

# Section 1.0: Introduction

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## 1.1 OVERVIEW

In accordance with the California Environmental Quality Act (CEQA), this ~~FinalDraft~~ Supplemental Environmental Impact Report (~~FinalDraft~~ SEIR) has been prepared to analyze the potential environmental impacts associated with the approval and implementation of the proposed *Guasti Plaza Specific Plan Amendment* (hereafter referred to as the Specific Plan Amendment, proposed Amendment, or amended Specific Plan). The Guasti Plaza Specific Plan regulates development within the historic Guasti community, an approximately 78.4-acre area at the northern section of the City of Ontario, south of the San Bernardino (Interstate-10) Freeway, west of Turner Avenue, north of the Union Pacific Railroad right-of-way, and east of Archibald Avenue. The Specific Plan allows for the development of 3,184,236 square feet of hotel, office, retail, restaurant and related land uses, along with the retention of historic structures for adaptive reuse.

The proposed Amendment updates the Specific Plan document to reflect existing conditions at the site and reflect existing regulations and approvals pertinent to the site. The Amendment also introduces a new overlay to provide flexibility into the Specific Plan for the development of residential and commercial uses. The proposed Residential Overlay Zone would allow an alternative development scenario for the development of residential uses within portions of the Specific Plan area. The overlay zone is proposed over approximately 11.72 acres within Planning Areas 2 and 3 at the eastern and southeastern sections of the Specific Plan area, where a maximum of 500 residential dwelling units may be built under the proposed Amendment. With the overlay zone, 500 residential units could replace approximately 450,000 square feet of planned office uses on this portion of the Specific Plan area (also referred to as the project site). Alternatively, 100 dwelling units may be located on approximately 9 acres at the western section, replacing future office or commercial development in this area. In any case, the total number of residential units within the Specific Plan area shall not exceed 500 units and the total floor area of development shall not exceed the allowable floor area ratio of 1.0 under this Amendment.

The *Guasti Plaza Specific Plan* is a policy document that regulates development on the 78.4-acre site and its amendment would not lead to any immediate development on the site or to changes to the existing environment. An EIR has been prepared to analyze the indirect impacts of future development under the Specific Plan and this previous EIR was certified prior to adoption of the Guasti Plaza Specific Plan in 1996. However, future residential development within the Specific Plan area would be allowed by the amended Specific Plan, if approved by the City. This future residential development would have the potential to cause environmental impacts that have not been analyzed in the previous EIR. Thus, the SEIR would analyze the impacts of future residential development within the Specific Plan area.

This SEIR has been prepared in accordance with the criteria, standards, and procedures of the California Environmental Quality Act (CEQA) of 1970, as amended, (Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Administrative Code Sections 15000 et seq.), and the City's Guidelines for Implementing CEQA. This SEIR serves as an informational document intended for use by the City of Ontario, decision-makers, responsible and trustee agencies, interested parties, and members of the general public in evaluating the potential environmental effects of the proposed Amendment.

Since the adoption and implementation of the amended Specific Plan has the potential for causing a physical change in the environment, it is considered a "Project", as defined by Section 21065 of CEQA and Section 15378 of the CEQA Guidelines and thus, subject to the mandates

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of CEQA. In accordance with Section 15051 of the CEQA Guidelines, the *Lead Agency* is the public agency with the greatest responsibility for carrying out or approving the project as a whole. The City of Ontario has the primary responsibility for approving the proposed Specific Plan Amendment. Thus, the City is serving as the Lead Agency for the proposed Amendment and is responsible for the environmental review and clearance of the Amendment, pursuant to Section 15040 of the CEQA Guidelines.

### **1.2 PURPOSE OF THE SEIR**

#### **1.2.1 Authority and Intended Uses of the SEIR**

The City of Ontario authorized the preparation of an Initial Study to review the potential environmental impacts of the proposed *Guasti Plaza Specific Plan Amendment*. Based on the findings of the Initial Study, the City has determined that future residential development proposed under the amended Specific Plan would lead to environmental impacts on a number of issue areas. The impacts of planned office and commercial uses have been analyzed in the EIR that was prepared for the Guasti Plaza Specific Plan (FEIR No. 90-4/SCH 91-122-009) for its adoption in 1996. An update of the setting and impacts were analyzed in the EIR for the Guasti Redevelopment Project Area (SCH 99-101-025) as part of the Redevelopment Plan formation in 2001. However, the impacts of residential uses were not analyzed in these previous EIRs and a Supplemental EIR (SEIR) is needed to analyze the potential new impacts, as part of the Specific Plan Amendment's environmental review process, in accordance with CEQA. A Notice of Preparation (NOP) for the SEIR was circulated on November 20, 2008 to solicit comments from other agencies and interested parties on the scope and content of the SEIR.

Subsequent to the NOP distribution and scoping meeting, the proposed Amendment has been revised to keep the office and commercial uses as permitted uses on the project site, and instead create an overlay designation that would allow the development of 500 residential units as an alternative development scenario on a portion of the Specific Plan area. This overlay would provide flexibility to the developer, offering an option to develop commercial uses as originally planned or a new option to develop residential uses that would be allowed under the proposed Amendment. As a Supplement EIR, this SEIR is revising the original EIR for the Guasti Plaza Specific Plan (FEIR No. 90-4/SCH 91-122-009) only to the extent needed to make the original EIR cover the proposed Amendment. Thus, this SEIR refers to the residential component as a potential development scenario in the proposed Amendment and focuses its analyses on impacts from residential development that was not analyzed in the previous EIR.

Acting as the Lead Agency, the City has authorized the preparation of this SEIR to provide an analysis of the potential environmental impacts of the proposed Specific Plan Amendment. The SEIR would facilitate the environmental review process by identifying the potential adverse environmental changes that could occur with the approval and implementation of the amended Specific Plan and the potential development of residential land uses on the site, as an alternative development scenario to be allowed under the amended Specific Plan.

The SEIR also addresses issues raised in response to the NOP, as expressed by various affected and interested agencies. While this SEIR has been prepared with consultant support, the analysis and findings in this document have been independently reviewed by the City and reflect the City's conclusions, as required by Section 15084 of the CEQA Guidelines.

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The purpose of this SEIR is to inform the City, trustee and responsible agencies, decision-makers, and the general public of the environmental effects anticipated with the approval of the proposed Amendment to the Guasti Plaza Specific Plan and future residential development that would be allowed by the Amendment. This SEIR is an informational document that provides detailed information about the potential significant adverse environmental impacts that may occur with the Specific Plan Amendment. The SEIR also identifies mitigation measures that would be effective in reducing or avoiding any identified significant adverse impacts, including applicable mitigation measures in the previous EIR for the Guasti Plaza Specific Plan and in the previous EIR for the Guasti Redevelopment Plan. In addition, feasible alternatives to the proposed Specific Plan Amendment and to the future residential development scenario on the site are discussed and their potential environmental impacts are compared to the impacts of future residential development under the proposed Amendment, to provide a basis for consideration by decision-makers.

As indicated earlier, the approval of the proposed *Guasti Plaza Specific Plan Amendment* would not lead to any direct changes to the environment, the site, or the project area. Update of the document to address existing site conditions, current regulations and subsequent approvals for development within the Specific Plan area would not result in direct environmental impacts. However, future residential development that would be allowed under the proposed Residential Overlay Zone under the amended Specific Plan would lead to changes in the existing environmental conditions at the project site and within the Specific Plan area that have not been considered by the City of Ontario in the adoption of the Guasti Plaza Specific Plan and the Guasti Redevelopment Plan or the EIRs prepared for these plans. The alternative development scenario includes the construction of a maximum of 500 residential units in place of 450,000 square feet of planned office uses.

This SEIR has also been prepared as a Program EIR since it analyzes an amendment to the Guasti Plaza Specific Plan – a policy document, and no development plans have been submitted for the future development at the project site. Thus, the need for further environmental review would be evaluated when more definitive site and building plans are submitted to the City for approval.

Since the proposed Specific Plan Amendment would indirectly cause physical changes or impacts on the environment during construction and occupancy of future dwelling units and other associated on-site facilities and improvements, the potential environmental impacts associated with implementation of the amended Specific Plan and future residential development on the project site that could occur and that would be allowed under the amended Specific Plan are analyzed in this SEIR.

As development plans for the site are proposed or are submitted for approval by the City, the City of Ontario shall conduct a preliminary analysis to determine if the impacts of the proposal or Specific Plan component have been adequately and accurately analyzed in the previous EIRs or this SEIR. The analysis will identify the appropriate environmental document for the development plans, which may take the form of a (Mitigated) Negative Declaration, Addendum, or Subsequent EIR. This SEIR will serve as a basis for the future environmental review of proposed residential development projects and improvements on the site, as allowed under the amended Specific Plan, and for the identification of standard conditions and mitigation measures that would need to be implemented by future residential projects within Guasti Plaza.

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### 1.2.2 Agencies Having Jurisdiction

State law requires that all EIRs be reviewed by trustee and responsible agencies. A ‘*Trustee Agency*’ is defined in Section 15386 of the CEQA Guidelines as “a state agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the State of California.” Per Section 15381 of the CEQA Guidelines, “the term ‘*Responsible Agency*’ includes all public agencies other than the Lead Agency, which have discretionary approval power over the proposed Specific Plan Amendment.”

The City of Ontario is the Lead Agency for the proposed Specific Plan Amendment. The SEIR would be used by the Ontario City Council in deciding whether to approve the proposed *Guasti Plaza Specific Plan Amendment* and future residential development that would be allowed as an alternative development scenario under the amended Specific Plan.

The California Department of Fish and Game (CDFG) and the United States Fish and Wildlife Service (USFWS) are Trustee Agencies for sensitive wildlife resources that may be present on the site and that could be disturbed as part of future development. These trustee agencies shall use the SEIR prepared by the City of Ontario in their review and approval of discretionary permits needed for future development on the site and in the Specific Plan area.

The Santa Ana Regional Water Quality Control Board is a Responsible Agency for discretionary permits needed for stormwater discharges from the site.

Other public agencies may also review or use the SEIR in considering non-discretionary permits needed for future development on the project site. These agencies may use the SEIR for evaluating the impacts of potential residential development on their facilities or public service levels during the processing of development and building permits; in conjunction with changes in services that may occur with future development on the site; and to assist other agencies in planning for future facility expansions and service level upgrades. These agencies include:

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| ◆ AT&T  | ◆ San Bernardino County Flood Control District                 |
| ◆ California Department of Transportation                           | ◆ San Bernardino County Public Works Department                |
| ◆ Chaffey Community College District                                | ◆ San Bernardino County Regional Parks and Recreation District |
| ◆ City of Ontario Department of Building and Safety                 | ◆ San Bernardino County Solid Waste Division                   |
| ◆ Ontario Fire Department   | ◆ South Coast Air Quality Management District                  |
| ◆ Ontario Library   | ◆ Southern California Association of Governments               |
| ◆ Ontario Police Department   | ◆ Southern California Edison Company                           |
| ◆ Ontario Public Utilities Department                               | ◆ Sempra Utilities   |
| ◆ Chaffey Joint Union High School District                          | ◆ Time Warner Communications                                   |
| ◆ Cucamonga School District   | ◆ Union Pacific Railroad Company                               |
| ◆ Kinder Morgan   |  |
| ◆ Omnitrans Bus Company   |  |
| ◆ San Bernardino Associated Governments                             |  |
| ◆ San Bernardino County Department of Environmental Health Services |  |

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### **1.2.3 Notice of Preparation and Public Scoping**

The City of Ontario has determined that a SEIR is required to analyze the impacts of future residential development under the proposed *Guasti Plaza Specific Plan Amendment*. Based on this determination, the City complied with Section 15082 of the CEQA Guidelines by issuing a Notice of Preparation (NOP) of a Draft SEIR. The NOP was distributed on November 20, 2008, and indicated that an SEIR would be prepared for the Specific Plan Amendment, and that the City was seeking public comments on issues that needed to be addressed in the SEIR. The NOP was also published in the Inland Valley Daily Bulletin on November 21, 2008.

The NOP is provided in Appendix A of this SEIR. Appendix A also contains the list of agencies and individuals that received a copy of the NOP and Initial Study. The NOP review/comment period extended for 30 days after receipt of the NOP and ended on December 20, 2008. Consequently, the responses to the NOP were used to refine the focus and scope of issues addressed in the SEIR. The responses received on the NOP are summarized in the Executive Summary, and the actual letters are included in Appendix B of this SEIR.

A scoping meeting for the proposed Specific Plan Amendment was held on December 3, 2008 at the Ontario Senior Center from 6:00 PM to 6:30 PM. Public agencies and interested parties were invited to the scoping meeting.

### **1.2.4 Availability of the Draft SEIR**

After completion of the Draft SEIR, a Notice of Completion was published in the Inland Valley Daily Bulletin on March 1, 2011 and mailed out to inform the public and interested and affected agencies that the Draft SEIR was available for public review and comment for 45 days. In addition, the Draft SEIR was distributed directly to affected public agencies and to interested organizations for review and comment.

The Draft SEIR and all related technical studies ~~werehave been~~ made available for review and copying at the following locations:

**City of Ontario**  
Planning Department  
200 North Cherry Avenue  
Ontario, California 91764  
(909) 395-2036

The Draft SEIR and Appendices to the Draft SEIR ~~weare~~ also available for review at the following locations:

**Ontario Main Library**  
215 East "C" Street  
Ontario, CA 91764  
(909) 395-2004  
Hours: Monday – Thursday = 10 AM to 9 PM  
Friday – Saturday = 10 AM to 6 PM  
Sunday = 1 PM to 4 PM

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**City of Ontario  
City Clerk**

200 North Cherry Avenue  
Ontario, California 91764

Hours: Monday – Thursday = 7:30 AM - 5:30 PM  
Friday = 8 AM – 5 PM

Agencies, organizations, and individuals have been invited to comment on the information presented in the Draft SEIR during a 45-day public review period from March 1 to April 14, 2011. Specifically, comments addressing the scope and adequacy of the environmental analysis contained in the Draft SEIR have been solicited. Respondents have also been asked to provide or identify additional environmental information, which is germane to the proposed *Guasti Plaza Specific Plan Amendment* and the project site, but which they feel may not have been addressed in the analysis. Comments should be sent to Richard Ayala, Senior Planner at the City of Ontario Planning Department, at the address above.

Following the public review period, responses to all substantive comments ~~were~~will be prepared and compiled into the Final SEIR. Point-by-point responses were prepared for each comment found in the letters and the rResponses ~~would also be~~ sent to individuals s and agencies that provided comments on April 21, 2011. The comments and responses have also been compiled into Section 11.0, Response to Comments, of this Final SEIR. In addition, revisions to the Draft SEIR, based on the comments and responses, and other changes to the Draft SEIR are provided as redlines in this Final SEIR. As such, underlined texts are inserts/additions and strikeouts (text) are deleted texts.

The Final SEIR will then be considered by the Ontario City Council for certification, prior to any discretionary action or decision on the proposed *Guasti Plaza Specific Plan Amendment*.

### 1.2.5 Incorporation by Reference

As permitted by Section 15150 of the CEQA Guidelines, this SEIR has referenced several technical studies, analyses, and reports. Information from the documents, which have been incorporated by reference into this SEIR, has been briefly summarized in the appropriate sections and the relationship between the incorporated part of the referenced document and the SEIR has been described. Specifically, the following documents are used as references for analysis in this SEIR:

- GRC Redevelopment Consultants, Final EIR for the Guasti Plaza Specific Plan, November 1995. (FEIR No. 90-4/SCH 91-122-009)
- GRC Associates, Draft EIR for Guasti Redevelopment Project Area, May 2000. (SCH 91-122-009)
- GRC Associates, Recirculated Draft EIR for Guasti Redevelopment Project Area, April 2001. (SCH 99-101-025)
- GRC Associates, Final EIR for Guasti Redevelopment Project Area, June 2001. (SCH 99-101-025)

In addition, documents and other sources which have been used in the preparation of this SEIR are identified in Section 11.0, *References and Preparers*. In accordance with Section 15150(b)



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of the CEQA Guidelines, the locations where the public may obtain and review these referenced documents and other sources used in the preparation of the SEIR are also identified.

### **1.3 METHODOLOGY**

The environmental analysis contained in this SEIR has been developed to adequately address all environmental issues and the concerns raised by comments on the NOP. The environmental impact analysis seeks to determine the significance of potential impacts and to develop appropriate mitigation. To facilitate the analysis of each issue, a standard format was developed to analyze each environmental issue thoroughly. This format is presented below, with a brief discussion of the information included within each topic.

#### **1.3.1 Environmental Setting**

This introductory section describes the existing environmental conditions related to each issue analyzed in the SEIR. In accordance with Section 15125 of the State CEQA Guidelines, both the existing local and regional settings are discussed as they exist prior to approval and implementation of the proposed *Guasti Plaza Specific Plan Amendment* and when the NOP was circulated in November 2008. This section provides the baseline conditions with which environmental changes created by the Specific Plan Amendment would be compared and analyzed.

#### **1.3.2 Threshold of Significance**

Section 15126.2 of the CEQA Guidelines requires that an EIR “identify and focus on the significant environmental effects of the proposed project”. “Effects” and “impacts” mean the same under CEQA and are used interchangeably within this SEIR. A “significant effect” or “significant impact” on the environment means “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project” (Section 15382 of the CEQA Guidelines).

In determining whether an impact is “significant”, Section 15064.7 of the CEQA Guidelines encourages each public agency to develop and publish thresholds of significance to use in determining the significance of an environmental impact. These thresholds may consist of identifiable quantitative, qualitative or performance level criteria, of which non-compliance would mean the effect would be determined to be significant and compliance with the thresholds would mean the effect normally would be determined to be less than significant.

The City of Ontario has not adopted thresholds of significance. Thus, the significance criteria used in the analysis in Section 4.0, *Environmental Impact Analysis*, of this SEIR are derived from Appendix G of the CEQA Guidelines. In addition, City policies and standards, as well as thresholds adopted by other public agencies with jurisdiction over select environmental issues, are used as thresholds of significance. Also, accepted technical and scientific data are used in other instances to determine if an impact would be considered significant. An effort has been made to avoid overly subjective significance criteria, which are not based in specific CEQA policies, and to use generally accepted thresholds upon which significance can be determined. These significance criteria are identified under each environmental issue area and have been utilized in analyzing the potential effects of the proposed Specific Plan Amendment.

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### **1.3.3 Environmental Impacts**

The analysis of environmental impacts presented in this SEIR identifies specific project-related direct and indirect, short term and long term, and unavoidable impacts of the Specific Plan Amendment. While approval of the Specific Plan Amendment itself would not result in direct or immediate changes to the environment, implementation of the amended Specific Plan, as associated with future residential development that would be allowed on the site as an alternative development scenario and as regulated by the amended Specific Plan, would result in environmental changes or impacts. These impacts are directly attributable to the Specific Plan Amendment and thus, are analyzed in this SEIR as project impacts. Since impacts of planned office and commercial uses on the site have been previously analyzed in the EIR for the Guasti Plaza Specific Plan, the impacts of a commercial development scenario are only addressed for comparison purposes in this SEIR.

As described above, the significance criteria provide the basis for distinguishing between impacts which are determined to be significant (i.e., impact exceeds the threshold of significance) and those which are considered less than significant. The existing environmental setting (i.e., existing conditions) at the time of NOP publication is used as the basis for documenting the nature and extent of changes to the environment or the environmental impacts anticipated to result from project implementation.

In assessing the impacts of the proposed Specific Plan Amendment and the various CEQA alternatives, the City has conducted the following analysis:

"Potential effects" of the Specific Plan Amendment are identified. Initially, these potential effects are identified on a cursory level. No determination is made that they truly are "significant", "adverse", or "substantial". This process merely identifies issues of concern and impacts which, on a cursory level, may seem possible or may occur with the amended Specific Plan. "Potential effects" include those which have been identified in the preliminary analysis for the Specific Plan Amendment, as well as those raised by the public, the City, and other public agencies during the NOP review process.

With respect to each potential effect, further analysis has been conducted in the SEIR to determine if, in fact:

- ◆ The Specific Plan Amendment causes the identified "effect"; and
- ◆ The effect produces a substantial, or potentially substantial change in the physical conditions within the area affected by the Specific Plan Amendment (i.e., "significant"); and
- ◆ The changed conditions are "adverse".

Where the investigation of a potential effect concludes that the effect is too speculative or subjective for evaluation, that conclusion is noted and the discussion of that effect is ended. Where the investigation demonstrates that a potential effect does or may (without undue speculation) occur, but is beneficial, that conclusion is noted. Where the investigation demonstrates that a potential effect is not significant or not adverse, that conclusion is noted.

Where the impact analysis demonstrates that a potential effect does or may (without undue speculation) occur and is found to have a substantial or potentially substantial **and** adverse



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impact on existing physical conditions within the area affected by the Specific Plan Amendment, that conclusion is noted.

A brief discussion of possible mitigation is then provided, along with existing regulations.

### ***1.3.4 Previous Analysis***

As noted, the environmental setting when the NOP was circulated for public review on November 2008 is used as the baseline for determining changes in the environment that would occur with the proposed Specific Plan Amendment. However, the project site is located within the planning area for the Guasti Plaza Specific Plan and the EIR for the Specific Plan analyzed the potential impacts of future development within the Specific Plan Area in 1996. The site is also located within the Project Area for the Guasti Redevelopment Plan, for which an EIR was prepared in 2001. These previous EIRs identified potential impacts associated with implementation of the Redevelopment Plan and the Specific Plan, along with mitigation measures necessary to reduce the potentially significant adverse impacts of these plans. The impacts of future office and commercial uses on the site have been analyzed in these previous EIRs and are not expected to change with the proposed Amendment. However, as part of the analysis in this Supplemental EIR, it is necessary to determine the impacts of the proposed Amendment and those associated with potential future residential development that have been previously analyzed and which mitigation measures would be applicable to future residential development. This discussion is provided under each environmental issue area addressed in this SEIR.

As clarification, the baseline conditions which are used to determine the impacts of the proposal are identified as current (November 2008 or later) conditions (i.e., 7 vacant buildings along Pepper Tree Lane and a US Post Office trailer at the northeastern corner of the site). However, under this section, the analysis for each environmental issue in the previous EIRs utilized baseline conditions in 1996 and 2001 when several other structures were present and/or in use at the site and within the Specific Plan area. Thus, the discussion under this subsection assumes that on-site conditions are the same as when the previous EIRs were prepared. This comparison is made primarily to thoroughly document new environmental impacts that were not identified in the previous EIRs and discuss applicable mitigation measures that could be implemented to reduce the level of impact associated with future residential development under the proposed Amendment.

For each environmental issue area, the impacts discussed in the EIR for the Guasti Plaza Specific Plan are summarized and the Amendment's impacts are compared to those identified in the previous EIR. Whether impacts are similar or different is so noted. Where the significant adverse impacts are similar, applicable mitigation measures in the previous EIR are identified for incorporation and implementation by future residential development on the site as proposed in the Amendment.

In addition, a summary of the impacts discussed in the 2001 EIR for the Guasti Redevelopment Plan is provided. Amendment impacts are then compared to the impacts identified in the previous EIR. Again, where the significant adverse impacts are similar, applicable mitigation measures in the previous EIR are identified for incorporation and implementation by future residential development under the proposed Amendment.

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### 1.3.5 Standard Conditions and Mitigation Measures

When impacts are determined to be significant and adverse, a discussion of standard conditions and mitigation measures that would reduce or avoid these impacts is provided, which include the following:

- ◆ Existing City, County, State and Federal regulations that would reduce or avoid potential adverse impacts are identified;
- ◆ Mitigation measures in the previous EIRs, which remain applicable to future development on the site;
- ◆ Mitigation measures that would avoid or minimize the significant effects of future residential development and reduce them to less than significant levels; and/or
- ◆ Where feasible mitigation measures are not identified which can reduce the significant effects to less than significant levels, the significant effect would be identified as a "significant unavoidable adverse impact".

### 1.3.6 Unavoidable Significant Adverse Impacts

Unavoidable significant adverse impacts are those effects that either cannot be mitigated or that remain significant even after mitigation. The level of significance of the identified impacts after the implementation of the standard conditions and mitigation measures is identified in this section of the SEIR.

## 1.4 SCOPE AND FORMAT OF THE SEIR

### 1.4.1 Scope of SEIR

As indicated earlier, an Initial Study was prepared for the proposed Specific Plan Amendment and an NOP was circulated to all identified affected and interested agencies and parties to solicit their comments on the scope and analysis to be included in the SEIR for the proposed *Guasti Plaza Specific Plan Amendment*. Based on the preliminary analysis in the Initial Study for the Specific Plan Amendment and the comments received in response to the NOP, the City has determined that the SEIR for the Specific Plan Amendment should address the following environmental issues:

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| ■ Aesthetics and Visual Quality   | ■ Noise                         |
| ■ Air Quality                     | ■ Population and Housing        |
| ■ Biological Resources            | ■ Public Services               |
| ■ Cultural Resources              | ■ Recreation                    |
| ■ Geology and Soils               | ■ Transportation and Traffic    |
| ■ Hazards and Hazardous Materials | ■ Utilities and Service Systems |
| ■ Hydrology and Water Quality     | ■ Greenhouse Gases and          |
| ■ Land Use and Planning           | Climate Change                  |

The potential impacts of the proposed Specific Plan Amendment, as they relate to these environmental issues, are addressed in detail in Section 4.0, *Environmental Impact Analysis*, of the SEIR. Impacts related to *Greenhouse Gases and Climate Change* are discussed due to recent concerns for greenhouse gas emissions and their effects on climate change. Impacts that were found to be less than significant (as they relate to Agriculture and Forest Resources

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and Mineral Resources) are summarized under Section 8.0, *Impacts found to be Insignificant*, of the SEIR.

### 1.4.2 Format of SEIR

A summary of the proposed *Guasti Plaza Specific Plan Amendment* and the analyses of its potential environmental impacts are presented in this SEIR through the following sections:

- **Executive Summary.** An overview of the SEIR, a description of the proposed Specific Plan Amendment and a summary of impacts and mitigation measures are provided in this section. This section includes a summary of each subsequent section of the SEIR and reflects the outline of the entire SEIR. This section also includes the areas of controversy/issues to be resolved based on comments received on the NOP.
- **Section 1.0: Introduction.** The purpose of the SEIR and a discussion of the public review process are provided in this section. This section also includes the methodology for the environmental analysis, and the scope and format of the SEIR.
- **Section 2.0: Environmental Setting.** This section provides a description of the project site and the environment in the vicinity of the site, as well as a discussion of the existing conditions at the project site. The background and history of the Specific Plan, Redevelopment Plan, the proposed Amendment, and applicable plans and policies are also discussed.
- **Section 3.0: Project Description.** This section describes the proposed Specific Plan Amendment and outlines the development scenarios that would be allowed on the site under the proposed Amendment. The objectives of the amended Specific Plan and the discretionary actions needed to approve the Specific Plan Amendment are also identified.
- **Section 4.0: Environmental Impact Analysis.** This section analyzes the potential environmental impacts associated with the proposed Specific Plan Amendment, including the impacts of future development under the amended Specific Plan, of construction activities to build the residential buildings, and associated with future use and occupancy of the proposed residential uses on the site. The existing environmental setting, potential environmental impacts, and standard conditions and recommended mitigation measures are discussed in this section. Applicability of the analyses and mitigation measures in previous EIRs is also addressed. Unavoidable significant adverse impacts after mitigation are identified for each issue area.
- **Section 5.0: Significant Irreversible Environmental Changes and Unavoidable Adverse Impacts.** This section describes the potentially significant irreversible environmental changes and unavoidable adverse impacts that may be expected to occur with the approval and implementation of the amended Specific Plan and future residential development on the site, based on the analysis completed in Section 4.0.
- **Section 6.0: Cumulative Impacts.** This section describes a list of past, present, and reasonably anticipated future projects in the surrounding area, which may potentially contribute to significant cumulative impacts associated with the Specific Plan Amendment. The cumulative impacts of the *Guasti Plaza Specific Plan Amendment* and these cumulative projects are analyzed in this section of the SEIR.

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- **Section 7.0: Growth-Inducing Impacts.** This section describes the Specific Plan Amendment's potential for fostering growth in adjacent areas or in the northern section of the City, as associated with the development of the project site with future residential uses and the extension of utility infrastructure systems and public facilities and services to the site.
- **Section 8.0: Impacts Found to be Insignificant.** This section provides a summary of the impacts of the Specific Plan Amendment, which were found to be insignificant in the Initial Study that was prepared for the Amendment. The issue areas on which the Specific Plan Amendment was determined to have no potential to cause significant adverse effects include Agriculture and Forest Resources and Mineral Resources.
- **Section 9.0: Alternatives Analysis.** Other projects or development scenarios which may replace future residential development under the proposed Amendment or which would result in a reduction or avoidance of potentially significant impacts were developed as alternatives to the Specific Plan Amendment and are described in this section. The No Project Alternative (with existing conditions remaining) and the Existing Specific Plan (no amendment of the Specific Plan) are discussed and their impacts compared to the proposal. A Lower Density Alternative and Alternative Sites where the proposed 500-unit residential development may be feasibly constructed are also discussed. The impacts of these four alternatives are evaluated and compared to the impacts of the proposed Specific Plan Amendment.
- **Section 10.0: Mitigation Monitoring and Reporting Program.** This section contains the mitigation monitoring and reporting program for the Specific Plan Amendment and lists the standard conditions and how they are implemented, as well as the recommended mitigation measures and the responsible parties, time frames for implementation, and monitoring parties.
- **Section 11.0: Response to Comments.** This section contains the comment letters received during the public review period for the Draft SEIR and provides point-by-point responses to each comment raised. A list of changes to the Draft SEIR is also provided, which were made in response to the comments.
- **Section 12.0: References and Preparers.** The agencies and individuals contacted and the reference materials consulted in the course of the SEIR's preparation are listed in this section, along with persons and agencies responsible for the preparation of the SEIR. The locations where the references may be reviewed are also provided in this section.

The SEIR also includes appendices that contain the NOP, Initial Study, and NOP mailing list (Appendix A), Responses to the NOP (Appendix B), the Scoping Meeting information (Appendix C), and the technical studies prepared for the Specific Plan Amendment and letters received from public service agencies (Appendices D to J).