

Appendix A
Notice of Preparation (NOP) and
NOP Comment Letters

NOTICE OF PREPARATION

City of Rancho Cucamonga

CITY OF RANCHO CUCAMONGA

NOTICE OF PREPARATION

To: Distribution List

Date: November 12, 2009

Subject: Notice of Preparation of a Draft Environmental Impact Report for the Rancho Cucamonga General Plan Update Project

Lead Agency:

CITY OF RANCHO CUCAMONGA
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, California 91730
(909) 477-2750
(909) 477-2847 FAX
Contact: Corkran W. Nicholson, Assistant Planning
Director
Email: Corky.Nicholson@cityofrc.us

Consulting Firm Preparing the Draft EIR:

BonTerra Consulting
151 Kalmus Drive, Suite E-200
Costa Mesa, California 92626
(714) 444-9199
Contact: Jennifer Marks, Project Manager

The **CITY OF RANCHO CUCAMONGA** will be the Lead Agency and is preparing an Environmental Impact Report (EIR) for the project identified below. The EIR will be prepared to evaluate the potential environmental impacts associated with the Rancho Cucamonga General Plan Update project. The EIR will be prepared in conformance with the California Environmental Quality Act (CEQA) (*Public Resources Code* [PRC] §21000 et seq.) and the CEQA Guidelines (Title 14, *California Code of Regulations* [CCR], Chapter 3, §15000 et seq.). We are requesting comments as to the scope and content of the environmental information that should be included in the EIR. If you represent a government agency, we are particularly interested in information germane to your statutory responsibilities. If you are a government agency, you may need to use the EIR prepared by our agency when considering your permit or other approval for the project.

This Notice of Preparation contains a brief project description and identifies the environmental issues to be examined in the EIR. A copy of the Initial Study (is is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but **not later than 30 days** after receipt of this notice.

Please send your response to **Mr. Corkran W. Nicholson**, at the address shown above. Please include the name, phone number, and address of a contact person in your response.

Project Title: Rancho Cucamonga General Plan Update

Project Applicant: CITY OF RANCHO CUCAMONGA
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, California 91730
(909) 477-2750

Project Location: The City of Rancho Cucamonga is located in the Inland Empire in southwestern San Bernardino County, California. The City is surrounded by developed municipalities to the west, south and east, including the Cities of Upland, Ontario, and Fontana and a large area of unincorporated San Bernardino County to the east. The northernmost portion of the City's Sphere of Influence is adjacent to the San Bernardino National Forest. The

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project location is shown on Exhibit 1, Project Location, and an aerial image of the City is shown on Exhibit 2, Aerial Photograph.

Interstate and regional access to the City is provided by Interstate 15 (I-15), which runs in a general north-south direction and bisects the eastern portion of the City, and by State Route 210 (SR-210), an east-west freeway which runs through the center of the City. The Interstate 10 (I-10) freeway also provides regional access and is located approximately 0.75 mile south of the City boundary.

Project Description: Each city and county in California must prepare a comprehensive, long-term general plan to guide its future. California state law requires each city and county to adopt a general plan “for the physical development of the county or city, and any land outside its boundaries which bears relation to its planning” (*California Government Code*, §65300). A general plan expresses the community’s development goals and embodies public policies relative to the distribution of future land uses, both public and private. The Rancho Cucamonga General Plan Update proposes to establish the overall development capacity for the City and its Sphere of Influence and will serve as a long-range policy document for determining the appropriate look, feel, and experience of the City.

The proposed General Plan Update will address six of the seven State-mandated General Plan elements and other issues that are important to the community. The proposed General Plan Update contains the following elements (referred to as “Chapters”):

- Managing Land Use, Community Design, Historic Resources, and Public Art
- Community Mobility
- Economic Development
- Community Services
- Resource Conservation
- Public Facilities and Infrastructure
- Public Health and Safety

Summaries of the content and purpose of each of the chapters are provided below. The City is currently updating its General Plan Housing Element; however, this update is independent of this General Plan Update process.

Managing Land Use, Community Design, Historic Resources, and Public Art

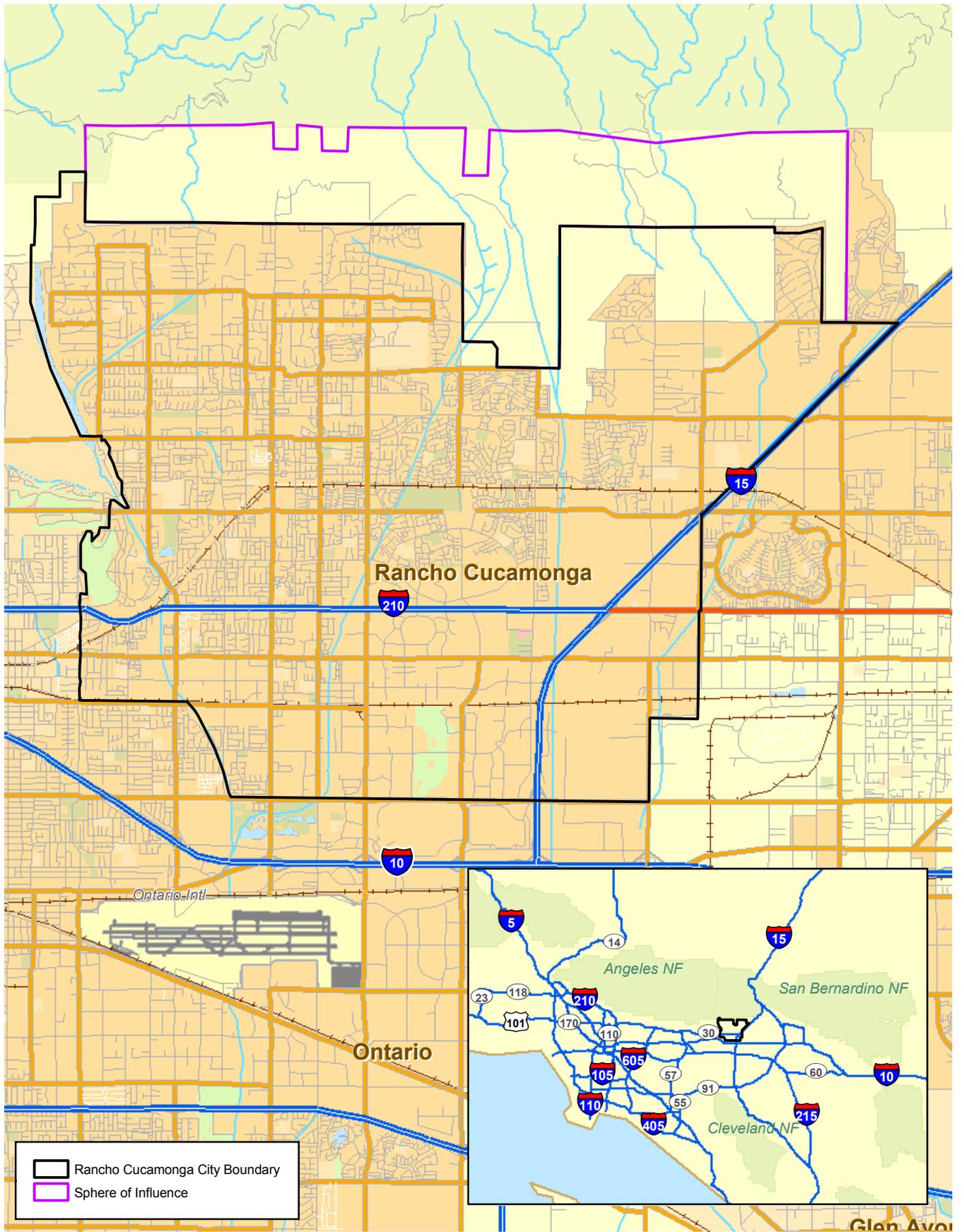
The Managing Land Use, Community Design, Historic Resources, and Public Art Chapter defines the distribution and location of land uses to achieve economic efficiency, balance of aesthetic appeal and functionality, and preservation of historical resources in an effort to enhance the overall quality of community life.

The General Plan Update identifies 21 land use designations that are divided into nine categories, including residential, commercial, mixed-use, industrial, public facilities, schools, parks, open space and conservation, and vacant lands. The land use designations are shown on Exhibit 3, Draft General Plan Land Uses.

Residential Designations

Six residential land use designations allow for a variety of densities, including preservation of existing neighborhoods and creation of opportunities for new housing types. While these designations primarily allow for residential development, other allowable land uses include parks, trails, special residential uses addressed by State law, child care facilities, schools, and places of religious assembly. Proposed residential density ranges are as follows:

- Very Low Residential (0.10–2.0 dwelling units per acre);
- Low Residential (2.0–4.0 dwelling units per acre);
- Low Medium Residential (4.0–8.0 dwelling units per acre);

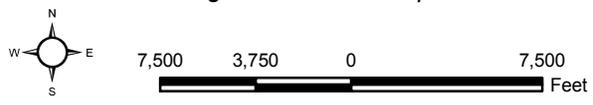


	Rancho Cucamonga City Boundary
	Sphere of Influence

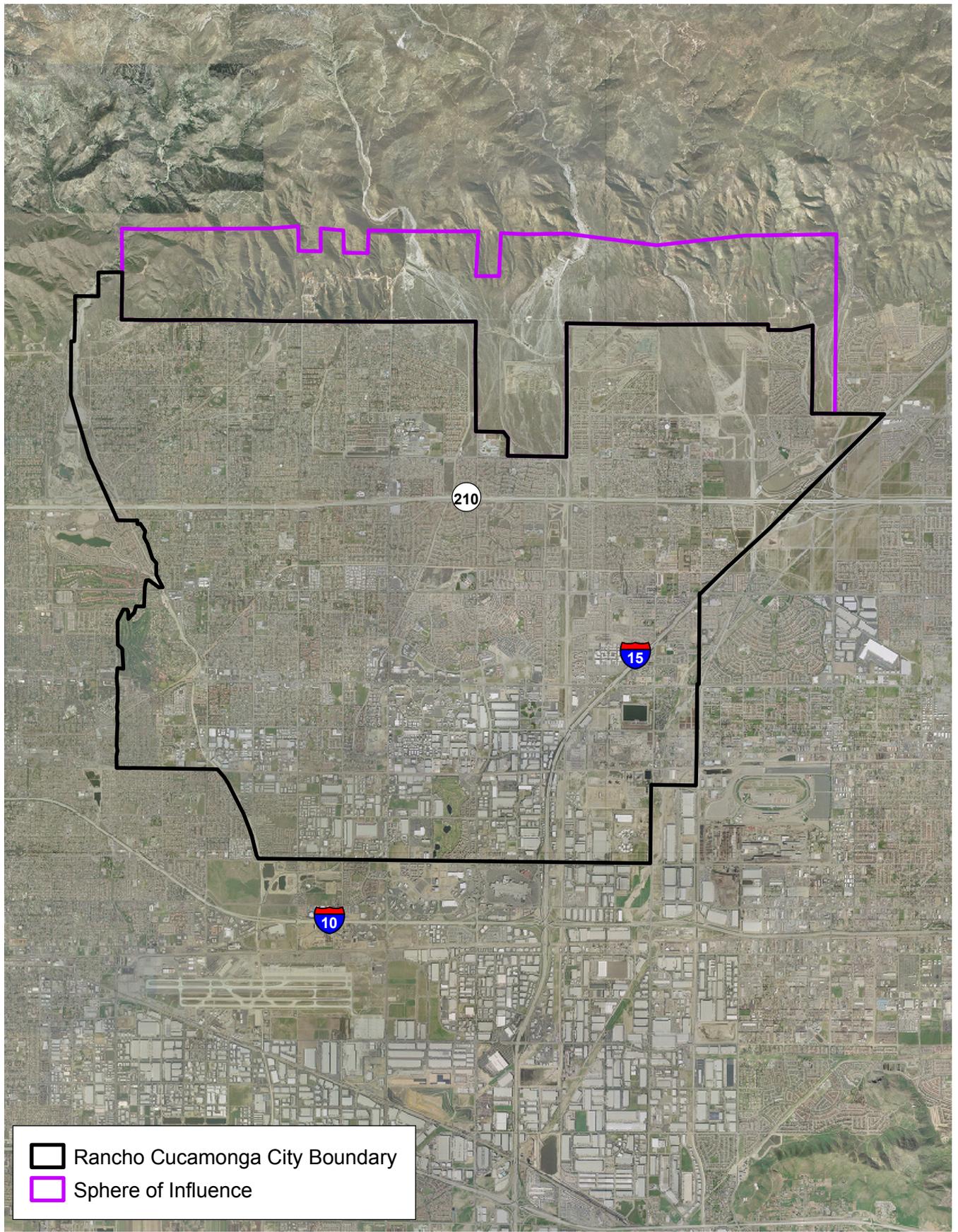
Project Location

Exhibit 1

Rancho Cucamonga General Plan Update NOP



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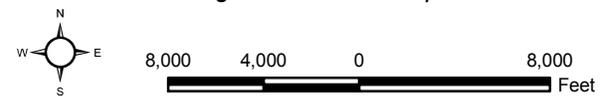


Rancho Cucamonga City Boundary
 Sphere of Influence

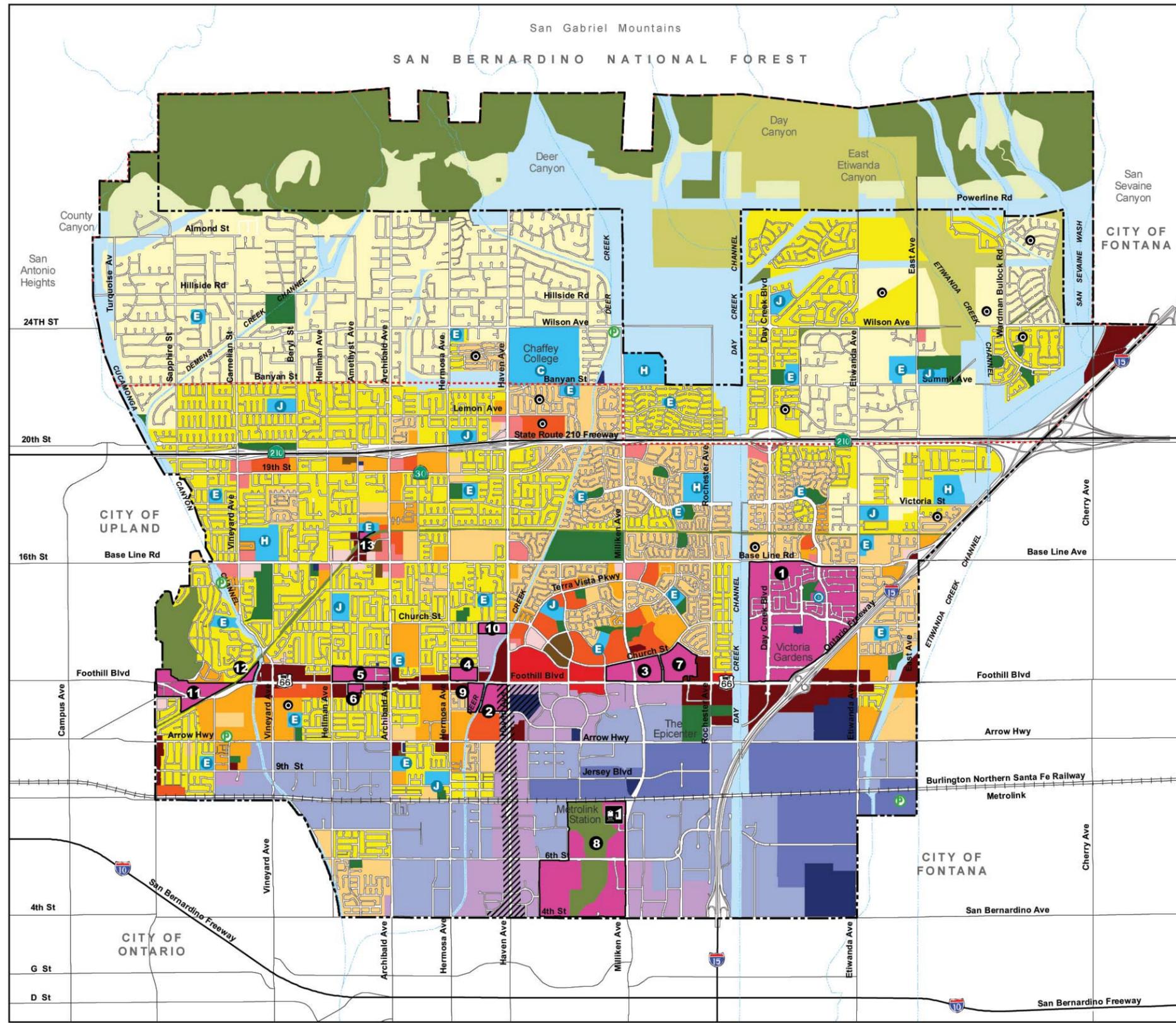
Aerial Photograph

Exhibit 2

Rancho Cucamonga General Plan Update NOP



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Draft General Plan (2009)

Residential

- Very Low (Less than 2 du/ac)
- Low (2 to 4 du/ac)
- Low Medium (4 to 8 du/ac)
- Medium (8 to 14 du/ac)
- Medium High (14 to 24 du/ac)
- High (24 to 30 du/ac)

Commercial

- Office (Max. 1.00 FAR)
- Neighborhood Commercial (Max 0.35 FAR)
- Community Commercial (Max. 0.35 FAR)
- General Commercial (Max. 0.35 FAR)

Mixed Use

- Mixed Use (Max. 1.00 FAR)

Industrial

- Industrial Park (Max. 0.60 FAR)
- General Industrial (Max. 0.60 FAR)
- Heavy Industrial (Max. 0.50 FAR)

Open Space

- Hillside Residential (0.1 to 2 du/ac)
- Conservation
- Open Space (0 to 0.1 du/ac)
- Flood Control/Utility Corridor

Public Facility

- Civic/Regional (Max. 1.0 FAR)
- Schools (Max. 0.20 FAR)
- Parks

Schools and Parks

- E Elementary School
- J Junior High School
- H High School
- C College
- Proposed Elementary School
- Proposed Park

Overlays

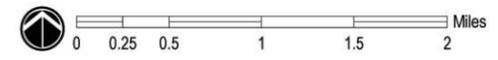
- Haven Avenue Office Overlay
- Equestrian/Rural Area Overlay
- Master Plan Overlay

- Mixed Use Areas
- 1. Victoria Gardens
- 2. Town Center at Haven and Foothill
- 3. Terra Vista
- 4. Foothill at Hermosa and Center
- 5. Foothill at Archibald and Hellman
- 6. Foothill at Helms and Hampshire
- 7. Foothill at Church and Mayten
- 8. Empire Lakes
- 9. Foothill at Deer Creek Channel
- 10. Haven and Church
- 11. Bear Gulch
- 12. Foothill at Cucamonga Channel
- 13. Alta Loma

- Rancho Cucamonga City Boundary
- Sphere of Influence

Notes: 1. Location of proposed parks and schools are not fixed, and may be adjusted to accommodate future planning needs.

Source: Rancho Cucamonga and San Bernardino County Assessor, 2009.



Source: Hogle Ireland 2009

Draft General Plan Land Use Plan

Rancho Cucamonga General Plan Update NOP

Exhibit 3



R:/Projects/Hogle/J007/graphics/NOP/ex3_GLUP.pdf

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- Medium Residential (8.0–14.0 dwelling units per acre);
- Medium High Residential (14.0–24.0 dwelling units per acre); and
- High Residential (24.0–30.0 dwelling units per acre).

Commercial Designations

Four commercial designations establish opportunities for varied commercial business enterprises to serve local residents and visitors. Commercial densities are expressed as a probable range of floor area ratio, or FAR¹, and include:

- Office (0.4-1.0 FAR);
- Neighborhood Commercial (0.25-0.35 FAR);
- General Commercial (0.25-0.35 FAR); and
- Community Commercial (0.25-0.35 FAR).

Mixed-Use Designation

The Mixed-Use designation allows for opportunities for intensely developed districts to combine complementary commercial, office, residential, commercial recreation, and community uses in areas with easy access to transit. In combination with a number of criteria outlined in the proposed General Plan Update, the Mixed-Use designation allows for a density range of 8.0 to 30.0 dwelling units per acre. The proposed General Plan Update identifies special development requirements for the following development areas:

- Regional Center
- Terra Vista Town Center (northeast corner of Haven Avenue and Foothill Boulevard)
- Rancho Cucamonga Town Square (southwest corner of Haven Avenue and Foothill Boulevard);
- Terra Vista along Milliken Avenue and Foothill Boulevard;
- Foothill Boulevard (north side) between Hermosa Avenue and Center Avenue;
- Foothill Boulevard (north side) at Archibald Avenue and Hellman Avenue;
- Foothill Boulevard between Helms Avenue, Hampshire Street, and Malachite Avenue;
- Foothill Boulevard at Church Street and Mayten Avenue;
- Sub-Area 18 Industrial Area Specific Plan (Empire Lakes) bound by 4th Street, Milliken Avenue, railroad track, and Utica Street;
- Foothill Boulevard along the Deer Creek Channel;
- Church Avenue (south side) between Center and Haven Avenue;
- Western Gateway (Bear Gulch Area);
- Foothill Boulevard-Cucamonga Channel Site (near northwest corner of Foothill Boulevard and Vineyard Avenue; and
- Historic Alta Loma (Amethyst Site).

Industrial Designations

The proposed General Plan Update establishes three industrial designations to allow for a variety of diverse industrial employment opportunities throughout the City. Industrial densities, expressed as a probable range of FAR, for each of the industrial designations are:

- Industrial Park (0.40-0.60 FAR);
- General Industrial (0.50-0.60 FAR); and
- Heavy Industrial (0.40-0.50 FAR).

¹ Floor Area Ratio is the ratio of gross floor area of all buildings (not including parking structures) permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net square feet of land area, a Floor Area Ratio of 1.5 would allow 15,000 square feet of floor area.

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Open Space and Public Facility Designations

The Open Space and Public Facility Designations, including a conservation designation that identifies areas for preservation, an open space designation that allows for limited development, and four public facility designations that allow for land uses that are operated for public benefit. The density range is expressed as a probable range of FAR and are as follows:

- Hillside Residential (0.10–2.0 dwelling units per acre);
- Conservation (no development);
- Open Space (0–0.10 dwelling units per acre);
- Public Facilities—Flood Control/Utility Corridor (no development);
- Public Facilities—Civic/Regional (0.40-1.0 FAR);
- Public Facilities—Schools (0.10-0.20 FAR); and
- Public Facilities—Parks.

Land Use Overlays

In addition to land use designations, the proposed General Plan Update identifies five overlay zones to allow for additional flexibility in land development within specific areas of the City. Overlay zones are intended to provide customized development standards to support the overall goals of the City. These overlay zones are as follows:

- Haven Avenue Office Overlay;
- Hillside Overlay;
- Senior Housing Overlay;
- Equestrian/Rural Area Overlay; and
- Master Plan Overlay.

General Plan Buildout

The Managing Land Use, Community Design, and Historic Resources Chapter also establishes a build-out summary for the City, as shown in the table below, based on the proposed Land Use Plan (refer to Exhibit 3).

	Baseline: 2009			General Plan Build Out: 2030			Change	Percent Change
	City	SOI	Total	City	SOI	Total		
Dwelling Units	55,608	91	55,669	62,204	946	63,150	7,450	13.4
Population	179,200	300	179,500	200,400	3,000	203,400	23,900	13.3
Non-Residential Square Feet	80,030,100	0	80,030,100	99,797,700	0	99,797,700	19,767,600	24.7
Employment	77,350	0	77,350	103,040	0	103,040	25,690	33.2
SOI: Sphere of Influence Source: Hogle Ireland 2009								

Community Mobility

The updated Community Mobility Chapter addresses the need for transportation planning to enhance and support planned growth within the City and its sphere of influence. This Chapter addresses both conventional transportation issues related to vehicular use of the local roadway network as well as integration of alternative transportation methods such as mass transit, bicycle and pedestrian networks, and equestrian and hiking trails. This Chapter contains goals and policies that support development of a balanced, citywide circulation system that accommodates all users and all transportation modes.

Economic Development

The Economic Development Chapter sets forth a plan for continued City development in a manner that capitalizes on the City's economically diverse, relatively affluent, and well-educated community. This Chapter identifies

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commercial and industrial infill and revitalization opportunities within the City with the goal of attracting professional and “green” technology employers to continue its economic expansion and diversification. As part of this Chapter, the following key economic development issues are identified and discussed:

- Diverse and Multi-Focused Local Economy;
- Knowledge-Based Businesses;
- Retail Expansion;
- Industrial Retention; and
- Quality of Life.

Community Services

The updated Community Services Chapter is organized into four sections: Parks and Special Use Facilities, Hiking and Riding Trails, Community Services Programs, and Healthy Lifestyles. Rancho Cucamonga is a City of communities with high-quality park facilities, extensive hiking and riding trails, and comprehensive community service programs. The Community Services Chapter identifies the anticipated need for community services based on the anticipated growth patterns of the City and establishes goals and policies to support the continuation of community services which promote the well being of the City’s population.

Resource Conservation

The Resource Conservation Chapter guides the preservation, protection, conservation, re-use, replenishment, and efficient use of Rancho Cucamonga’s limited natural resources including water, open space, minerals, agricultural lands, and solar energy. The Chapter is divided into six sections that address Open Space Resources, Water Resources, Energy Resources, Green Buildings, Mineral Resources, and Wildlife Resources. This Chapter identifies strategies for maintaining the City’s resources through a series of goals and policies aimed at preserving existing resources.

Public Facilities and Infrastructure

The Public Facilities and Infrastructure Chapter addresses the needs for infrastructure and public facilities to support future growth in the City and its Sphere of Influence and to maintain and enhance its quality of life. Specifically, this Chapter focuses on the provision of high-quality public facilities, support for educational opportunities, and maintenance and expansion of public infrastructure to meet the planned growth. This Chapter is divided into the following key areas of discussion:

- Public Facilities;
- Schools and Educational Facilities;
- Libraries;
- Animal Care and Services; and
- Infrastructure.

Public Health and Safety

The Public Health and Safety Chapter provides a proactive approach to public health and safety issues. Specifically, it identifies potential known hazards (e.g., seismic and geologic hazards, hazardous materials, and flood hazards, among others) and provides methods for mitigating hazards through the planning process. In addition to the more common hazards to public health and safety, this Chapter addresses the need to maintain a safe environment by promoting sustainable living and decreasing impacts related to global climate change by establishing goals and policies directed at encouraging programs such as renewable energy use, transit-oriented development, recycling, and green building. This Chapter is divided into the following key areas of discussion:

- Fire and Emergency Services;
- Crime Prevention;
- Seismic and Geologic Hazards;
- Flood Hazards and Inundation;
- Wind Hazards;

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- Air Quality, Atmosphere, and Climate; and
- Noise.

Alternatives to the Proposed Project

CEQA Guidelines Section 15126.6(a) requires that, “an EIR describe a range of reasonable alternatives to the Project, or to the location of the Project, which would feasibly attain most of the basic objectives of the Project but would avoid or substantially lessen any of the significant effects of the Project, and evaluate the comparative merits of the alternatives”. The range of alternatives to be addressed for the Project will include alternatives that are specifically required (i.e., No Project; No Action/No Development) by CEQA as well as additional General Plan land use alternatives.

Public Involvement

In preparing the proposed Rancho Cucamonga General Plan Update, the City conducted an extensive community involvement process. As part of this process, the City created the General Plan Advisory Committee (GPAC) with community members and City department liaisons. The GPAC conducted seven interactive workshops and an extensive Visioneering process that helped to define community issues. All GPAC meetings were open to the public. A set of Guiding Principles were established by the GPAC and vetted by the community through a series of 45 workshops known as the “Spirit of Rancho Cucamonga Road Show” with more than 600 participants. Those principles were formally adopted by the City Council.

Other opportunities for public input included a General Plan Workshop held on Saturday, May 16, 2009, Policy Discussion Forums held in July and August 2009, a General Plan Website which continues to offer current information and instructions on how to submit comments, an informal survey tool called Visioneering with more than 750 responses, more than 40 stakeholder interviews and focus groups, and a random dial telephone survey of over 400 City residents.

Potential Environmental Effects

The City has determined that the update to the General Plan may have potentially significant impacts on the environment and has elected to prepare a Program EIR pursuant to CEQA to address these impacts. Using the City of Rancho Cucamonga Environmental Checklist as a guide, at least one impact area has been identified as having a “Potential Significant Impact” in the following environmental topics, and will be addressed in the Program EIR:

Aesthetics	Agricultural Resources
Air Quality	Biological Resources
Climate Change	Cultural Resources
Geology and Soils	Hazards and Hazardous Materials
Hydrology and Water Quality	Land Use and Planning
Mineral Resources	Noise
Population and Housing	Public Services
Recreation	Transportation/Circulation
Utility and Service Systems	

The Program EIR will address project impacts on each of these environmental topics in addition to cumulative and direct and indirect growth-inducing impacts.

The scope of the environmental analysis for the proposed General Plan Update project is subject to comments from agencies and the public. This Notice of Preparation will remain in effect for a 30-day public review period per

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PRC, Section 21080.4 and CEQA Guidelines, Section 15082. Public agencies, interested organizations, and individuals have the opportunity to comment on and identify those environmental issues that have the potential to be affected by the project and should be addressed further by the City of Rancho Cucamonga in the Program EIR.

Public Review Period of the Notice of Preparation

November 16, 2009–December 15, 2009

Public Scoping Meeting

In accordance with CEQA Guidelines, Section 21083.9, a public scoping meeting regarding the project is required. The City of Rancho Cucamonga has scheduled a public scoping meeting at the date, time, and place shown below. The purpose of the scoping meeting is to obtain input regarding the environmental impacts that will be addressed in the Program EIR. You are invited to attend. Should you have any questions regarding this public scoping meeting, contact Mr. Nicholson, Assistant Planning Director (see page 1).

Date:	Time:	Location:
November 23, 2009	2:00 PM	Rancho Cucamonga City Hall Tri-Communities Room 10500 Civic Center Drive Rancho Cucamonga, California 91730

Date: November 12, 2009

Signature: _____



Title: _____

Planning Director



November 24, 2009

CITY OF RANCHO CUCAMONGA

NOV 30 2009

Corkran W. Nicholson
City of Rancho Cucamonga
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

RECEIVED - PLANNING

RE: Notice of Preparation for a Draft Environmental Impact Report for the City of Rancho Cucamonga's General Plan Update, SCH# 2000061027

Dear Mr. Nicholson:

Thank you for the opportunity to comment on your Notice of Preparation for a Draft Environmental Impact Report (DEIR) for the city's general plan update. In preparing the general plan and accompanying DEIR, the city should examine the sections of state planning law that involve potential hazards the city may face. For your information, I have underlined specific sections of state planning law where identification and analysis of hazards are discussed (see Attachment A).

Prior to the release of the draft general plan or within the DEIR, city staff or your consultants should examine each of the requirements in state planning law and determine if there are hazard issues within the community which the general plan should address. A table in the DEIR (or general plan) which identifies these specific issues and where they are addressed in the general plan would be helpful in demonstrating the city has complied with these requirements. If the DEIR determines that state planning law requirements have not been met, it should recommend that these issues be addressed in the general plan as a mitigation measure.

We note that state planning law includes a requirement for consultations with state agencies in regard to information related to hazards. CalEMA would be happy to share all available information at our disposal to facilitate the city's ability to comply with state planning and environmental laws.

If you have any questions about these comments, please contact Andrew Rush at (916) 845-8269 or andrew.rush@OES.ca.gov.

Sincerely,

Dennis Castrillo
Environmental Officer

cc: State Clearinghouse

Attachment A Hazards and State Planning Law Requirements

General Plan Consistency

65300.5. In construing the provisions of this article, the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency.

Seven Mandated Elements

65302. The general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals. The plan shall include the following elements:

(a) A land use element that designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The location and designation of the extent of the uses of the land for public and private uses shall consider the identification of land and natural resources pursuant to paragraph (3) of subdivision (d). The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify and annually review those areas covered by the plan that are subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the Department of Water Resources. The land use element shall also do both of the following:

(1) Designate in a land use category that provides for timber production those parcels of real property zoned for timberland production pursuant to the California Timberland Productivity Act of 1982, Chapter 6.7 (commencing with Section 51100) of Part 1 of Division 1 of Title 5.

(2) Consider the impact of new growth on military readiness activities carried out on military bases, installations, and operating and training areas, when proposing zoning ordinances or designating land uses covered by the general plan for land, or other territory adjacent to military facilities, or underlying designated military aviation routes and airspace.

(A) In determining the impact of new growth on military readiness activities, information provided by military facilities shall be considered. Cities and counties shall address military impacts based on information from the military and other sources.

(B) The following definitions govern this paragraph:

(i) "Military readiness activities" mean all of the following:

(I) Training, support, and operations that prepare the men and women of the military for combat.

(II) Operation, maintenance, and security of any military installation.

(III) Testing of military equipment, vehicles, weapons, and sensors for proper operation or suitability for combat use.

(ii) "Military installation" means a base, camp, post, station, yard, center, homeport facility for any ship, or other activity under the jurisdiction of the United States Department of Defense as defined in paragraph (1) of subsection (e) of Section 2687 of Title 10 of the United States Code.

(b) A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, any military airports and ports, and other local public utilities and facilities, all correlated with the land use element of the plan.

(c) A housing element as provided in Article 10.6 (commencing with Section 65580).

(d) (1) A conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. The conservation element shall consider the effect of development within the jurisdiction, as described in the land use element, on natural resources located on public lands, including military installations. That portion of the conservation element including waters shall be developed in coordination with any countywide water agency and with all district and city agencies, including flood management, water conservation, or groundwater agencies that have developed, served, controlled, managed, or conserved water of any type for any purpose in the county or city for which the plan is prepared. Coordination shall include the discussion and evaluation of any water supply and demand information described in Section 65352.5, if that information has been submitted by the water agency to the city or county.

(2) The conservation element may also cover all of the following:

(A) The reclamation of land and waters.

(B) Prevention and control of the pollution of streams and other waters.

(C) Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.

(D) Prevention, control, and correction of the erosion of soils, beaches, and shores.

(E) Protection of watersheds.

(F) The location, quantity and quality of the rock, sand and gravel resources.

(3) Upon the next revision of the housing element on or after January 1, 2009, the conservation element shall identify rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and stormwater management.

(e) An open-space element as provided in Article 10.5 (commencing with Section 65560).

(f) (1) A noise element which shall identify and appraise noise problems in the community. The noise element shall recognize the guidelines established by the Office of Noise Control in the State Department of Health Care Services and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:

(A) Highways and freeways.

(B) Primary arterials and major local streets.

(C) Passenger and freight on-line railroad operations and ground rapid transit systems.

(D) Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation.

(E) Local industrial plants, including, but not limited to, railroad classification yards.

(F) Other ground stationary noise sources, including, but not limited to, military installations, identified by local agencies as contributing to the community noise environment.

(2) Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn). The noise contours shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources identified in paragraphs (1) to (6), inclusive.

(3) The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise.

(4) The noise element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. The adopted noise element shall serve as a guideline for compliance with the state's noise insulation standards.

(g) (1) A safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction, and other seismic hazards identified pursuant to Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code, and other geologic hazards known to the legislative body; flooding; and wild land and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, military installations, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.

(2) The safety element, upon the next revision of the housing element on or after January 1, 2009, shall also do the following:

(A) Identify information regarding flood hazards, including, but not limited to, the following:

(i) Flood hazard zones. As used in this subdivision, "flood hazard zone" means an area subject to flooding that is delineated as either a special hazard area or an area of moderate or minimal hazard on an official flood insurance rate map issued by the Federal Emergency Management Agency. The identification of a flood hazard zone does not imply that areas outside the flood hazard zones or uses permitted within flood hazard zones will be free from flooding or flood damage.

(ii) National Flood Insurance Program maps published by FEMA.

(iii) Information about flood hazards that is available from the United States Army Corps of Engineers.

(iv) Designated floodway maps that are available from the Central Valley Flood Protection Board.

(v) Dam failure inundation maps prepared pursuant to Section 8589.5 that are available from the Office of Emergency Services.

(vi) Awareness Floodplain Mapping Program maps and 200-year flood plain maps that are or may be available from, or accepted by, the Department of Water Resources.

(vii) Maps of levee protection zones.

(viii) Areas subject to inundation in the event of the failure of project or nonproject levees or floodwalls.

(ix) Historical data on flooding, including locally prepared maps of areas that are subject to flooding, areas that are vulnerable to flooding after wildfires, and sites that have been repeatedly damaged by flooding.

(x) Existing and planned development in flood hazard zones, including structures, roads, utilities, and essential public facilities.

(xi) Local, state, and federal agencies with responsibility for flood protection, including special districts and local offices of emergency services.

(B) Establish a set of comprehensive goals, policies, and objectives based on the information identified pursuant to subparagraph (A), for the protection of the community from the unreasonable risks of flooding, including, but not limited to:

- (i) Avoiding or minimizing the risks of flooding to new development.
 - (ii) Evaluating whether new development should be located in flood hazard zones, and identifying construction methods or other methods to minimize damage if new development is located in flood hazard zones.
 - (iii) Maintaining the structural and operational integrity of essential public facilities during flooding.
 - (iv) Locating, when feasible, new essential public facilities outside of flood hazard zones, including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities or identifying construction methods or other methods to minimize damage if these facilities are located in flood hazard zones.
 - (v) Establishing cooperative working relationships among public agencies with responsibility for flood protection.
- (C) Establish a set of feasible implementation measures designed to carry out the goals, policies, and objectives established pursuant to subparagraph (B).
- (3) After the initial revision of the safety element pursuant to paragraph (2), upon each revision of the housing element, the planning agency shall review and, if necessary, revise the safety element to identify new information that was not available during the previous revision of the safety element.
- (4) Cities and counties that have flood plain management ordinances that have been approved by FEMA that substantially comply with this section, or have substantially equivalent provisions to this subdivision in their general plans, may use that information in the safety element to comply with this subdivision, and shall summarize and incorporate by reference into the safety element the other general plan provisions or the flood plain ordinance, specifically showing how each requirement of this subdivision has been met.
- (5) Prior to the periodic review of its general plan and prior to preparing or revising its safety element, each city and county shall consult the California Geological Survey of the Department of Conservation, the Central Valley Flood Protection Board, if the city or county is located within the boundaries of the Sacramento and San Joaquin Drainage District, as set forth in Section 8501 of the Water Code, and the Office of Emergency Services for the purpose of including information known by and available to the department, the office, and the board required by this subdivision.
- (6) To the extent that a county's safety element is sufficiently detailed and contains appropriate policies and programs for adoption by a city, a city may adopt that portion of the county's safety element that pertains to the city's planning area in satisfaction of the requirement imposed by this subdivision.

Consistency with Airport Land Use Plans

65302.3. (a) The general plan, and any applicable specific plan prepared pursuant to Article 8 (commencing with Section 65450), shall be consistent with the plan adopted or amended pursuant to Section 21675 of the Public Utilities Code.

Review of Safety Element

65302.5. (a) At least 45 days prior to adoption or amendment of the safety element, each county and city shall submit to the Division of Mines and Geology of the Department of Conservation

one copy of a draft of the safety element or amendment and any technical studies used for developing the safety element. The division may review drafts submitted to it to determine whether they incorporate known seismic and other geologic hazard information, and report its findings to the planning agency within 30 days of receipt of the draft of the safety element or amendment pursuant to this subdivision. The legislative body shall consider the division's findings prior to final adoption of the safety element or amendment unless the division's findings are not available within the above prescribed time limits or unless the division has indicated to the city or county that the division will not review the safety element. If the division's findings are not available within those prescribed time limits, the legislative body may take the division's findings into consideration at the time it considers future amendments to the safety element. Each county and city shall provide the division with a copy of its adopted safety element or amendments. The division may review adopted safety elements or amendments and report its findings. All findings made by the division shall be advisory to the planning agency and legislative body.

(1) The draft element of or draft amendment to the safety element of a county or a city's general plan shall be submitted to the State Board of Forestry and Fire Protection and to every local agency that provides fire protection to territory in the city or county at least 90 days prior to either of the following:

(A) The adoption or amendment to the safety element of its general plan for each county that contains state responsibility areas.

(B) The adoption or amendment to the safety element of its general plan for each city or county that contains a very high fire hazard severity zone as defined pursuant to subdivision (b) of Section 51177.

(2) A county that contains state responsibility areas and a city or county that contains a very high fire hazard severity zone as defined pursuant to subdivision (b) of Section 51177, shall submit for review the safety element of its general plan to the State Board of Forestry and Fire Protection and to every local agency that provides fire protection to territory in the city or county in accordance with the following dates as specified, unless the local government submitted the element within five years prior to that date:

(A) Local governments within the regional jurisdiction of the San Diego Association of Governments: December 31, 2010.

(B) Local governments within the regional jurisdiction of the Southern California Association of Governments: December 31, 2011.

(C) Local governments within the regional jurisdiction of the Association of Bay Area Governments: December 31, 2012.

(D) Local governments within the regional jurisdiction of the Council of Fresno County Governments, the Kern County Council of Governments, and the Sacramento Area Council of Governments: June 30, 2013.

(E) Local governments within the regional jurisdiction of the Association of Monterey Bay Area Governments: December 31, 2014.

(F) All other local governments: December 31, 2015.

(3) The State Board of Forestry and Fire Protection shall, and a local agency may, review the draft or an existing safety element and report its written recommendations to the planning agency within 60 days of its receipt of the draft or existing safety element. The State Board of Forestry and Fire Protection and local agency shall review the draft or existing safety element and may

offer written recommendations for changes to the draft or existing safety element regarding both of the following:

(A) Uses of land and policies in state responsibility areas and very high fire hazard severity zones that will protect life, property, and natural resources from unreasonable risks associated with wildland fires.

(B) Methods and strategies for wildland fire risk reduction and prevention within state responsibility areas and very high hazard severity zones.

(b) Prior to the adoption of its draft element or draft amendment, the board of supervisors of the county or the city council of a city shall consider the recommendations made by the State Board of Forestry and Fire Protection and any local agency that provides fire protection to territory in the city or county. If the board of supervisors or city council determines not to accept all or some of the recommendations, if any, made by the State Board of Forestry and Fire Protection or local agency, the board of supervisors or city council shall communicate in writing to the State Board of Forestry and Fire Protection or to the local agency, its reasons for not accepting the recommendations.

Open Space Plans

65560. (a) "Local open-space plan" is the open-space element of a county or city general plan adopted by the board or council, either as the local open-space plan or as the interim local open-space plan adopted pursuant to Section 65563.

(b) "Open-space land" is any parcel or area of land or water that is essentially unimproved and devoted to an open-space use as defined in this section, and that is designated on a local, regional or state open-space plan as any of the following:

(1) Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.

(2) Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.

(3) Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

(4) Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.



Linda S. Adams
Secretary for
Environmental Protection



Department of Toxic Substances Control

Maziar Movassaghi, Acting Director
5796 Corporate Avenue
Cypress, California 90630



Arnold Schwarzenegger
Governor

December 9, 2009

Mr. Corkran W. Nicholson
Assistant Planning Director
City of Rancho Cucamonga
10500 Civic Center Drive
Rancho Cucamonga, California 91730
Corky.Nicholson@cityofrc.us

NOTICE OF PREPARATION FOR A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE RANCHO CUCAMONGA GENERAL PLAN PROJECT (SCH# 2000061027), CITY OF RANCHO CUCAMONGA, SAN BERNARDINO COUNTY

Dear Mr. Nicholson:

The Department of Toxic Substances Control (DTSC) has received your submitted Notice of Preparation (NOP) for a Draft Environmental Impact Report (EIR) for the above-mentioned Project. The following project description is stated in your document: "The Rancho Cucamonga General Plan Update proposes to establish the overall development capacity for the City of Rancho Cucamonga and its Sphere of Influence and will serve as a long-range policy document for determining the appropriate look, feel, and experience of the City. The project involves an update to the current (2001) general Plan, including a redistribution of land uses to accommodate the future, anticipated City growth. Specifically, the project evaluates an additional 7,450 dwelling units, 23,900 increase in population, 19.7 million additional square feet of non-residential development and increase of 25,690 jobs. The proposed General Plan Update contains the following elements (referred to as "Chapters"): Managing Land use, Community Design, Historic Resources, and Public Art; Community Mobility; Economic Development; Community Services; Resource Conservation; Public Facilities and infrastructure; Public Health and Safety; The General Plan Update identifies 21 land use designations that are divided into nine categories, including residential, commercial, mixed-use, industrial, public facilities, schools, parks, open space and conservation, and vacant lands." DTSC has the following comments:

- 1) The EIR should identify the current or historic uses in the Project area that may have resulted in a release of hazardous wastes/substances, and any known or potentially contaminated sites within the proposed Project area. For all identified

sites, the EIR should evaluate whether conditions at the site may pose a threat to human health or the environment. Following are the databases of some of the pertinent regulatory agencies:

- National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S. EPA).
 - EnviroStor: A Database primarily used by the California Department of Toxic Substances Control, accessible through DTSC's website (see below).
 - Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.
 - Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S. EPA.
 - Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
 - Leaking Underground Storage Tanks (LUST) / Spills, Leaks, Investigations and Cleanups (SLIC): A list that is maintained by Regional Water Quality Control Boards.
 - Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.
 - The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).
- 2) The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If necessary, DTSC would require an oversight agreement in order to review such documents. Please see comment No. 11 below for more information.
- 3) All environmental investigations, sampling and/or remediation for the site should be conducted under a Workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup. The findings of any investigations, including any Phase I or II Environmental Site Assessment Investigations should be summarized in the document. All sampling results in

which hazardous substances were found should be clearly summarized in a table.

- 4) Proper investigation, sampling and remedial actions overseen by the respective regulatory agencies, if necessary, should be conducted in the Project area prior to the new development or any construction. All closure, certification or remediation approval reports by these agencies should be included in the EIR.
- 5) If buildings or other structures, asphalt or concrete-paved surface areas are being planned to be demolished, an investigation should be conducted for the presence of other related hazardous chemicals, lead-based paints or products, mercury, and asbestos containing materials (ACMs). If other hazardous chemicals, lead-based paints or products, mercury or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.
- 6) Project construction may require soil excavation or filling in certain areas. Sampling may be required. If soil is contaminated, it must be properly disposed and not simply placed in another location onsite. Land Disposal Restrictions (LDRs) may be applicable to such soils. Also, if the project proposes to import soil to backfill the areas excavated, sampling should be conducted to ensure that the imported soil is free of contamination.
- 7) Human health and the environment of sensitive receptors should be protected during construction or demolition activities. If it is found necessary, a site investigation and a health risk assessment overseen and approved by the appropriate government agency and a qualified health risk assessor should be conducted to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.
- 8) If it is determined that hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If it is determined that hazardous wastes will be generated, the facility should also obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942. Certain hazardous waste treatment processes or hazardous materials, handling, storage or uses may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.

- 9) If during construction/demolition of the project, the soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented.
- 10) If the site was used for agricultural, livestock or related activities, onsite soils and groundwater might contain pesticides, agricultural chemical, organic waste or other related residue. Proper investigation, and remedial actions, if necessary, should be conducted under the oversight of and approved by a government agency at the site prior to construction of the project.
- 11) DTSC can provide guidance for cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies that are not responsible parties, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA or VCA, please see www.dtsc.ca.gov/SiteCleanup/Brownfields, or contact Ms. Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489.

If you have any questions regarding this letter, please contact Mr. Rafiq Ahmed, Project Manager, at rahmed@dtsc.ca.gov or by phone at (714) 484-5491.

Sincerely,

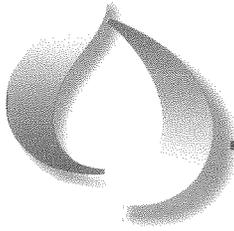


Greg Holmes
Unit Chief
Brownfields and Environmental Restoration Program - Cypress Office

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
state.clearinghouse@opr.ca.gov

CEQA Tracking Center
Department of Toxic Substances Control
Office of Environmental Planning and Analysis
1001 I Street, 22nd Floor, M.S. 22-2
Sacramento, California 95814
nritter@dtsc.ca.gov

CEQA# 2716



Inland Empire Utilities Agency

A MUNICIPAL WATER DISTRICT

6075 Kimball Ave, • Chino, CA 91708
P.O. Box 9020 • Chino, Hills, CA 91709
TEL (909) 993-1600 • FAX (909) 597-8875
www.ieua.org

December 9, 2009

Mr. Corkran W. Nicholson, Assistant Planning Director
City of Rancho Cucamonga
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

Subject: Notice of Preparation of a Draft Environmental Impact Report for the Rancho Cucamonga General Plan Update Project

Dear Mr. Nicholson,

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

- In order to drought proof and conserve precious drinking water supply, IEUA recommends the development(s) to install recycled water facilities to irrigate landscaping areas wherever feasible. This is consistent with CVWD's recycled water ordinance No. 45.
- It appears that a number of projects within the General Plan Update Project will provide wastewater flow to existing IEUA sewer lines, consistent with IEUA's Sewer Master Plan. Please continue to notify IEUA of any additional connections to our Regional Sewer System.

If you have any questions, please feel free to contact me at (909) 993-1635 or by email at rshaw@ieua.org.

Regards,

Ryan Shaw
Planning & Water Resources Department
Inland Empire Utilities Agency
December 9, 2009



PAUL S. LEON
MAYOR

JIM W. BOWMAN
MAYOR PRO TEM

ALAN D. WAPNER
SHEILA MAUTZ
DEBRA DORST-PORADA
COUNCIL MEMBERS

December 11, 2009

GREGORY C. DEVEREAUX
CITY MANAGER

MARY E. WIRTES, MMC
CITY CLERK

JAMES R. MILHISER
TREASURER

City of Rancho Cucamonga
Planning Department
Mr. Corkran W. Nicholson, Assistant Planning Director
10500 Civic Center Drive
Rancho Cucamonga, California 91730

RE: Notice of Preparation of Draft Environmental Impact Report for the City of Rancho Cucamonga General Plan Update Project

Mr. Nicholson,

Thank you for allowing the City of Ontario the opportunity to review and comment on the above referenced project. After reviewing the information provided for the proposed general plan update, the City of Ontario has identified the following concerns which should be analyzed and included in the DEIR:

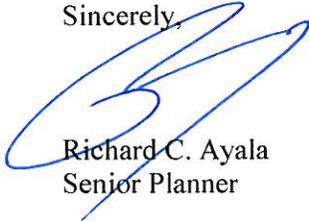
1. Address ways to redistribute the heavy truck volumes generated by the City of Rancho Cucamonga industrial developments away from Ontario's shared hospitality and retail corridors along Fourth Street between Milliken Avenue and the I-15 Freeway and on Milliken Avenue between Fourth Street and the I-10 Freeway via a new interchange on the I-15 Freeway within the City of Rancho Cucamonga. Provide timeline for the construction of the new interchange.
2. Analyze and estimate Rancho Cucamonga's fair share contribution for the modification of the I-10 Freeway at Vineyard Avenue Interchange due to trips generated in Rancho Cucamonga. The current SANBAG Measure I Nexus Study does not assign a fair share of the interchange costs to Rancho Cucamonga.
3. Discuss and address the potential hydraulic and water quality impacts along the City of Ontario border that may be created by proposed changes in drainage patterns in the Rancho Cucamonga General Plan Update.

Mr. Nicholson
December 11, 2009

4. The City of Ontario currently owns a parcel (APN 0229-023-07) located on the eastside of Rochester Avenue just south of Foothill Boulevard in the City of Rancho Cucamonga for future construction of an 8 million gallon potable water reservoir for the 1212 Pressure Zone as identified in the City's Water and Recycled Water Master Plan. The DEIR should address any impacts to ensure that the proposed land use plan remains compatible with Ontario's future use of the site.

We appreciate being involved in the environmental review of the project and look forward to continued communications regarding this project. We will also be interested in reviewing the DEIR and technical studies once they are made available. If you have any questions regarding our comments, please contact me at (909) 395-2421.

Sincerely,



Richard C. Ayala
Senior Planner



STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



ARNOLD SCHWARZENEGGER
GOVERNOR

CYNTHIA BRYANT
DIRECTOR

Notice of Preparation

CITY OF RANCHO CUCAMONGA

November 16, 2009

NOV 19 2009

To: Reviewing Agencies

RECEIVED - PLANNING

Re: City of Rancho Cucamonga General Plan Update
SCH# 2000061027

Attached for your review and comment is the Notice of Preparation (NOP) for the City of Rancho Cucamonga General Plan Update 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:

Corkran W. Nicholson
City of Rancho Cucamonga
10500 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
Assistant Deputy Director & Senior Planner, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2000061027
Project Title City of Rancho Cucamonga General Plan Update
Lead Agency Rancho Cucamonga, City of

Type NOP Notice of Preparation
Description The project involves an update to the current (2001) General Plan, including a redistribution of land uses to accommodate the future, anticipated City growth. Specifically, the project evaluates an additional 7,450 dwelling units, 23,900 increase in population, 19.7 million additional square feet of non-residential development and an increase of 25,690 jobs.

Lead Agency Contact

Name Corkran W. Nicholson
Agency City of Rancho Cucamonga
Phone 909 477-2750 **Fax**
email
Address 10500 Civic Center Drive
City Rancho Cucamonga **State** CA **Zip** 91730

Project Location

County San Bernardino
City Rancho Cucamonga
Region
Cross Streets I-15 and SR-210
Lat / Long 34° 7' 24" N / 117° 34' 46" W
Parcel No. multiple
Township **Range** **Section** **Base**

Proximity to:

Highways I-15/SR-210, I-10
Airports Ontario Airport
Railways multiple
Waterways multiple
Schools Multiple
Land Use Multiple

Project Issues Aesthetic/Visual; Archaeologic-Historic; Agricultural Land; Air Quality; Biological Resources; Economics/Jobs; Fiscal Impacts; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wildlife; Wetland/Riparian; Landuse; Growth Inducing; Cumulative Effects

Reviewing Agencies Resources Agency; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Native American Heritage Commission; Office of Emergency Services; Department of Fish and Game, Region 6; California Highway Patrol; Department of Housing and Community Development; Department of Toxic Substances Control; Integrated Waste Management Board; Caltrans, District 8; Regional Water Quality Control Board, Region 8

Date Received 11/16/2009 **Start of Review** 11/16/2009 **End of Review** 12/15/2009

Resources Agency

Resources Agency
Nadell Gayou

Dept. of Boating & Waterways
Mike Sotelo

California Coastal Commission
Elizabeth A. Fuchs

Colorado River Board
Gerald R. Zimmermann

Dept. of Conservation
Rebecca Salazar

California Energy Commission
Eric Knight

Cal Fire
Allen Robertson

Office of Historic Preservation
Wayne Donaldson

Dept. of Parks & Recreation
Environmental Stewardship Section

Central Valley Flood Protection Board
James Heredia

S.F. Bay Conservation & Devt. Comm.
Steve McAdam

Dept. of Water Resources
Resources Agency
Nadell Gayou

Conservancy

Fish and Game

Dept. of Fish & Game
Scott Flint
Environmental Services Division

Fish & Game Region 1
Donald Koch

Fish & Game Region 1E
Laurie Harnsberger

Fish & Game Region 2
Jeff Drongesen

Fish & Game Region 3
Robert Floerke

Fish & Game Region 4
Julie Vance

Fish & Game Region 5
Don Chadwick
Habitat Conservation Program

Fish & Game Region 6
Gabrina Gatchel
Habitat Conservation Program

Fish & Game Region 6 I/M
Brad Henderson
Inyo/Mono, Habitat Conservation Program

Dept. of Fish & Game M
George Isaac
Marine Region

Other Departments

Food & Agriculture
Steve Shaffer
Dept. of Food and Agriculture

Dept. of General Services
Public School Construction

Dept. of General Services
Anna Garbeff
Environmental Services Section

Dept. of Public Health
Bridgette Blinning
Dept. of Health/Drinking Water

Independent Commissions, Boards

Delta Protection Commission
Linda Flack

Office of Emergency Services
Dennis Castillo

Governor's Office of Planning & Research
State Clearinghouse

Native American Heritage Comm.
Debbie Treadway

Public Utilities Commission
Leo Wong

Santa Monica Bay Restoration
Guangyu Wang

State Lands Commission
Marina Brand

Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Business, Trans & Housing

Caltrans - Division of Aeronautics
Sandy Hesnard

Caltrans - Planning
Terri Pencovic

California Highway Patrol
Scott Loetscher
Office of Special Projects

Housing & Community Development
CEQA Coordinator
Housing Policy Division

Dept. of Transportation
Caltrans, District 1
Rex Jackman

Caltrans, District 2
Marcelino Gonzalez

Caltrans, District 3
Bruce de Terra

Caltrans, District 4
Lisa Carbori

Caltrans, District 5
David Murray

Caltrans, District 6
Michael Navarro

Caltrans, District 7
Elmer Alvarez

Caltrans, District 8
Dan Kopuisky

Caltrans, District 9
Gayle Rosander

Caltrans, District 10
Tom Dumas

Caltrans, District 11
Jacob Armstrong

Caltrans, District 12
Chris Herre

Cal EPA

Air Resources Board

Airport Projects
Jim Lerner

Transportation Projects
Douglas Ito

Industrial Projects
Mike Tollstrup

California Integrated Waste Management Board
Sue O'Leary

State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance

State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

State Water Resources Control Board
Steven Herrera
Division of Water Rights

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)

RWQCB 8
Santa Ana Region (8)

RWQCB 9
San Diego Region (9)

Other

DEPARTMENT OF PUBLIC WORKS

FLOOD CONTROL • LAND DEVELOPMENT & CONSTRUCTION
SOLID WASTE MANAGEMENT • SURVEYOR • TRANSPORTATION



COUNTY OF SAN BERNARDINO

825 East Third Street • San Bernardino, CA 92415-0835 • (909) 387-8104
Fax (909) 387-8130

GRANVILLE M. "BOW" BOWMAN, P.E., P.L.S.
Director of Public Works

November 19, 2009

File #10(ENV)-4.01

City of Rancho Cucamonga
Planning Department
Attn: Corkran W. Nicholson, Assistant Planning Director
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

RE: NOTICE OF PREPARATION OF DRAFT EIR FOR RANCHO CUCAMONGA GENERAL
PLAN UPDATE PROJECT

Dear Mr. Nicholson,

Thank you for giving the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project.

After reviewing the submitted document, our Department would like to receive a copy of the environmental document and any technical reports/studies that will be prepared for this project, when they become available. At that time, our Department will review the project and provide comments.

Sincerely,

A handwritten signature in cursive script that reads "Frank Molina".

FRANK MOLINA, Supervising Planner
Environmental Management Division

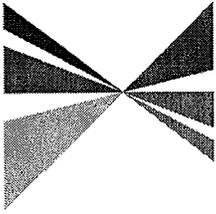
CITY OF RANCHO CUCAMONGA

NOV 23 2009

FM:nh/CEQA Rec'd_Rancho Cucamonga_GP Update_EIR Reqst'd

RECEIVED - PLANNING

cc: Naresh P. Varma
GMB/ARI Reading File



ASSOCIATION of GOVERNMENTS

Main Office

818 West Seventh Street

12th Floor

Los Angeles, California

90017-3435

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December 14, 2009

Mr. Corkran W. Nicholson
Assistant Planning Director
City of Rancho Cucamonga
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, California 91730
Corky.Nicholson@cityofrc.us

RE: SCAG Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Rancho Cucamonga General Plan Update Project [I20090652]

Dear Mr. Nicholson,

Thank you for submitting the **Notice of Preparation of a Draft Environmental Impact Report for the Rancho Cucamonga General Plan Update [I20090652]** to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review of Programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12372 (replacing A-95 Review). Additionally, pursuant to Public Resources Code Section 21083(d) SCAG reviews Environmental Impact Reports of projects of regional significance for consistency with regional plans per the California Environmental Quality Act Guidelines, Sections 15125(d) and 15206(a)(1). SCAG is also the designated Regional Transportation Planning Agency and as such is responsible for both preparation of the Regional Transportation Plan (RTP) and Regional Transportation Improvement Program (RTIP) under California Government Code Section 65080 and 65082.

SCAG staff has reviewed this project and determined that the proposed project is regionally significant per California Environmental Quality Act (CEQA) Guidelines, Sections 15125 and/or 15206. The proposed project is an update of the City's General Plan and will cover six of the seven State-mandated elements.

Policies of SCAG's Regional Transportation Plan (RTP) and Compass Growth Visioning (CGV) that may be applicable to your project are outlined in the attachment. The RTP, CGV, and table of policies can be found on the SCAG web site at: <http://scag.ca.gov/igr>. For ease of review, we would encourage you to use a side-by-side comparison of all SCAG policies with a discussion of the consistency, non-consistency or non-applicability of the policy and supportive analysis in a table format (example attached).

The attached policies are meant to provide guidance for considering the proposed project within the context of our regional goals and policies. We also encourage the use of the SCAG List of Mitigation Measures extracted from the RTP to aid with demonstrating consistency with regional plans and policies. **Please provide a minimum of 45 days for SCAG to review the EIR and associated plans when these documents are available.** If you have any questions regarding the attached comments, please contact Bernard Lee at (213) 236-1895 or leeb@scag.ca.gov. Thank you.

Sincerely,

Jacob Lieb, Manager
Assessment, Housing & EIR

DOCS# 155027

**COMMENTS ON THE NOTICE OF PREPARATION OF A DRAFT
ENVIRONMENTAL IMPACT REPORT FOR THE RANCHO
CUCAMONGA GENERAL PLAN UPDATE PROJECT
[I20090652]**

PROJECT LOCATION

The City of Rancho Cucamonga is located in the Inland Empire in southwestern San Bernardino County, California. The City is surrounded by developed municipalities to the west, south and east, including the Cities of Upland, Ontario, and Fontana and a large area of unincorporated San Bernardino County to the east. The northernmost portion of the City's Sphere of Influence is adjacent to the San Bernardino National Forest.

PROJECT DESCRIPTION

Each city and county in California must prepare a comprehensive, long-term general plan to guide its future. California state law requires each city and county to adopt a general plan "for the physical development of the county or city, and any land outside its boundaries which bears relation to its planning" (California Government Code, 65300). A general plan expresses the community's development goals and embodies public policies relative to the distribution of future land uses, both public and private. The Rancho Cucamonga General Plan Update proposes to establish the overall development capacity for the City and its Sphere of Influence and will serve as a long-range policy document for determining the appropriate look, feel, and experience of the City.

The proposed General Plan Update will address the six of the seven State-mandated General Plan elements and other issues that are important to the community. The proposed General Plan Update contains the following elements (referred to as "Chapters"):

- Managing Land Use, Community Design, Historic Resources, and Public Art
- Community Mobility
- Economic Development
- Community Services
- Resource Conservation
- Public Facilities and Infrastructure
- Public Health and Safety

The City is currently updating its General Plan Housing Element; however, this update is independent of this General Plan Update process.

CONSISTENCY WITH REGIONAL TRANSPORTATION PLAN

Regional Growth Forecasts

The EIR should reflect the most current SCAG forecasts, which are the 2008 RTP (May 2008) Population, Household and Employment forecasts. The forecasts for your region, subregion, and city are as follows:

Adopted SCAG Regionwide Forecasts¹

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	19,418,344	20,465,830	21,468,948	22,395,121	23,255,377	24,057,286
Households	6,086,986	6,474,074	6,840,328	7,156,645	7,449,484	7,710,722
Employment	8,349,453	8,811,406	9,183,029	9,546,773	9,913,376	10,287,125

Adopted SANBAG Subregion Forecasts¹

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	2,182,049	2,385,761	2,582,773	2,773,938	2,957,754	3,133,797
Households	637,252	718,601	787,138	852,994	914,575	972,565
Employment	810,232	897,493	965,781	1,045,471	1,134,964	1,254,752

Adopted City of Rancho Cucamonga Forecasts¹

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	171,980	172,404	172,409	172,413	172,417	172,421
Households	52,027	53,396	53,878	54,341	54,774	55,182
Employment	67,382	73,494	78,524	84,414	90,913	97,873

1. The 2008 RTP growth forecast at the regional, subregional, and city level was adopted by the Regional Council in May 2008. City totals are the sum of small area data and should be used for advisory purposes only.

The **2008 Regional Transportation Plan (RTP)** also has goals and policies that are pertinent to this proposed project. This RTP 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. The RTP continues to support all applicable federal and state laws in implementing the proposed project. Among the relevant goals and policies of the RTP are the following:

Regional Transportation Plan Goals:

- RTP G1** *Maximize mobility and accessibility for all people and goods in the region.*
- RTP G2** *Ensure travel safety and reliability for all people and goods in the region.*
- RTP G3** *Preserve and ensure a sustainable regional transportation system.*
- RTP G4** *Maximize the productivity of our transportation system.*
- RTP G5** *Protect the environment, improve air quality and promote energy efficiency.*
- RTP G6** *Encourage land use and growth patterns that complement our transportation investments.*
- RTP G7** *Maximize the security of our transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies.*

GROWTH VISIONING

The fundamental goal of the **Compass Growth Visioning** effort is to make the SCAG region a better place to live, work and play for all residents regardless of race, ethnicity or income class. Thus, decisions regarding growth, transportation, land use, and economic development should be made to promote and sustain for future generations the region's mobility, livability and prosperity. The following "Regional Growth Principles" are proposed to provide a framework for local and regional decision making that improves the quality of life for all SCAG residents. Each principle is followed by a specific set of strategies intended to achieve this goal.

Principle 1: Improve mobility for all residents.

- GV P1.1** *Encourage transportation investments and land use decisions that are mutually supportive.*
- GV P1.2** *Locate new housing near existing jobs and new jobs near existing housing.*
- GV P1.3** *Encourage transit-oriented development.*
- GV P1.4** *Promote a variety of travel choices*

Principle 2: Foster livability in all communities.

- GV P2.1 *Promote infill development and redevelopment to revitalize existing communities.*
- GV P2.2 *Promote developments, which provide a mix of uses.*
- GV P2.3 *Promote "people scaled," walkable communities.*
- GV P2.4 *Support the preservation of stable, single-family neighborhoods.*

Principle 3: Enable prosperity for all people.

- GV P3.1 *Provide, in each community, a variety of housing types to meet the housing needs of all income levels.*
- GV P3.2 *Support educational opportunities that promote balanced growth.*
- GV P3.3 *Ensure environmental justice regardless of race, ethnicity or income class.*
- GV P3.4 *Support local and state fiscal policies that encourage balanced growth*
- GV P3.5 *Encourage civic engagement.*

Principle 4: Promote sustainability for future generations.

- GV P4.1 *Preserve rural, agricultural, recreational, and environmentally sensitive areas*
- GV P4.2 *Focus development in urban centers and existing cities.*
- GV P4.3 *Develop strategies to accommodate growth that uses resources efficiently, eliminate pollution and significantly reduce waste.*
- GV P4.4 *Utilize "green" development techniques*

CONCLUSION

As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

All feasible measures needed to mitigate any potentially negative regional impacts associated with the proposed project should be implemented and monitored, as required by CEQA. We recommend that you review the SCAG List of Mitigation Measures for additional guidance, and encourage you to follow them, where applicable to your project. The SCAG List of Mitigation Measures may be found here: http://www.scag.ca.gov/igr/documents/SCAG_IGRMMRP_2008.pdf

SUGGESTED SIDE BY SIDE FORMAT - COMPARISON TABLE OF SCAG POLICIES

For ease of review, we would encourage the use of a side-by-side comparison of all SCAG policies with a discussion of the consistency, non-consistency or not applicable of the policy and supportive analysis in a table format. All policies and goals must be evaluated as to impacts. Suggested format is as follows:

The complete table can be found at: <http://www.scag.ca.gov/igr/>

- Click on *“Demonstrating Your Project’s Consistency With SCAG Policies”*
- Scroll down to *“Table of SCAG Policies for IGR”*

SCAG Regional Transportation Plan Goals and Compass Growth Visioning Principles		
Regional Transportation Plan Goals		
Goal/ Principle Number	Policy Text	Statement of Consistency, Non-Consistency, or Not Applicable
RTP G1	Maximize mobility and accessibility for all people and goods in the region.	<i>Consistent: Statement as to why</i> <i>Not-Consistent: Statement as to why</i> <i>or</i> <i>Not Applicable: Statement as to why</i>
RTP G2	Ensure travel safety and reliability for all people and goods in the region.	<i>Consistent: Statement as to why</i> <i>Not-Consistent: Statement as to why</i> <i>or</i> <i>Not Applicable: Statement as to why</i>
RTP G3	Preserve and ensure a sustainable regional transportation system.	<i>Consistent: Statement as to why</i> <i>Not-Consistent: Statement as to why</i> <i>or</i> <i>Not Applicable: Statement as to why</i>
Etc.	Etc.	Etc.



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

November 19, 2009
CITY OF RANCHO CUCAMONGA

DEC 08 2009

RECEIVED - PLANNING

Mr. Corkran W. Nicholson
City of Rancho Cucamonga
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

Dear Mr. Nicholson:

Notice of Preparation of a Draft Environmental Impact Report (Draft EIR) for the Rancho Cucamonga General Plan Update Update

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft environmental impact report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality analysis and electronic versions of all air quality modeling and health risk assessment files. Electronic files include spreadsheets, database files, input files, output files, etc., and does not mean 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. Alternatively, the lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2007 Model. This model is available on the SCAQMD Website at: www.urbemis.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 developed a methodology for calculating PM_{2.5} emissions from construction and operational activities and processes. In connection with developing PM_{2.5} calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM_{2.5} emissions and compare the results to the recommended PM_{2.5} significance thresholds. Guidance for calculating PM_{2.5} emissions and PM_{2.5} significance thresholds can be found at the following internet address: http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html.

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can 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 significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

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 on the SCAQMD's CEQA web pages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

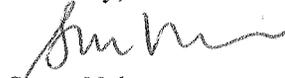
In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist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

Data Sources

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

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

Sincerely,



Susan Nakamura
Planning Manager
Planning, Rule Development and Area Sources

SN:DG:AK
SBC091113-01AK
Control Number