

## TABLE OF CONTENTS

<b>Section 1: Introduction .....</b>	<b>1-1</b>
1.1 - Overview, Purpose and Authority of the EIR.....	1-1
1.2 - Document Terminology for the Rich Haven Project .....	1-3
1.3 - Scope of the EIR .....	1-5
1.4 - Organization of the EIR.....	1-9
1.5 - Documents Incorporated by Reference .....	1-11
1.6 - Documents Prepared for the Rich Haven Project .....	1-14
1.7 - Lead Agency, Sponsor, and Consultant Contact Persons .....	1-15
1.8 - Review of the Draft EIR.....	1-17
<b>Section 2: Executive Summary .....</b>	<b>2-1</b>
2.1 - Proposed Project.....	2-1
2.2 - Areas of Controversy/Issues to be Resolved .....	2-3
2.3 - Summary of Alternatives .....	2-4
2.4 - Summary of Environmental Impacts and Mitigation Measures .....	2-4
2.5 - Conclusions.....	2-26
<b>Section 3: Project Description .....</b>	<b>3-1</b>
3.1 - Project Location .....	3-1
3.2 - Project Background.....	3-1
3.3 - Project Characteristics .....	3-20
3.4 - Project Objectives .....	3-46
3.5 - Intended Uses of the Draft EIR .....	3-46
<b>Section 4: Environmental Setting.....</b>	<b>4-1</b>
4.1 - Regional and Areawide Conditions - Context for Cumulative Impact Analyses .....	4-1
4.2 - Vicinity and Project Site Environmental Setting .....	4-4
<b>Section 5: Environmental Impact Analysis.....</b>	<b>5.1-1</b>
5.1 - Agriculture .....	5.1-1
5.2 - Hydrology and Water Quality .....	5.2-1
5.3 - Biological Resources.....	5.3-1
5.4 - Geology and Soils .....	5.4-1
5.5 - Hazards.....	5.5-1
5.6 - Transportation and Circulation .....	5.6-1
5.7 - Noise .....	5.7-1
5.8 - Air Quality.....	5.8-1
5.9 - Public Services.....	5.9-1
5.10 - Utilities: Water, Wastewater, Electricity, Natural Gas, Waste Management.....	5.10-1
5.11 - Cultural Resources.....	5.11-1
5.12 - Land Use and Planning.....	5.12-1
5.13 - Population and Housing .....	5.13-1
<b>Section 6: Significant Unavoidable Averse Impacts.....</b>	<b>6-1</b>
<b>Section 7: Other Long-Term Implications.....</b>	<b>7-1</b>
7.1 - Growth-Inducing Impacts .....	7-1
7.2 - Irreversible and Irretrievable Commitment to Resources .....	7-1
7.3 - Cumulative Impacts.....	7-2

<b>Section 8: Alternatives to the Proposed Project</b>	<b>8-1</b>
8.1 - Introduction	8-1
8.2 - No Project Alternative	8-4
8.3 - Baseline General Plan Alternative	8-10
8.4 - Reduced Density Alternative	8-24
8.5 - Environmentally Superior Alternative	8-33
<b>Section 9: Organizations and Persons Consulted</b>	<b>9-1</b>
9.1 - Public and Quasi-Public Agencies	9-1
9.2 - Private Organizations	9-1
<b>Section 10: Report Preparation Personnel</b>	<b>10-1</b>
10.1 - Michael Brandman Associates	10-1
10.2 - Technical Sub-Consultants	10-1
<b>Section 11: References</b>	<b>11-1</b>
<b>Appendix A: Notice of Preparation, Initial Study, Correspondence, and Meeting Notes</b>	
A-1 Notice of Preparation/Initial Study	
A-2 Correspondence on Notice of Preparation	
A-3 Scoping Meeting Information	
<b>Appendix B: Biological Resources</b>	
B-1 Burrowing Owl Surveys, Special Status Plant Surveys, Mammal Habitat Assessments, and Delhi Sands Flower-loving Fly Surveys	
B-2 Delineation of Jurisdictional Waters	
<b>Appendix C: Geotechnical Report</b>	
<b>Appendix D: Phase I Environmental Site Assessment and Phase II Environmental Site Investigation</b>	
<b>Appendix E: Traffic Impact Analysis</b>	
<b>Appendix F: Noise Analysis</b>	
<b>Appendix G: Air Quality Impact Analysis</b>	
G-1 Air Quality Report	
G-2 Global Warming Report	
<b>Appendix H: Cultural Resources</b>	
H-1 Historic Architecture Assessment	
H-2 Cultural Report	
<b>Appendix I: LESA Model Worksheets</b>	
<b>Appendix J: Water Supply Assessment</b>	
J-1 Water Supply Assessment Compliance Letter - June 22, 2007	
J-2 City of Ontario Water Supply Assessment - October 27, 2004	

## LIST OF TABLES

Table 1-1: Potentially Significant Environmental Issues .....	1-9
Table 2-1: Executive Summary .....	2-6
Table 3-1: Existing Property Ownership.....	3-1
Table 3-2: NMC Statistical Summary .....	3-18
Table 3-3: Rich Haven Specific Plan Land Use Summary .....	3-23
Table 3-4: Rich Haven Parking Standards.....	3-29
Table 3-5: Maximum Building Heights .....	3-30
Table 4-1: Related Projects.....	4-7
Table 5.1-1: Project Site Farmland Categories .....	5.1-4
Table 5.1-2: LESA Significance Ratings .....	5.1-8
Table 5.2-1: Pollutants of Concern by Land Use .....	5.2-17
Table 5.4-1: Regional Fault Systems .....	5.4-2
Table 5.6-1: Study Intersections Existing Conditions.....	5.6-11
Table 5.6-2: LOS Interpretation.....	5.6-15
Table 5.6-3: Year 2015 Future Without Project Conditions.....	5.6-22
Table 5.6-4: Project Trip Generation.....	5.6-24
Table 5.6-5: Year 2015 Future With Project Conditions.....	5.6-26
Table 5.6-6: Year 2015 Future With Project Conditions.....	5.6-37
Table 5.7-1: Human Reaction to Typical Vibration Levels .....	5.7-4
Table 5.7-2: Maximum Exterior Noise Levels (Property Line Standards) .....	5.7-7
Table 5.7-3: Noise Measurements .....	5.7-8
Table 5.7-4: Existing Traffic Noise .....	5.7-9
Table 5.7-5: Significance of Changes in Cumulative Noise Exposure .....	5.7-11
Table 5.7-6: Estimated Construction Noise in the Project Area .....	5.7-13
Table 5.7-7: Year 2015 Traffic Noise Levels.....	5.7-15
Table 5.7-8: Maximum Noise Levels Generated by Parking Lots .....	5.7-18
Table 5.8-1: Regional Ambient Air Quality Data .....	5.8-5
Table 5.8-2: South Coast Air Basin Attainment Status .....	5.8-6
Table 5.8-3: Air Quality Standards and Relevant Effects.....	5.8-7
Table 5.8-4: SCAQMD Regional Significance Thresholds.....	5.8-19
Table 5.8-5: Localized Significance Thresholds.....	5.8-20
Table 5.8-6: Phase I - Construction Schedule .....	5.8-21
Table 5.8-7: Construction-Related Emissions (Unmitigated) .....	5.8-23

Table 5.8-8: Construction Localized Significance Analysis.....	5.8-25
Table 5.8-9: Estimated Daily Summer Operational Emissions .....	5.8-25
Table 5.8-10: Estimated Daily Winter Operational Emissions .....	5.8-26
Table 5.8-11: Estimated CO Concentrations .....	5.8-27
Table 5.8-12: Comparison of Project and General Plan Variables .....	5.8-32
Table 5.8-13: Construction-Related Emissions (Mitigated).....	5.8-39
Table 5.8-14: Operation-Related Summer Emissions (Mitigated).....	5.8-40
Table 5.8-15: Operation-Related Winter Emissions (Mitigated).....	5.8-40
Table 5.9-1: Existing School Facilities .....	5.9-2
Table 5.9-2: Student Generation.....	5.9-3
Table 5.10-1: Summary of Existing and Proposed AFY Water Demands in the City.....	5.10-2
Table 5.10-2: Estimated Domestic Water Service Demands.....	5.10-10
Table 5.10-3: Estimated Wastewater Service Demands .....	5.10-17
Table 5.10-4: Existing Daily Electrical Demand .....	5.10-20
Table 5.10-5: Projected Annual Electrical Demand .....	5.10-20
Table 5.10-6: Existing Annual Natural Gas Demand .....	5.10-23
Table 5.10-7: Projected Annual Natural Gas Demand.....	5.10-23
Table 5.10-8: Existing Daily Solid Waste Generation .....	5.10-26
Table 5.10-9: Projected Daily Solid Waste Generation.....	5.10-26
Table 5.12-1: Housing and Job Projections .....	5.12-3
Table 5.12-2: New Model Colony Projected Employment .....	5.12-4
Table 5.12-3: Rich Haven Projected Employment.....	5.12-7
Table 5.12-4: Year 2020, Jobs/Housing Balance Impacts.....	5.12-8
Table 5.12-5: General Plan Amendment Land Use Changes within Project Area.....	5.12-9
Table 5.12-6: General Plan Amendment Land Use Changes within NMC .....	5.12-9
Table 5.12-7: Consistency with NMC General Plan Amendment Policies .....	5.12-11
Table 5.13-1: Population and Housing Characteristics.....	5.13-2
Table 5.13-2: Population and Housing Projections.....	5.13-2
Table 8-1: Comparison of Vehicle Trips.....	8-13
Table 8-2: Year 2015 Future Baseline Conditions .....	8-13
Table 8-3: Baseline General Plan Alternative 2015 Future Conditions With Mitigations ...	8-15
Table 8-4: Comparison of Daily Operational Emissions .....	8-18
Table 8-5: Comparison of Baseline and Proposed Project Air Quality Impacts.....	8-18
Table 8-6: Comparison of School Impacts.....	8-19

Table 8-7: Comparison of Public Service Demand .....	8-20
Table 8-8: Baseline General Plan Alternative Estimated Domestic Water Service Demands .....	8-20
Table 8-9: Comparison of Utility Usage .....	8-21
Table 8-10: Comparison of Projected Employment .....	8-23
Table 8-11: Comparison of Vehicle Trips.....	8-27
Table 8-12: Comparison of School Impacts .....	8-29
Table 8-13: Comparison of Public Service Demand .....	8-29
Table 8-14: Comparison of Utility Usage .....	8-30
Table 8-15: Comparison of Projected Employment .....	8-32
Table 8-16: Summary Comparison of Project Alternatives .....	8-33
Table 8-17: Impact Summary Comparison of Project Alternatives .....	8-34
Table 8-18: Objective Feasibility Comparison.....	8-35

## LIST OF EXHIBITS

Exhibit 3-1: Regional Location .....	3-3
Exhibit 3-2: Local Vicinity Map .....	3-5
Exhibit 3-3: Project Location .....	3-7
Exhibit 3-4: Existing Land Use .....	3-9
Exhibit 3-5: Existing Property Ownership.....	3-11
Exhibit 3-6: New Model Colony Specific Plan Subareas.....	3-13
Exhibit 3-7: New Model Colony Land Use Plan .....	3-15
Exhibit 3-8: Land Use Plan.....	3-21
Exhibit 3-9: Existing General Plan.....	3-25
Exhibit 3-10: Master Plan of Circulation .....	3-33
Exhibit 3-11: Domestic Water Plan .....	3-35
Exhibit 3-12: Reclaimed Water Plan .....	3-37
Exhibit 3-13: Sewer Master Plan.....	3-39
Exhibit 3-14: Storm Drain Master Plan.....	3-43
Exhibit 4-1: Surrounding Land Uses and Related Projects.....	4-5
Exhibit 4-2: Photograph Index Map.....	4-11
Exhibit 4 2a: Site Photographs.....	4-13
Exhibit 4-2b: Site Photographs.....	4-15

Exhibit 4-2c: Site Photographs.....	4-17
Exhibit 4-2d: Site Photographs .....	4-19
Exhibit 4-2e: Site Photographs .....	4-21
Exhibit 4-2f: Site Photographs .....	4-23
Exhibit 4-2g: Site Photographs .....	4-25
Exhibit 4-2h: Site Photographs .....	4-27
Exhibit 5.1-1: Farmland Status.....	5.1-5
Exhibit 5.6-1: Project Vicinity .....	5.6-5
Exhibit 5.6-2: Existing Lane Configuration .....	5.6-7
Exhibit 5.6-3: Existing Peak Hour Traffic Volume .....	5.6-13
Exhibit 5.6-4: Study Area Transit Routes.....	5.6-17
Exhibit 5.6-5: New Model Colony Street Improvements .....	5.6-31
Exhibit 5.6-6: Future Base with Proposed Roadway Improvements.....	5.6-33
Exhibit 5.6-7: 2015 Base Lane Configuration .....	5.6-35
Exhibit 5.8-1: Windrose .....	5.8-3
Exhibit 5.10-1: NMC Water Well Locations.....	5.10-3