

6.0 Impacts Found to Have No Substantial Change from the Previous Analysis

6.1 AESTHETICS

As presented in the Initial Study (2008), the previous FEIR (2006) does not identify any scenic vistas or scenic highways within or adjacent to the Project site. In addition, it was determined in the previous FEIR (2006) that any impacts of the development due to the removal of open space and replacement with an urban setting would be mitigated through the application of design guidelines that will ensure an aesthetically-pleasing development. Finally, the FEIR (2006) showed that while the development will create a new source of light, design techniques and criteria will be used to prevent spillover and direct light to prevent off-site impacts due to the lighting. The changes to the Project do not substantially change these conclusions and the impacts were found to be less than significant after the previously approved mitigation is applied.

6.2 AGRICULTURAL RESOURCES

The Project is located on a site that is currently used for farming and several of the parcels have active Williamson Act contracts. The impact of the development on these agricultural resources was previously evaluated in the FEIR (2006) and it was determined that the impacts would be unavoidably significant. However, since the Project is still within the originally evaluated footprint, the changes to the Project would not substantially change this conclusion and no additional mitigation measures are proposed that could reduce this impact.

6.3 CULTURAL RESOURCES

The previous FEIR (2006) included an investigation of potential cultural and paleontological resources on the Project site. Several mitigation measures were approved that reduced any potential impacts to a level less than significant. Since the Project boundaries have remained the same, the same impacts and mitigation measures remain. No additional mitigation measures are proposed or necessary due to the changes to the Project.

6.4 GEOLOGY/SOILS

The previous FEIR (2006) evaluated the geological hazards on the site and how the Project could expose residents to any existing hazards. It was found that there are faults that are located approximately 6 miles from the site. Several mitigation measures were incorporated that will reduce the potential impacts to future residents from groundshaking and/or seismic ground failure. It was determined that the mitigation reduced these impacts to a less than significant

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

Impacts Found to Have No Substantial Change from the Previous Analysis

December 22, 2008

level. The changes to the Project will not change the potential for these impacts or the need for the mitigation measures. No additional mitigation measures are proposed.

6.5 HAZARDS AND HAZARDOUS MATERIALS

As discussed in the Initial Study (2008), the previous FEIR (2006) evaluated the existence of hazardous materials onsite due to the agricultural operations through Phase I Environmental Site Assessments (ESAs). The Phase I ESAs found several registered sites that have both active and inactive underground storage tanks, waste discharge permits, and hazardous materials, mostly due to the agricultural operations on the Project site. One of the Phase I ESAs resulted in the execution and preparation of a Phase II ESA. This evaluation determined that no further action was required.

In addition, the FEIR discussed the potential for hazardous materials to be used during the construction of the development. It was determined that the use of these chemicals and/or hazardous materials including those found during the demolition stage (underground storage tanks, residual fertilizer, etc), those used during the construction phase (paint, fertilizer, etc.), and those used during the operations phase (household hazardous chemicals such as paint and household cleaners), would generally be common materials found in small quantities and would be subject to existing regulations. The impacts were found to be less than significant.

Finally, the site is in proximity to the Chino Airport, as discussed in the previous FEIR (2006). However, the development is in an area that has a low risk for aircraft accidents and therefore there are no restrictions on the types of buildings allowed. It was determined the impacts from this airport would be less than significant.

The proposed changes to the Project do not change these conclusions. The impacts remain at less than significant levels and no additional mitigation measures are proposed.

6.6 HYDROLOGY/WATER QUALITY

There were several concerns regarding water quality addressed in the previously certified FEIR (2006), most of them in relation to the content of manure and fertilizer in the topsoils onsite that will be exposed during the grading phase of the Project. Mitigation measures were proposed to prevent the migration of these topsoils to nearby watersheds which reduced these potential impacts to a less than significant level.

In addition, the Project's impacts during the operational phase were also evaluated. It was concluded that while uses such as gasoline service stations could be included in the retail portion of the site, they would be subject to specific requirements that will prevent pollution from migrating offsite.

6.7 MINERAL RESOURCES

previously certified F (2006)The Project site is located within a mostly developed area surrounded by agricultural land uses. There are no known mineral resources in the area. Therefore, no impacts are anticipated. The changes to the Project

THE AVENUE SPECIFIC PLAN AMENDMENT

SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

Impacts Found to Have No Substantial Change from the Previous Analysis

December 22, 2008

THIS PAGE LEFT INTENTIONALLY BLANK