	91737
Ken	Miller		San Bernardino County Flood Control District	825 East 3rd Street		San Bernardino	CA	92415-0835
			California Geological Survey	801 K Street	Mail Stop 12-30	Sacramento	CA	95814
			Burrtec	9890 Cherry Avenue		Fontana	CA	92335
			Charter	10768 Foothill Blvd., #170		Rancho Cucamonga	CA	91730

Revised on: 4/7/15

South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

CITY OF RANCHO CUCAMONGA
MAY 04 2015
RECEIVED - PLAN

April 30, 2015

Michael Smith
City of Rancho Cucamonga Planning Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

Notice of Preparation of a CEQA Document for the
Rancho Cucamonga Industrial Area Specific Plan (IASP) Sub-Area 18 Specific Plan Amendment Project

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft CEQA document. Please send the SCAQMD a copy of the CEQA document upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993). SCAQMD staff also recommends that the lead agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

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

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can

EXHIBIT F

be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: http://www.arb.ca.gov/ch/handbook.pdf. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages at: http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies.
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf.
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf?sfvrsn=4.

Data Sources

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

The SCAQMD staff is available to work with the Lead Agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at Jwong1@aqmd.gov or call me at (909) 396-3176.

Sincerely,

Jillian Wong

Jillian Wong, Ph.D.
Program Supervisor
Planning, Rule Development & Area Sources

SBC150428-07
Control Number

DEPARTMENT OF TRANSPORTATION
DISTRICT 8
PLANNING (MS 722)
464 WEST 4th STREET, 6th Floor
SAN BERNARDINO, CA 92401-1400
PHONE (909) 383-4557
FAX (909) 383-5936
TTY (909) 383-6300
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Serious drought
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CITY OF RANCHO CUCAMONGA
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May 4, 2015

Michael Smith
City of Rancho Cucamonga
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, California 91730

Initial Study for the Rancho Cucamonga Industrial Area Specific Plan Sub-Area 18 Specific Plan Amendment Project (Empire Lakes Specific Plan Project)

Dear Mr. Smith:

The California Department of Transportation (Caltrans) has received an Initial Study for the Rancho Cucamonga Industrial Area Specific Plan Sub-Area 18 Specific Plan Amendment Project (Empire Lakes Specific Plan Project). The project site is located north of 4th Street, west of Milliken Avenue, east of Cleveland Avenue, and south of 8th Street in the City of Rancho Cucamonga in San Bernardino County. The project proposes Specific Plan Amendment to construct high density and medium-high density residential, mixed use, open space, and transit oriented land uses, which will include 2,500 units to a maximum of up to 4,000 units in addition to 220,000 square feet of non-residential uses.

Our areas of concern, pertaining to State facilities, include transportation/traffic issues in which the initial study identifies as having potentially significant impacts. Due to these potentially significant impacts on Interstate 10 (I-10) and Interstate 15 (I-15), we recommend the following to be analyzed in the preceding DEIR:

- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards. Although the project is under the jurisdiction of the City of Rancho Cucamonga due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS. To accurately evaluate the extent of potential impacts to the operational characteristics of the existing highway, a Traffic Impact Study (TIS) should be prepared for review.

- The TIS is necessary to determine this proposed project's near-term and long-term impacts to the State facilities – existing and proposed – and to propose appropriate mitigation measures. The study should use as a guideline the *Caltrans Guide for the Preparation of Traffic Impact Studies*, which is located at the following website: http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf. Minimum contents of the TIS are listed in Appendix "A" of the TIS guide.

- All state facilities, including intersections, impacted by the Project area, which include I-10 and I-15, should be analyzed in the TIS. Where applicable, such as signalized intersections and ramp interchanges, a synchro analysis, merge/diverge analysis, and a queuing analysis is recommended. Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + ambient growth, and existing + project + ambient growth + cumulative. The data used in the TIS should not be more than 2 years old.

- The geographic area examined in the TIS should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the TIS for projects that add 50 to 100 peak hour trips.

- Mitigation measures to State facilities should be included in the TIS. Mitigation identified in the TIS, subsequent environmental documents, and mitigation monitoring reports, should be coordinated with Caltrans to identify and implement the appropriate mitigation, as well as the appropriate timing of the mitigation. Mitigation improvements should be compatible with Caltrans concepts.

- The lead agency should monitor impacts to ensure that roadway segments and intersections remain at an acceptable Level of Service (LOS). Should the LOS reach unacceptable levels, the lead agency should delay the issuance of building permits for any project until the appropriate impact mitigation is implemented. Clearly indicate LOS with and without improvements. Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.

- Submit two hard copies of all TIS, three CDS of the TIS including the appendices, and an electronic Synchro Analysis file (if applicable).

- This shall be based on the SCAG 2012 RTP Model.

Thank you for providing us this opportunity to review the Initial Study for the Rancho Cucamonga Industrial Area Specific Plan Sub-Area 18 Specific Plan Amendment Project (Empire Lakes Specific Plan Project) and for your consideration of these and future comments. These recommendations are preliminary and summarize our review of materials provided for our evaluation. If you have any questions regarding this letter, please contact Adrineh Melkonian (909) 806-3928.

Sincerely,

Mark Roberts

MARK ROBERTS
Office Chief
Intergovernmental Review, Community and Regional Planning

CITY OF RANCHO CUCAMONGA

MAY 21 2015

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May 21, 2015

Michael Smith
Associate Planner
City of Rancho Cucamonga
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

Subject: Notice of Preparation of Environmental Impact Report (EIR) - Empire Lakes Specific Plan Project

Dear Mr. Smith,

Thank you for the making available the Notice of Preparation of EIR and Scoping Meeting for the Empire Lakes Specific Plan Project. As a resident of Rancho Cucamonga and frequent golfer at Empire Lakes, I have heard discussions at the course since summer 2014 regarding a change to the land use at Empire Lakes. It was very helpful to review the information in the Notice and Initial Study.

Empire Lakes course is an exceptional, well-maintained facility used by golfers and families from the local community, surrounding southern California areas, and visitors from out-of-state. It would seem that keeping an existing high-quality golf course in a prime southern California location and city like Rancho Cucamonga would be a high priority. In any event, please refer to my May 20th letter to the Southern California Golf Association, attached here as copy to the city. The purpose of the SCGA letter is to inform the golf community of the Notice of Preparation posted on the city's web site, and to encourage them to participate in the public review and comment process.

Comment on the Notice of Preparation

Initial Study item No. 15. a) - Is removal of the golf course considered an impact? If so, could a discussion of the type of impact and mitigation be included in the EIR?

I appreciate the opportunity to review and comment on the Notice of Preparation and Initial Study, and look forward to next steps in the process. And, thanks again to you and all the city staff for your time and effort to make Rancho a great place to live.

Respectfully yours,

Tom Rheiner
11030 De Anza Drive
Rancho Cucamonga, CA 91730

Attachment
Copy to: Mr. Kevin Heaney, SCGA

825 East Third Street, San Bernardino, CA 92415-0835 | Phone: 909.387.8109 Fax: 909.387.7876

SAN BERNARDINO COUNTY

Department of Public Works
Environmental & Construction • Flood Control
Operations • Solid Waste Management
Surveyor • Transportation

Gerry Newcombe
Director

May 26, 2015

CITY OF RANCHO CUCAMONGA
MAY 26 2015
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File: 10(ENV)-4.01

Michael Smith, Associate Planner
City of Ranch Cucamonga
Michael.Smith@cityofrc.us

RE: CEQA – NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE RANCHO CUCAMONGA INDUSTRIAL AREA SPECIFIC PLAN SUB-AREA 18 SPECIFIC PLAN AMENDMENT FOR THE CITY OF RANCHO CUCAMONGA

Mr. Smith:

Thank you for giving the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. **We received this request on April 27, 2015** and pursuant to our review, the following comments are provided:

Traffic Division (Eloy Ruvalcaba, PWE III, 909-387-1869):

1. When the Traffic Impact Analysis becomes available, please submit it to the traffic Division for review and comment.

Environmental Management Division (Brandy Wood, Ecological Resource Specialist, 909-387-7931)

1. The draining of Red Hill Park lake, also within the City of Rancho Cucamonga, has revealed artificial lakes can provide habitat for a variety of species. In particular, the Red Hill Park Lake produced over 500 individuals of turtles, fish, frogs and other aquatic invertebrates. As the proposed project has not only one lake, but several, it would be prudent to conduct biological surveys and include the loss of this habitat within the biological assessment. While the document indicates a habitat assessment was conducted, it did not involve a focused survey of the lake population.

2. We have several concerns regarding the Initial Study, section 4d. **"The project site does not provide any connecting between natural open space areas. Additionally, and as noted in the 2010 General Plan Update EIR, the City of Rancho Cucamonga, including the project site, does not contain known wildlife nursery sites. Therefore, it is not expected that the proposed project would disrupt or have any adverse effects to migratory corridors or linkages that may occur in the general vicinity of the project site."**

   We respectfully disagree with the statement above. The State of California is experiencing a severe drought, waterfowl and other migratory bird species use these lakes as resting stops as

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they continue along their migratory corridor. These lakes could provide an important stop over site for migrating birds and the elimination of these resources is not analyzed in this document.

Additionally, the document denies in Section 4d that the area contains known wildlife nursery sites, however this is very doubtful when considering nesting ducks and other waterfowl. Furthermore, golf courses are known favorite nesting sites for western bluebirds, American robins, coots and killdeer. This document does not address impact to these nesting birds and other wildlife nursery sites.

Environmental Management Division (Erma Hurse, Senior Planner, 909-387-1864):

1. The Draft EIR should identify future drainage and flood control facilities in reference to the City's Master Drainage Plan (MDP) to allow for development within the area.

2. It is assumed that the Draft EIR will address adequate provisions for intercepting and conducting accumulated drainage flows around and through future development sites in a manner that will not adversely affect adjacent or downstream properties.

3. In meeting state mandated source reduction, recycling, and composting requirements, the Draft EIR should state specific programs that are in place to help reduce, recycle or divert waste from being landfilled.

If you have any questions, please contact the individuals who provided the specific comment, as listed above.

Sincerely,

NIDHAM ARAM ALRAYES, MSCE, PE, QSD/P
Public Works Engineer III
Environmental Management

CITY OF ONTARIO

303 EAST "B" STREET, CIVIC CENTER ONTARIO CALIFORNIA 91764-4105

(909) 395-2000
FAX (909) 395-2070

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JAMES R. MILHISER
TREASURER

May 27, 2015

CITY OF RANCHO CUCAMONGA
MAY 27 2015
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City of Rancho Cucamonga
Mr. Michael Smith, Associate Planner
10500 Civic Center Drive
Rancho Cucamonga, California 91730

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING FOR THE RANCHO CUCAMONGA INDUSTRIAL AREA SPECIFIC PLAN SUB-AREA 18 SPECIFIC PLAN AMENDMENT PROJECT (EMPIRE LAKES SPECIFIC PLAN PROJECT)

Mr. Smith,

Thank you for allowing the City of Ontario an opportunity to review and comment on the above referenced project. After reviewing the Notice of Preparation, the City requests that the following comment be addressed:

- The EIR should complete a traffic impact analysis (TIA) in accordance with the San Bernardino County Congestion Management Program. All City of Ontario intersections anticipated to add at least 50 two-way peak hour trips over existing volumes should be analyzed.

- The project proposes a new traffic signal controlled street connection on 4th street approximately 300 feet east of Cleveland Avenue. An analysis was prepared by Fehr and Peers in June, 2014 demonstrated that the intersection would work without any traffic impacts. The Fehr & Peers study should be updated to reflect anticipated traffic volumes from the proposed land uses and the results of the study should be documented in the TIA to validate the earlier findings.

- The EIR should complete a Hydrology and Hydraulic analysis to identify potential impacts from the proposed development. The EIR should discuss the corresponding mitigation measures and identify the fair share of improvements.

We appreciate being involved in the environmental review of the project and look forward to continued communications regarding this project. If you have any questions regarding our comments, please contact me at (909) 395-2419, or Richard Ayala, Senior Planner, at (909) 395-2421.

Sincerely,

Scott Murphy
Planning Director

ASSOCIATION of GOVERNMENTS

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Los Angeles, California

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May 26, 2015

CITY OF RANCHO CUCAMONGA

MAY 27 2015

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Mr. Michael Smith, Associate Planner
City of Rancho Cucamonga, Planning Department
10500 Civic Center Drive
Rancho Cucamonga, California 91730
Phone: (909) 477-2750 x4317
Email: Michael.smith@cityofrc.us

RE: SCAG Comment on the Notice of Preparation of a Draft Environmental Impact Report for the Empire Lakes Specific Plan Project [SCAG NO. IGR8456]

Dear Mr. Smith,

Thank you for submitting the Notice of Preparation of a Draft Environmental Impact Report for the Empire Lakes Specific Plan Project ("proposed project") to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review (IGR) of programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12372. Additionally, SCAG reviews the Environmental Impact Reports of projects of regional significance for consistency with regional plans pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

SCAG is also the designated Regional Transportation Planning Agency under state law, and is responsible for preparation of the Regional Transportation Plan (RTP) including its Sustainable Communities Strategy (SCS) component pursuant to SB 375. As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans.[1] Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of the regional goals and policies in the RTP/SCS.

SCAG staff has reviewed the Notice of Preparation of a Draft Environmental Impact Report for the Empire Lakes Specific Plan Project. The proposed project involves Specific Plan Amendment which would allow for high density and medium-high density residential, mixed-use, open space, and transit-oriented land uses in the area. The number of residential dwelling units would range from a minimum of 2,500 units to a maximum of 4,000 units and a maximum of 220,000 square feet of non-residential uses.

When available, please send environmental documentation to SCAG's *office in Los Angeles or by email to sunl@scag.ca.gov* providing, at a minimum, the full public comment period for review. If you have any questions regarding the attached comments, please contact Lijin Sun, Esq., Senior Regional Planner, at (213) 236-1882 or sunl@scag.ca.gov. Thank you.

Sincerely,

Ping Chang

Ping Chang,
Program Manager II, Land Use and Environmental Planning

---

[1] SB 375 amends CEQA to add Chapter 4.2 Implementation of the Sustainable Communities Strategy, which allows for certain CEQA streamlining for projects consistent with the RTP/SCS. Lead agencies (including local jurisdictions) maintain the discretion and will be solely responsible for determining "consistency" of any future project with the SCS. Any "consistency" finding by SCAG pursuant to the IGR process should not be construed as a finding of consistency under SB 375 for purposes of CEQA streamlining.

**COMMENTS ON THE NOTICE OF PREPARATION OF
A DRAFT ENVIRONMENTAL IMPACT REPORT FOR
THE EMPIRE LAKES SPECIFIC PLAN PROJECT [SCAG NO. IGR8456]**

CONSISTENCY WITH RTP/SCS

SCAG reviews environmental documents for regionally significant projects for their consistency with the adopted RTP/SCS.

2012 RTP/SCS Goals

The SCAG Regional Council adopted the 2012 RTP/SCS in April 2012. The 2012 RTP/SCS links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations (see http://rtpscs.scag.ca.gov). The goals included in the 2012 RTP/SCS may be pertinent to the proposed project. These goals are meant to provide guidance for considering the proposed project within the context of regional goals and policies. Among the relevant goals of the 2012 RTP/SCS are the following:

SCAG 2012 RTP/SCS GOALS	
RTP/SCS G1:	*Align the plan investments and policies with improving regional economic development and competitiveness*
RTP/SCS G2:	*Maximize mobility and accessibility for all people and goods in the region*
RTP/SCS G3:	*Ensure travel safety and reliability for all people and goods in the region*
RTP/SCS G4:	*Preserve and ensure a sustainable regional transportation system*
RTP/SCS G5:	*Maximize the productivity of our transportation system*
RTP/SCS G6:	*Protect the environment and health for our residents by improving air quality and encouraging active transportation (non-motorized transportation, such as bicycling and walking)*
RTP/SCS G7:	*Actively encourage and create incentives for energy efficiency, where possible*
RTP/SCS G8:	*Encourage land use and growth patterns that facilitate transit and non-motorized transportation*
RTP/SCS G9:	*Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies*

For ease of review, we encourage the use of a side-by-side comparison of SCAG goals with discussions of the consistency, non-consistency or non-applicability of the policy and supportive analysis in a table format. Suggested format is as follows:

SCAG 2012 RTP/SCS GOALS		
	Goal	Analysis
RTP/SCS G1:	*Align the plan investments and policies with improving regional economic development and competitiveness*	*Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why, DEIR page number reference*
RTP/SCS G2:	*Maximize mobility and accessibility for all people and goods in the region*	*Consistent: Statement as to why: Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why, DEIR page number reference*
etc.		etc.

RTP/SCS Strategies

To achieve the goals of the 2012 RTP/SCS, a wide range of strategies are included in SCS Chapter (starting on page 152) of the RTP/SCS focusing on four key areas: 1) Land Use Actions and Strategies; 2) Transportation Network Actions and Strategies; 3) Transportation Demand Management (TDM) Actions and Strategies and; 4) Transportation System Management (TSM) Actions and Strategies. If applicable to the proposed project, please refer to these strategies as guidance for considering the proposed project within the context of regional goals and policies. To access a listing of the strategies, please visit http://rtpscs.scag.ca.gov/Documents/2012/final/f2012RTPSCS.pdf (Tables 4.3 – 4.7, beginning on page 152).

Regional Growth Forecasts

At the time of this letter, the most recently adopted SCAG forecasts consists of the 2020 and 2035 RTP/SCS population, household and employment forecasts. To view them, please visit http://scag.ca.gov/Documents/2012AdoptedGrowthForecastPDF.pdf. The forecasts for the region and applicable jurisdictions are below.

	Adopted SCAG Region Wide Forecasts		Adopted City of Rosemead Forecasts	
	Year 2020	Year 2035	Year 2020	Year 2035
Population	19,663,000	22,091,000	167,100	167,100
Households	6,458,000	7,325,000	56,300	57,600
Employment	8,414,000	9,441,000	63,900	68,300

MITIGATION

SCAG staff recommends that you review the SCAG 2012 RTP/SCS Final Program EIR Mitigation Measures for guidance, as appropriate. See Chapter 6 (beginning on page 143) at: http://rtpscs.scag.ca.gov/Documents/peir/2012/final/Final2012PEIR.pdf

As referenced in Chapter 6, a comprehensive list of example mitigation measures that may be considered as appropriate is included in Appendix G: *Examples of Measures that Could Reduce Impacts from Planning, Development and Transportation Projects.* Appendix G can be accessed at: http://rtpscs.scag.ca.gov/Documents/peir/2012/final/2012fPEIR_AppendixG_ExampleMeasures.pdf

Morongo Band of Mission Indians

Cultural Heritage Program
12700 Pumarra Road, Banning, CA 92220
Phone (951)755-5025
Fax (951)572-6004

Date: March 30, 2015

CITY OF RANCHO CUCAMONGA
APR 01 2015
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Re: GENERAL PLAN AMENDMENT DRC2015-00114

Dear,
Mike Smith

Thank you for contacting the Morongo Band of Mission Indians regarding the above referenced project(s). The tribe greatly appreciates the opportunity to comment on the project. After reviewing our records and consulting with our tribal elders and cultural experts, we would like to respectfully offer the following comments and/or recommendations:

_X_ The project is outside of the Tribe's current reservation boundaries and is not within an area considered to be a traditional use area or one in which the Tribe has cultural ties (i.e. Cahuilla or Serrano Territory). We recommend contacting the appropriate tribes who have cultural affiliation to the project area. We have no further comments at this time.

___ The project is outside of the Tribe's current reservation boundaries but within in an area considered to be a traditional use area or one in which the Tribe has cultural ties (i.e. Cahuilla or Serrano Territory). At this time, we are not aware of any cultural resources on the property; however, that is not to say there is nothing present. At this time, we ask that you impose specific conditions regarding all cultural and/or archaeological resources and buried cultural materials on any development plans or entitlement applications (see Standard Development Conditions attachment).

___ The project is outside of the Tribe's current reservation boundaries but within in an area considered to be a traditional use area or one in which the Tribe has cultural ties (i.e. Cahuilla or Serrano Territory). At this time we ask that you impose specific conditions regarding all cultural and/or archaeological resources and buried cultural materials on any development plans or entitlement applications (see Standard Development Conditions attachment). Furthermore, we would like to formally request the following:

1. A thorough records search be conducted by contacting one of the CHRIS (California Historical Resources Information System) Archaeological Information Centers and have a copy of the search results be provided to the tribe.

2. A comprehensive cultural survey be conducted of the proposed project property and any APE's (Areas of Potential Effect) within the property. We would also like to request that a tribal monitor be present during the cultural survey and that a copy of the results be provided to the tribe as soon as it can be made available.

3. Morongo would like to request that our tribal monitors be present during any test excavations or subsequent ground disturbing activities during the construction phase of the project.

___ The project is located with the current boundaries of the Morongo Band of Mission Indians Reservation. Please contact the Morongo Band of Mission Indians planning department for further details.

Once again, the Morongo Band of Mission Indians appreciates the opportunity to comment on this project. Please be aware that receipt of this letter does not constitute "meaningful" tribal consultation nor does it conclude the consultation process. This letter is merely intended to initiate consultation between the tribe and lead agency, which may be followed up with additional emails, phone calls or face-to-face consultation if deemed necessary. If you should have any further questions with regard to this matter, please do not hesitate to contact me at your convenience.

Very truly yours,

Raymond Huaute
Cultural Resource Specialist
Morongo Band of Mission Indians
Email: rhuaute@morongo-nsn.gov
Phone: (951) 755-5025

MORONGO
BAND OF
MISSION
INDIANS

A SOVEREIGN NATION

Standard Development Conditions

The Morongo Band of Mission Indians asks that you impose specific conditions regarding cultural and/or archaeological resources and buried cultural materials on any development plans or entitlement applications as follows:

1. If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5.

2. In the event that Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period.

    a. If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archaeologist shall contact the Morongo Band of Mission Indians.

    b. If requested by the Tribe[1], the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.).

---

[1] The Morongo Band of Mission Indians realizes that there may be additional tribes claiming cultural affiliation to the area; however, Morongo can only speak for itself. The Tribe has no objection if the archaeologist wishes to consult with other tribes and if the city wishes to revise the condition to recognize other tribes.

Smith, Michael

From:	Andy <gabrielenoindians@yahoo.com>
Sent:	Sunday, May 10, 2015 8:49 PM
To:	Smith, Michael
Cc:	Christina Swindall Martinez. Kizh Gabrieleno; Tim Miguel.Kizh Gabrieleno; Matt Teutimez.Kizh Gabrieleno
Subject:	Notice of preparation of a draft environmental impact report and public scoping meeting for the Rancho Cucamonga industrial area (Empire lakes specific plan project)

CITY OF RANCHO CUCAMONGA

MAY 10 2015

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Dear Michael Smith

This email is in regards to your letter Dated April 27,2015

"The project locale "Cucamonga "lies in an area where the traditional territories of the ***Gabrieleño*** *villages adjoined and overlapped with each other, at least during the Late Prehistoric and Protohistoric Periods. The homeland of the* ***Gabrieleños*** *, probably the most influential Native American group in aboriginal southern California (Bean and Smith 1978a:538), was centered in the* ***Los Angeles Basin,*** *and reached as far east as the* ***San Bernardino-Riverside - Channel Islands and the inland costal areas****. Villages were based on clan or lineage groups. Their home/ base sites are marked by midden deposits, often with bedrock mortars. During their seasonal rounds to exploit plant resources, small groups would migrate within their traditional territory in search of specific plants and animals. Their gathering strategies often left behind signs of special use sites, usually grinding slicks on bedrock boulders, at the locations of the resources.* ***Therefore in order to protect our Cultural resources we're requesting one of our experienced & certified Native American monitors to be on site during any & all ground disturbances.***

In all cases, when the NAHC states there are "**No**" records of sacred sites" in the subject area; they always refer the contractors back to the Native American Tribes whose tribal territory the project area is in. This is due to the fact, that the NAHC is only aware of general information on each California NA Tribe they are "**NOT** " the "experts" on our Tribe. Our Elder Committee & Tribal Historians are the experts and is the reason why the NAHC will always refer contractors to the local tribes.
Please contact our office regarding this project to coordinate a Native American Monitor to be present.

Sincerely,

Andy Salas Chairman Of Gabrieleño Band Of Mission Indians/Kizh (Kit'c) Nation

Of the Los Angeles Basin, Orange county and the Channel islands.

NOTICE: PLEASE FILE OUR CONTACT INFORMATION FOR CONSULTATION ON ALL FUTURE PROJECTS WITHIN OUR TRIBAL TERRITORY.....

May 25, 2015

To: Mr. Michael Smith, Associate Planner
City of Rancho Cucamonga Planning Department
10500 Civic Center Drive
Rancho Cucamonga, California 91730
michael.smith@cityofrc.us

CITY OF RANCHO CUCAMONGA
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From: Leatha Elsdon
6035 Falling Tree Lane
Rancho Cucamonga, CA 91737
jlwcelsdon@msn.com

Subject: **Comments Submission regarding NOP Draft EIR, Initial Study, Industrial Area Specific Plan Sub-Area 18 Specific Plan Amendment Project (Empire Lakes Specific Plan Project)**

In response to the City of Rancho Cucamonga's request for community comments regarding the EIR Scoping Process for the Empire Lakes Specific Plan Project, as a community member for over twenty years, and the parents of two current high school students I would like to submit the following comments.

The city and/or Lewis Land Developers may not be aware that currently three of the four high schools within the city, Los Osos, Rancho Cucamonga, and Alta Loma use Empire Lakes for golf team practice. The Los Osos golf team also uses Empire Lakes for course practice and league tournaments. Chaffey High school uses the golf course for both team/course practice and league tournaments. The complete demolition of the Empire Lakes Golf Course would significantly impact the local high school teams, as well as all of the high school golf teams in the area, as there is very limited access to golf courses within the Inland Empire. The complete demolition of Empire Lakes would cause the high school golf teams to travel extensive distances to other courses; again if other courses are even available. The additional travel, which may not have been considered in the Initial Study, will cause financial hardship on the school districts, players and parents.

Since Empire Lakes is a world class venue and an Arnold Palmer designed course, the Southern California Professional Golf Association Junior Tour (SCPGAJT) uses the golf course several times a year for junior tournaments. Most recently these tournaments have been qualifiers for the Toyota Tour Cup SCPGAJT series, with fields of one hundred juniors from the Inland Empire and surrounding communities. Empire Lakes is a challenging course that prepares local junior golfers for the Toyota Tour Cup series. Demolition of the course would negatively impact local junior golfers, residents and businesses since the challenge of Empire Lakes cannot be replaced; as well as the fact that there are limited golf courses within the area; again forcing additional travel and expense to local residents.

The proposed project also impacts the community as a whole; the golf course provides much needed teaching/learning facilities, recreation and Open Space. The golf course offers numerous golf learning/teaching options, including very low cost junior clinics with free use of golf clubs. Complete demolition of the course would negatively impact everyone in the Rancho Cucamonga community by eliminating the ability to learn and practice a sport that teaches honesty, integrity and can be played for a lifetime.

The demolition would also remove one of the last Open Spaces within the city and add a significant amount of residential units negatively impacting traffic, city services, education, recreation, utilities, etc., in an all already high density area of the city.

EXHIBIT G

A proposed project that would require such a major Amendment to the General Plan, changing the current land use designation from "Open Space" to "Mixed Use", the complete demolition of Empire Lakes Golf Course needs to be studied in great detail and all possible alternates assessed prior to issuance of any agency approvals. Therefore, in accordance with the NOP the following alternates are submitted:

Executive Nine Hole Golf Course Alternates:

1. Retain the driving range, putting/chipping area and the seven holes on the south side of Sixth Street. Manage the course so that existing holes 1 and 2 can be replayed as new holes 8 and 9, thus providing a nine hole executive course with minimal, if any changes to the current course layout. This alternate would complement the required access to the south side driving range facilities.
2. Retain the driving range, putting/chipping area and the seven holes on the south side of Sixth Street. Convert existing holes 5 and 8, (PAR 5 holes), into four PAR 3 or PAR 4 holes. This would provide a total of nine holes on the south side; two tee boxes and two greens would need to be installed.
3. Retain the driving range, putting/chipping area and the seven holes on the south side of Sixth Street. Convert a portion of the south side driving range/practice area, which includes a putting green and sand trap, into a PAR 3 hole. Convert holes 5 or 8 (PAR 5) into a PAR 4 and PAR 3 hole, thus adding two holes to the south side for a total of nine holes.
4. Retain the driving range, putting/chipping area and a combination of nine holes on the south and north side of Sixth Street in a manner that would benefit the community and the proposed Lewis Land Development project.

Eighteen Hole Golf Course Alternates:

A. Retain the majority of the driving range, putting/chipping area on the south side of Sixth Street. Convert a portion of the south side driving range/practice area, which includes a putting green and sand trap, into a PAR 3 hole. Delete holes 4, 5 and 10, reconfigure holes 11 and 12, in a manner that would retain a PAR 70 course. This alternate could be coordinated with the proposed "The Parkway" east side project development.

I am confident given the City of Rancho Cucamonga Planning Commission's and Lewis Group of Companies commitment to the community's, health, recreation, education and business, an alternate solution to the complete removal of Empire Lakes Golf Course can be achieved.

Sincerely,

5.25.15

Leatha Elsdon, Date

Smith, Michael

From: Donald Autrey <donald.autrey@gmail.com>
Sent: Wednesday, May 20, 2015 7:41 PM
To: Smith, Michael
Subject: Empire Lakes Specific Plan Project

CITY OF RANCHO CUCAMONGA
MAY 20 2015
RECEIVED - PLANNING

Dear Mike Smith -

I just stumbled upon the proposed changes to the Empire Lakes zone and saw that you checked off that there would be significant effects on the environment from the project. It would be a shame to see one more open area swallowed up.

I was astounded first that the change would even be proposed. Then I was amazed at the idea of an additional 4,000 residential units in the area. Milliken is already a headache. I hope that the City gives this a great deal of thought. Once open space is gone, well, it is gone.

Sincerely

Donald Autrey

CITY OF RANCHO CUCAMONGA

MAY 2 1 2015

RECEIVED - PLANNING

May 21, 2015

Michael Smith
Associate Planner
City of Rancho Cucamonga
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

Subject: Notice of Preparation of Environmental Impact Report (EIR) - Empire Lakes Specific Plan Project

Dear Mr. Smith,

Thank you for the making available the Notice of Preparation of EIR and Scoping Meeting for the Empire Lakes Specific Plan Project. As a resident of Rancho Cucamonga and frequent golfer at Empire Lakes, I have heard discussions at the course since summer 2014 regarding a change to the land use at Empire Lakes. It was very helpful to review the information in the Notice and Initial Study.

Empire Lakes course is an exceptional, well-maintained facility used by golfers and families from the local community, surrounding southern California areas, and visitors from out-of-state. It would seem that keeping an existing high-quality golf course in a prime southern California location and city like Rancho Cucamonga would be a high priority. In any event, please refer to my May 20th letter to the Southern California Golf Association, attached here as copy to the city. The purpose of the SCGA letter is to inform the golf community of the Notice of Preparation posted on the city's web site, and to encourage them to participate in the public review and comment process.

Comment on the Notice of Preparation

Initial Study item No. 15. a) - Is removal of the golf course considered an impact? If so, could a discussion of the type of impact and mitigation be included in the EIR?

I appreciate the opportunity to review and comment on the Notice of Preparation and Initial Study, and look forward to next steps in the process. And, thanks again to you and all the city staff for your time and effort to make Rancho a great place to live.

Respectfully yours,

Tom Rheiner
11030 De Anza Drive
Rancho Cucamonga, CA 91730

Attachment
Copy to: Mr. Kevin Heaney, SCGA

May 20, 2015

Kevin Heaney
Executive Director
Southern California Golf Association
3740 Cahuenga Blvd.
Studio City, CA 91604

Dear Mr. Heaney,

As an avid golfer and resident of Rancho Cucamonga, I wanted to inform you and the SCGA membership of the enclosed Notice of Preparation of an Environmental Impact Report associated with a change the land use at Empire Lakes Golf Course, specifically to remove the golf course and replace it with mixed use development. The full document is at:

http://www.cityofrc.us/cityhall/planning/current_projects/empire_lakes_specific_plan_project/default.asp

This 30-day public comment period (April 27-May 26, comments accepted until June 10th) is intended to solicit comments on potential environmental impacts related to the project. Other steps in the process and anticipated approvals are indicated on page two of the notice at the web site above.

I have golfed regularly at Empire Lakes since 2002, and am a member of SCGA. Empire Lakes is a first-class facility built by General Dynamics in the mid-1990s with an Arnold Palmer design. The course has hosted the Nationwide (now web.com) tour for several years until 2007. The course currently hosts many local high school, college, and amateur and professional (Pepsi tour) events, as well as lessons and clinics conducted by PGA professional instructors.

While it is within the owner's discretion to transfer ownership of the property to a development company rather than continue as a golf course, I believe (along with many others) there is a valid case that the course has the potential to remain a going concern, given its high quality design and location. The course is well-maintained, has a unique 18-hole Palmer layout, and is situated at the I-15/I-10 freeway interchange in the Inland Empire approximately three miles from Ontario airport. In addition to patronage by players from the local community, Empire Lakes is a frequent destination for golfers from other southern California areas and travelers arriving from out-of-state. I have frequently joined groups visiting from Orange County, Los Angeles, and beyond who make the trip for a quality golf round at reasonable cost and less crowded conditions.

I have reviewed the documents on the city's web site and plan to submit a brief letter to communicate the value and significance of the golf course to the community and to the sport. Judging from the extensive site assessments and exhibits in the Specific Plan land use change documents on the city's web site at the link above, the next steps appear to be in the direction of redevelopment.

As a private citizen with no ownership interest in the golf course property, I realize I am merely a member of the public who uses a facility open to the public, and that my options are limited to communicating with others in the golf community and to city of Rancho Cucamonga decision makers at the appropriate time and within context of the public process. I also acknowledge that there are greater issues involved among the owners, the development company, and the city with regard to future development and land use goals, finances, and overall municipal planning considerations. The city of Rancho Cucamonga is an exemplary community in all aspects, and I feel very fortunate to be a resident here. The well-directed planning by city staff is reflected in the balanced, safe, and comfortable community we have here today. I trust their staff will continue to exercise solid judgement for the best interests of the citizens.

I would like to suggest to SCGA staff to encourage, whenever possible, that golf course managers act responsibly and put forth a sincere effort to operate their courses in a competent and creative manner to keep their investments intact. I believe that Empire Lakes has all the qualities to be a successful golf course operation, and should not have to be redeveloped and lost.

Specifically, during the public comment periods offered by the city of Rancho Cucamonga, prominent members of the golf community should express their interest to the city to consider the value and potential of Empire Lakes golf course in light of the proposed Specific Plan Amendment. Development plans such as those now being proposed are certainly desirable in a community at the right place and time, however they should be in balance with other land uses and interests.

Empire Lakes has been a success in the past, notably hosting the Nationwide professional tour events while attracting major spectator groups and supporting charities such as Loma Linda Children's Hospital, and others, and has tremendous potential for golf, dining services, and entertainment. Maintaining the course in operation would preserve a valuable golf venue in the local community, and protect a 162-acre open space asset in the city of Rancho Cucamonga. With a capable management team, this situation is entirely feasible.

Respectfully yours,

Tom

Tom Rheiner

Enclosure: Empire Lakes Golf Course, Notice of Preparation and Scoping Meeting to change land use (excerpts)

Copy to: PGA of America, 100 Avenue of the Champions, Palm Beach Gardens, Florida 33418 (Mr. Derek Sprague)
Arnold Palmer Design Company, 9000 Bay Hill Boulevard, Suite 300, Orlando, Florida 32819 (Mr. Thad Layton)
City of Rancho Cucamonga, 10500 Civic Center Drive, Rancho Cucamonga, California 91730 (Mr. Mike Smith, Associate Planner)

Notice of Preparation and Scoping Meeting

April 27, 2015

To: **Reviewing Agencies, Organizations, and Interested Parties**

Subject: **Notice of Preparation of a Draft Environmental Impact Report and Public Scoping Meeting for the Rancho Cucamonga Industrial Area Specific Plan Sub-Area 18 Specific Plan Amendment Project (Empire Lakes Specific Plan Project)**

From: **City of Rancho Cucamonga Planning Department**
10500 Civic Center Drive
Rancho Cucamonga, California 91730
Contact: Mr. Michael Smith, Associate Planner

Pursuant to Section 21165 of the *California Public Resources Code* and Section 15050 of the California Environmental Quality Act (CEQA) Guidelines, the ***City of Rancho Cucamonga*** will be the lead agency for an environmental impact report (EIR) that will be prepared to address potential impacts associated with the project identified below. The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the Section 15082 of the State CEQA Guidelines, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to serve as a notice for the public scoping meeting.

We need to know your agency's views regarding the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and potential environmental effects are contained in the attached materials. An electronic copy of the Initial Study is attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date and should be received not later than 30 days after the date of this notice. However, a scoping meeting will be held on **June 10, 2015** and your response will be accepted until that date.

Project Title: Rancho Cucamonga Industrial Area Specific Plan (IASP) Sub-Area 18 Specific Plan Amendment Project (also referred to as the Empire Lakes Specific Plan Project)

Project Location – City: Rancho Cucamonga

Project Location – County: San Bernardino

The project site is located north of 4th Street, west of Milliken Avenue, east of Cleveland Avenue, and south of 8th Street and the Metrolink rail line in the City of Rancho Cucamonga in San Bernardino County. The City of Rancho Cucamonga's southern boundary with the City of Ontario is formed by 4th Street. The project site is currently developed with the Empire Lakes Golf Course (11015 6th Street, Rancho Cucamonga). Refer to Exhibit 1 in the Initial Study for the local and regional vicinity.

Project Description: The proposed project involves an amendment to the IASP Sub-Area 18 (Empire Lakes) Specific Plan to establish a mixed use development on the existing Empire Lakes Golf Course property (new Planning Area [PA] 1). The proposed Specific Plan Amendment would

allow for high density and medium-high density residential, mixed use, open space, and transit-oriented land uses all within close proximity to transit services and local regional activity centers. The number of residential dwelling units in PA 1 would range from a minimum of 2,500 units to a maximum of up to 4,000 units. Additionally, a maximum of 220,000 square feet (sf) of non-residential uses would be allowed in PA 1. Vehicular and non-vehicular circulation and utility infrastructure would be installed, as necessary, to serve the proposed uses. Based on available information, anticipated initial approvals required from the City to implement the proposed project may include, but are not limited to, adoption of the proposed IASP Sub-Area 18 Specific Plan Amendment; approval of a General Plan Amendment to change the land use designation from "Open Space" to "Mixed Use"; and, approval of a Zoning Amendment to update text related to the Mixed Use zone. Approval of Parcel Maps(s) and a Development Agreement may also be considered.

Potential Environmental Effects: The attached Initial Study indicates that there may be significant adverse environmental impacts associated with this project, for the following topical areas: Aesthetics and Visual, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems. These topics will be addressed in the EIR. In addition, the EIR will also describe and evaluate project alternatives that may reduce or avoid any identified significant adverse impacts of the proposed project.

Responding to this Notice: Pursuant to Section 15082 of the State CEQA Guidelines, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice no later than 30 days after receipt. Comments and suggestions should, at a minimum, (1) identify the significant environmental issues, reasonable alternatives, and mitigation measures that should be explored in the EIR; (2) whether the responding agency will be a responsible or trustee agency for the proposed project; and (3) any related issues raised by organizations and/or interested parties other than potential responsible or trustee agencies, including interested or affected members of the public. We will need the name for a contact person in your agency. The NOP and accompanying Initial Study are available for a 30-day public review period beginning **April 27, 2015 and ending May 26, 2015**, but the scoping meeting will occur on **June 10, 2015** and your response will be accepted up until that date.

Copies of the document are available for review at the following locations:

Public Information and Services Counter
City of Rancho Cucamonga Planning Department
10500 Civic Center Drive
Rancho Cucamonga, California 91730
(909) 477-2700

Archibald Library
7368 Archibald Avenue
Rancho Cucamonga, CA 91730
(909) 477-2720

Biane Library
12505 Cultural Center Drive
Rancho Cucamonga, CA 91739
(909) 477-2720

And can be accessed online at:

http://www.cityofrc.us/cityhall/planning/current_projects/default.asp

in the folder titled "Empire Lakes Specific Plan Project".

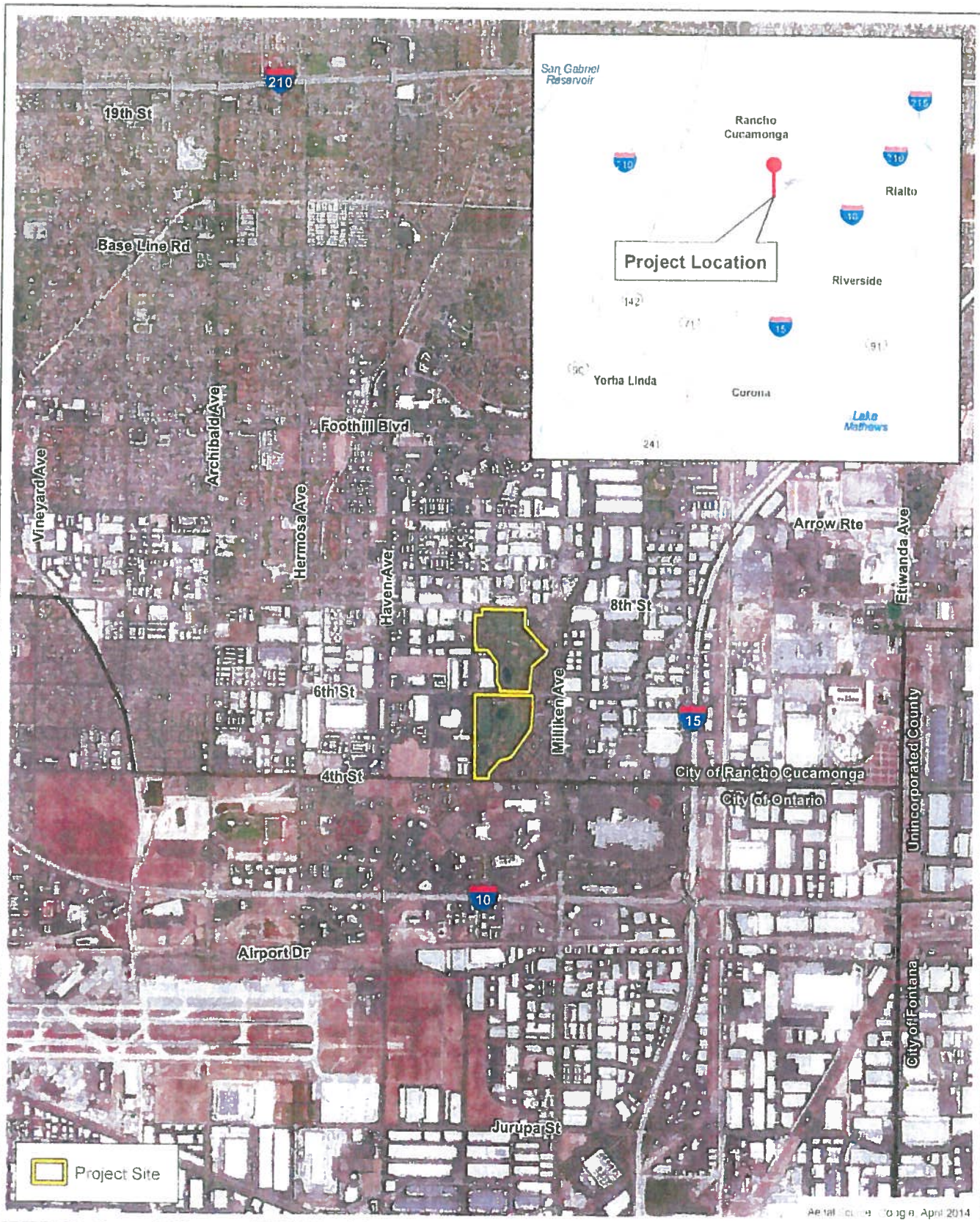
All comments and responses to this notice should be submitted in writing to Mr. Michael Smith, Associate Planner, at the address noted above. The City will also accept responses to this notice submitted via email received through the close of business on May 26, 2015. Email responses to this notice may be sent to Michael.Smith@cityofrc.us. For additional information or any questions regarding the proposed project, please contact Michael Smith at (909) 477-2750 ext. 4317 or at the aforementioned email.

Notice of Scoping Meeting: The proposed project is considered a project of statewide, regional, or area-wide significance. A scoping meeting will be held by the City at the Planning Commission meeting on **June 10, 2015 at 7:00 PM** at the Rancho Cucamonga City Council Chambers, 10500 Civic Center Drive, Rancho Cucamonga, CA 91730.

04/21/15

Date

Signature



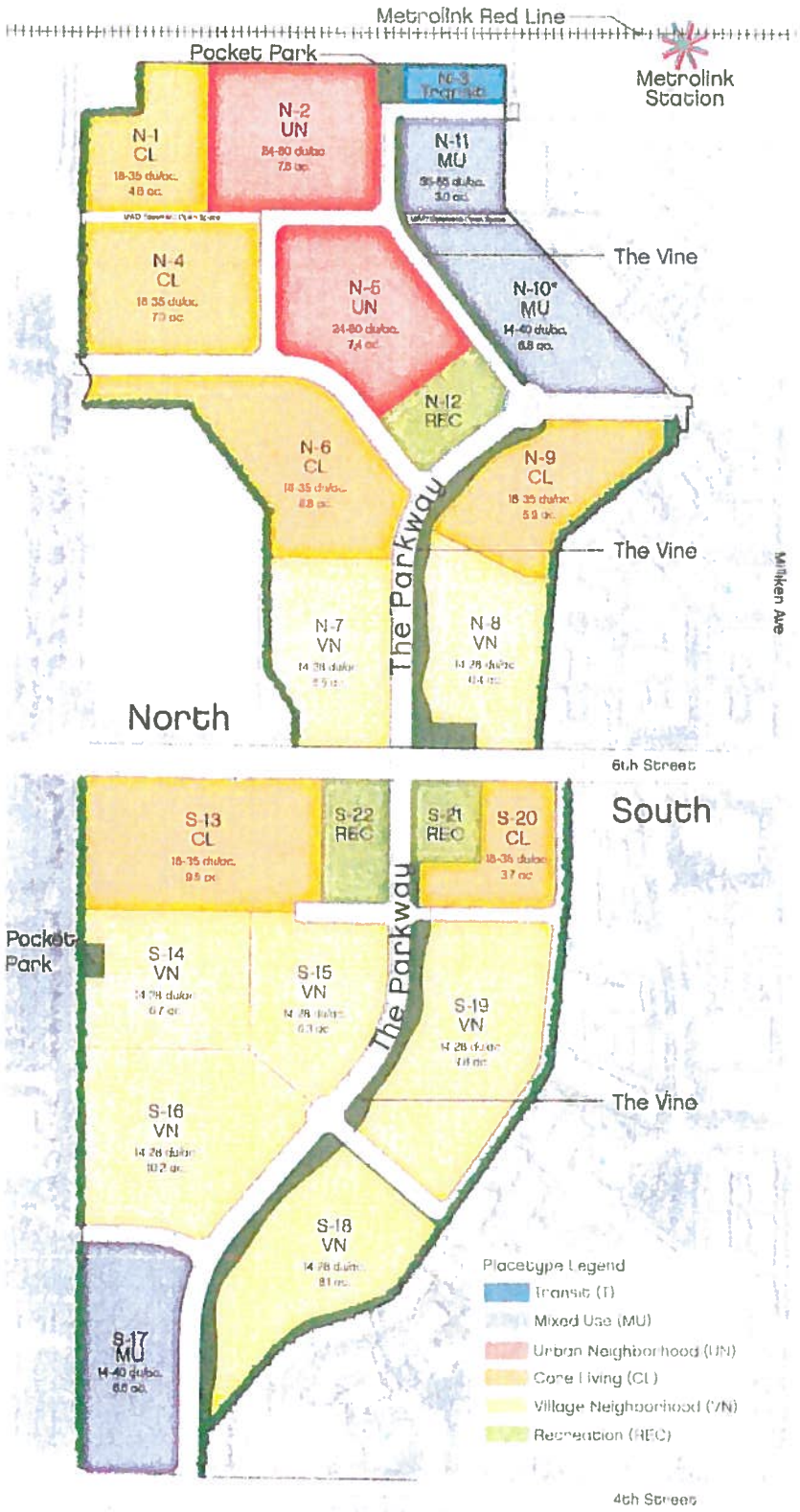
Regional and Local Vicinity

Exhibit 1

IASP Sub-Area 18 Specific Plan Amendment

4,000 2,000 0 4,000 Feet

Bonterra PSOMAS



Source: William Hezmalhalch Architects, Inc. 2015

Conceptual Development Plan by Placetype

Exhibit 3

IASP Sub-Area 18 Specific Plan Amendment

BonTerra PSOMAS

(11/21/14 JAZ) R:\Projects\LEWIS\LEW000300\Graphics\IS\ex3_ConceptDevelopPlanByPlacetype.pdf

Smith, Michael

From: Gregory Walker <gregory_walker2726@yahoo.com>
Sent: Monday, May 25, 2015 2:00 PM
To: Smith, Michael
Subject: Empire Lakes Development

CITY OF RANCHO CUCAMONGA
MAY 25 2015
RECEIVED - PLANNING

Greg Walker
6001 Milliken Avenue
Rancho Cucamonga, CA

May 24, 2015

Dear members of the Rancho Cucamonga City Council and Planning Department,

I am writing you this letter in regards to the proposed project currently under review on the land where Empire Lakes Golf Course is built. I am currently the Varsity Golf Coach at Los Osos High School. I am unable to attend the council meeting that is scheduled for June 10 to discuss the impact the development will have on the community. I am hoping you will take into consideration the following when forming the final development plans.

For the past 13 years, I have had the privilege of coaching and hosting hundreds of high school golfers at Empire Lakes. Currently we play 12 home matches and conduct over 30 home practices at the course. Chaffey High School uses the course on alternate days that we do not, so this development will effect them as well. The Claremont Colleges use the course so development will effect them negatively also.

To lose the golf course completely, will have an extremely negative impact on the community. In a day and age where personal electronic devices and video games seem to dominate the lives of so many, especially young people, recreational opportunities should not be taken away. When a course is completely leveled and developed with condos or apartment buildings recreational opportunities are taken. Golf is a sport that requires a course, you cannot go to the local park to play as that is illegal.

Over the past 13 seasons I have enjoyed seeing the personal development of so many young students. When the golfers are playing in a match, they have to evaluate situations, make sensible and correct rulings, and make decisions that effect the outcome of a match. As a high school teacher, I know based on conversations I have with community members that they want to see young members of the community become self sufficient problem solvers. I have witnessed many players use their golf experience as a contributing factor to solid personal development. The course should not be taken from them.

Currently we have a few golfers who stand a solid chance of receiving a college golf scholarship. How will they be able to continue their development and pursuit of their goals without a golf course in their home town? Again opportunities will be taken from them.

You might be thinking that our school should just go to another course outside the community. Easier said than done. We have very limited transportation funds which we currently exhaust each year. There is not additional funding for us to travel to another course. Other surrounding courses are currently at capacity with regards to the number of teams they host. Again, without a course it will be the death of a program that has had a positive impact on so many young students.

With all of that in mind, I would hope that the city would require the future developer to keep and manage the golf course as is. While I am under the impression that keeping the golf course as is, is probably not a possibility, I am asking that it be required of the developer to keep nine holes. A golf course architect will urely be able to reconfigure the south side of the course into a nine hole venue. Or, better yet, the North side already has 11 holes, 2 of which could be converted to a clubhouse and practice facility. This needs to be required of the developer. Our community desperately needs this to be done. The negative impact will be irreversible. Our community needs to have a golf course.

I appreciate your time. I ask that you thoughtfully consider the students and the negative impact this development could have on the future of our great community. If I can be of further help in this matter, please contact me at (909)373-7640.

Sincerely,

Greg Walker
Los Osos High School Golf Coach

Sent from Yahoo Mail on Android