

THE AVENUE SPECIFIC PLAN AMENDMENT ENVIRONMENTAL IMPACT REPORT

3.0 Project Description

3.1 PROJECT BACKGROUND

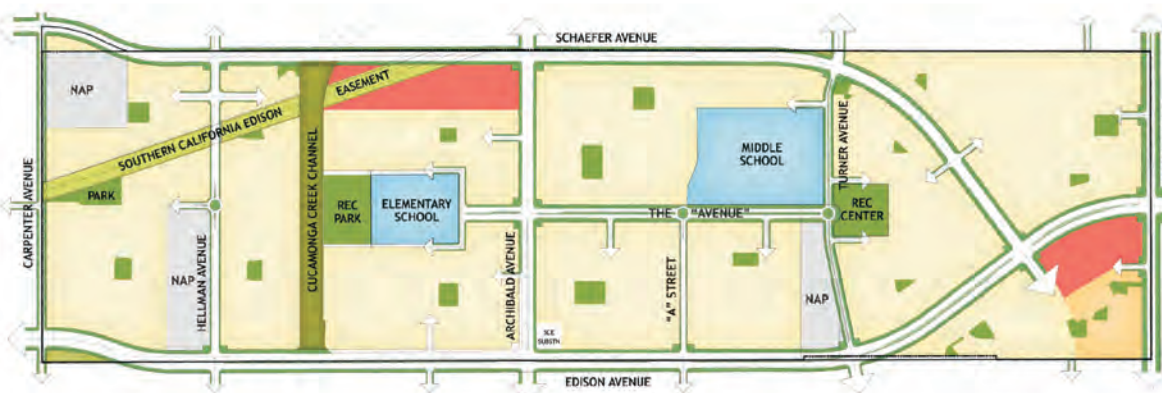
On January 7, 1998, the City of Ontario (City) adopted the New Model Colony (NMC) General Plan and a certified program-level Environmental Impact Report (EIR) for the annexation and related General Plan amendment of approximately 8,200 acres. The NMC General Plan designated this area as Specific Plan to facilitate the creation of cohesive, identifiable neighborhoods to implement the vision of the NMC.

On December 19, 2006, the City approved The Avenue Specific Plan and certified a project-specific EIR for one of the 30 planning Subareas, known as Subarea 18. The Final EIR (FEIR) identified several potentially significant environmental impacts that were mitigated to levels considered less than significant. The FEIR also identified several significant impacts that could not be mitigated to a level less than significant, but the benefits of the project outweighed the potential environmental impacts. As a consequence, a Statement of Overriding Considerations was concurrently adopted by the City Council.

The project proponent wishes to revise the project description to include a larger number of residences and commercial space as a result of a rearrangement of some roadways and land uses within the Avenue Specific Plan area. Since there is an existing EIR, it will only be necessary to evaluate those impacts that will be changed by the changes to the project description in a Supplemental EIR (SEIR). The following actions are a result of the revised project description and required the reevaluation for CEQA purposes:

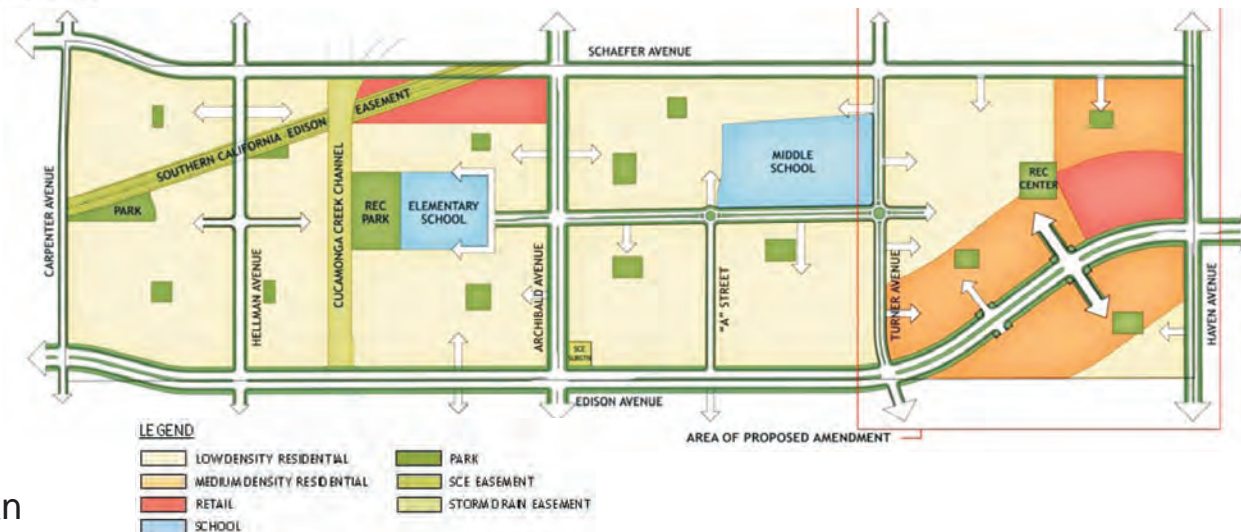
- The Avenue Specific Plan Amendment: the existing Avenue Specific Plan will be amended to rearrange the site, including the realignment of Schaefer Avenue to accommodate the additional residential units and commercial space.
- An amendment to the City of Ontario General Plan as a result of the modification of The Avenue Specific Plan.

The Avenue Specific Plan Amendment (SP Amendment) establishes the regulations and guidelines that will govern the development of the overall community which will offer a variety of residential housing types and neighborhoods within walking distance to parks, schools, commercial and recreation facilities. The original land use plan is compared to the revised land use plan in *Figure 3-1* and summarized in *Table 3-1* and *3-2*. The new project plan remains consistent with the goals and policies of the New Model Colony General Plan Amendment.



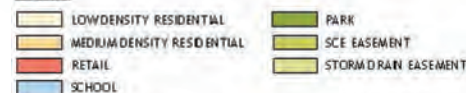
Original Land Use Plan

LEGEND



Revised Land Use Plan

LEGEND



Source: The Avenue Specific Plan



LAND USE PLAN

THE AVENUE SPECIFIC PLAN AMENDMENT
SUPPLEMENTAL EIR
2017110400

NOT TO SCALE



Figure 3-1

THE AVENUE SPECIFIC PLAN AMENDMENT
ENVIRONMENTAL IMPACT REPORT

Project Description

December 22, 2008

Table 3-1 Existing Land Uses

Planning Area	Gross Acres ⁶	Excluded from Gross Acres	Net Res. Acres	Density	Dwelling Units	Comm. Square Feet	Land Use
1A	11.1	--	11.1	4.6	51		Res./OS
1B	33.5	5.9 ¹	27.6	4.6	127		Res./OS
1C	1.0	--	1.0	4.6	5		Res./OS
2A	32.0	--	32.0	4.6	147		Res./OS
2B	12.5	--	12.5	4.6	58		Res./OS
3A	21.7	3.0 ¹	18.7	4.6	86		Res./OS
3B	21.1	--	21.1	4.6	97		Res./OS
4	19.9	19.9 ^{1,2}	n/a	n/a	n/a	87,000	Retail/OS
5	82.6	10 ^{3,5}	72.6	4.6	334		Res./OS/El. Sch.
6A	49.9	--	49.9	4.6	230		Res./OS
6B	10.0	10 ^{4,5}	n/a	n/a	n/a		Mid. Sch. (1/2)
7	37.2	--	37.2	4.6	171		Res./OS
8A	29.3	--	38.8	4.6	178		Res./OS
8B	9.5	--					
9A	7.5	--	7.5	4.6	375		Res./OS
9B	10.0	10 ^{4,5}	n/a	n/a			Mid. Sch. (1/2)
9C	54.6	--	54.6	4.6			Res./OS
9D	19.4	--	19.4	4.6			Res./OS
Transfer	n/a	--	--	--	41		Res (Edenglen)
10A	42.5	10 ²	22.5	4.6	104		Res./OS
			10.0	12.0	120		MF per GP
			n/a	n/a	n/a	87,000	Retail/OS
10B	4.3	--	4.4	4.6	20		Res./OS
11	39.6	--	39.6	4.6	182		Res./OS
TOTALS	549.2⁶		480.4		2,326	174,000	
Land Use Abbreviations							
Comm. = Commercial							
El. Sch. = Elementary School							
MF per GP = Multi-Family per NMC General Plan							
Mid. Sch. = Middle School							
OS = Open Space or Park							
Res. = Residential							
Retail = Retail Commercial							
Notes:							
¹ SCE Easement							
² Commercial Site							
³ Elementary School Site							
⁴ One-half of a 20-acre Middle School Site							
⁵ Number of dwelling units will increase at 4.6 dwelling units per acre if one or both schools decide not to be located in the Project Site							
⁶ Excludes public rights-of-way, Cucamonga Creek, and the SCE Substation							
Source: The Avenue Specific Plan EIR, Table 3-3.							

**THE AVENUE SPECIFIC PLAN AMENDMENT
ENVIRONMENTAL IMPACT REPORT**

Project Description
December 22, 2008

Table 3-2 Proposed Land Uses

Planning Area	Gross Acres	Excluded from Gross Acres	Net Res. Acres	Density	Dwelling Units	Comm. Square Feet	Land Use
1A	11.1	-	11.1	4.6	51		Low Density Res.
1B	33.5	5.4 ¹	28.1	4.5	127		Low Density Res.
1C	2.2	-	2.2	2.5	5		Low Density Res.
2A	32.0	-	32.0	4.6	147		Low Density Res.
2B	12.5	-	12.5	4.6	58		Low Density Res.
3A	21.7	2.6 ¹	19.1	4.5	86		Low Density Res.
3B	21.5	-	21.5	4.5	97		Low Density Res.
4	19.9	10 ²	9.9	-	n/a	87,000	Retail
5	82.6	10 ³	72.6	4.6	334		Low Density Res./ OS/Elem. School
6A	49.9	-	49.9	4.6	230		Low Density Res.
6B	10.0	10 ⁴	n/a	-	n/a		Middle School ⁴
7	28.9	-	28.8	4.6	134		Low Density Res.
	n/a	-	n/a	-	41		Transfer Units
8A	39.9	-	39.9	4.5	180		Low Density Res.
8B	9.7	-	9.7	4.5	44		Low Density Res.
9A	10.6	-	10.6	4.6	48		Low Density Res.
9B	10.0	10 ⁴	n/a	-			School ⁴
10A	66.3	-	66.3	4.6	305		Low Density Res.
	34.4	-	34.4	12.0	412		Medium Density Res.
10B	14 ²	14 ²	-	-	n/a	163,000	Retail
11	28.9	-	28.9	4.6	133		Low Density Res.
	14.5	-	14.5	12.0	174		Medium Density Res.
Cucumonga Creek	12.8	12.8	n/a				
7 SCE	1.2	1.2	n/a				
TOTALS	568.1⁶	76.1	492.1		2,606	250,000	

¹SCE Easement
²Retail Site
³Elementary School
⁴Half of 20-acre Middle School
⁵Density is measured to c/l of arterial streets per City standard for NMC entitlements
⁶Total Gross Acres based on the New Model Colony FEIR
Note: All acreages approximate – exact acreages will be defined through tract map surveys.
Source: The Avenue Specific Plan Amendment, Table 2.

**THE AVENUE SPECIFIC PLAN AMENDMENT
ENVIRONMENTAL IMPACT REPORT**

Project Description
December 22, 2008

3.2 PROJECT LOCATION

The location of the project has not changed from the location established by the previously certified FEIR. The Project is located within the City of Ontario in San Bernardino County, California. The Project is approximately 2 miles south of State Route 60 (SR-60), in the general area north of Edison Avenue, south of Schaefer Avenue, east of Carpenter Avenue, and west of Haven Avenue.

3.3 ENVIRONMENTAL SETTING

The environmental setting of the Project is presented in the certified FEIR and is incorporated by reference.

3.4 PROJECT OBJECTIVES AND CHARACTERISTICS

The Project objectives were presented in the certified FEIR and are incorporated by reference. The revisions to the Project do not alter the desire of the Project proponent or the City to continue forward remaining consistent with the previously presented objectives.

3.5 INTENDED USES OF THE SEIR

This Draft SEIR has been prepared in accordance with CEQA to evaluate the potential environmental impacts associated with:

- The construction of 2,606 residential units and 250,000 square feet of retail space on approximately 569 acres of land within the New Model Colony General Plan; and,
- Amendment of the General Plan due to the revision of the Specific Plan. The General Plan Amendment is proposed in order to change residential land use densities of the Specific Plan area (see Section 4.3.1 for more detail). Development agreements will be modified to be consistent with the General Plan and Specific Plan Amendments.

This Draft SEIR is intended to supplement The Avenue Specific Plan Final Environmental Impact Report (State Clearinghouse No. 2005071109), which was certified by the City Council on December 19, 2006. Having been reviewed, along with the associated technical studies, by the various City Departments and the City's environmental consultant, this Draft SEIR reflects the independent judgment of the Lead Agency.

This Draft SEIR will be considered by the City of Ontario in conjunction with the following entitlements:

- Specific Plan Amendment
- General Plan Amendment

**THE AVENUE SPECIFIC PLAN AMENDMENT
ENVIRONMENTAL IMPACT REPORT**

Project Description
December 22, 2008

- Development Agreements
- Future Tentative Tract or Parcel Maps
- Development Plan Reviews
- Conditional Use Permits
- Design Reviews and any other future entitlements which would be required.

This document will also be used by other agencies as identified in the previously certified FEIR including the South Coast Air Quality Management District (SCAQMD) and the County of San Bernardino in their decision making.

3.6 INCORPORATION BY REFERENCE

The Draft SEIR uses information from various documents that were not prepared specifically for the Project, but that provide relevant information in describing environmental conditions and analyzing the potential environmental effects of the proposed Project. As allowed by Section 15150 of the State CEQA Guidelines, all or portions of another document may be incorporated by reference into an EIR without the requirement of reproducing the entire source document in the EIR. Information taken from these documents would be identified in the relevant environmental impact analysis sections of the EIR.

The documents listed in Section 9, References, of this Draft SEIR, in addition to The Avenue Specific Plan and the City of Ontario General Plan, are incorporated by reference. Also incorporated by reference are The Avenue Specific Plan Final Environmental Impact Report (State Clearinghouse No. 2005071109) and the New Model Colony General Plan Final Environmental Impact Report. As required by Section 15150(b) of the CEQA Guidelines, the documents that are incorporated by reference are available for public inspection at the address of the Lead Agency identified in Section 1, Introduction. For purposes of clarification, documents identified as incorporated by reference are separate from the technical studies included in the Appendix to the Draft SEIR and prepared specifically for the Project.