

## SECTION 1: INTRODUCTION

### 1.1 - OVERVIEW, PURPOSE AND AUTHORITY OF THE EIR

#### 1.1.1 - Overview

In 1999, the City of Ontario (City) annexed approximately 8,200 acres of land to the City of the area known, at that time, as the San Bernardino Agricultural Preserve. The City prepared an amendment to the Ontario General Plan and prepared a program-level Environmental Impact Report (EIR) for this action. The relationship of the program EIR to this EIR is discussed in Section 1.3, following. This action brought land use authority under the control of the City. Previously, land use authority was under the control of San Bernardino County. Within the City, this area is now known as the New Model Colony (NMC). The NMC includes thirty planning subareas, which includes up to 31,200 dwelling units and would result in an estimated build-out population of 102,000 persons. In addition, development of the NMC includes approximately 5.5 million square feet (sq ft) of commercial uses, approximately 5.2 million sq ft of industrial and business park uses, approximately 500 acres dedicated to educational facilities, almost 900 acres dedicated to parks and trails, and almost 800 acres dedicated to public and infrastructure uses.

All of the land annexed into the City under this action was pre-zoned as Specific Plan. This was done in order to create cohesive, identifiable neighborhoods within the NMC for the purpose of implementing the vision of the NMC.

The proposed Edenglen Specific Plan project (Edenglen Project), consisting of 160.6 acres, represents the sixth proposed specific plan development proposal within the NMC. The NMC General Plan anticipated that each planning subarea would be developed through subsequent preparation of a specific plan that would provide the specific zoning and development standards for the build-out of each subarea within the NMC. To date, five specific plans have been prepared or are in the process of being prepared by the City within the NMC. As of this date, none of these five specific plans have been approved or developed.

#### 1.1.2 - Purpose and Authority

This Draft Environmental Impact Report (DEIR) is prepared in order to evaluate the potential environmental impacts associated with the Edenglen Project. The scope of this DEIR is discussed in Section 1.3, following. This document was prepared in conformance with the following:

- California Environmental Quality Act (CEQA) (Public Resources Code §21000 et seq.);

- State CEQA Guidelines (California Code of Regulations, Title 14, §15000 et seq.); and
- City of Ontario Local Guidelines for Implementing CEQA.

This DEIR is intended to serve as an informational document for applicable public agency decision-makers and the general public regarding the objectives and components of the Edenglen Project. The environmental impacts of the Edenglen Project are analyzed to the degree of specificity appropriate to the proposed project, in accordance with Section 15146 of the State CEQA Guidelines. This document will address the potentially significant adverse environmental impacts that may be associated with the short-term construction and long-term operation of the project, as well as identify appropriate and feasible mitigation measures and alternatives that may be necessary to significantly reduce or avoid these impacts.

### **1.1.3 - Lead Agency Determination**

Section 15367 of the State CEQA Guidelines defines the Lead Agency as "... the public agency, which has the principal responsibility for carrying out or approving a project." Criteria considered in identifying the Lead Agency include whether the agency: 1) has the greatest responsibility for supervising or approving the project as a whole; 2) is an agency with the general governmental powers; and 3) will act first on the project in question (State CEQA Guidelines §15051). As previously stated, the Lead Agency for this DEIR is the City. In this capacity, the City is responsible for review of the environmental documentation through certification of a Final EIR, and subsequent implementation of the proposed project.

In accordance with Section 15091 of the State CEQA Guidelines, the Lead Agency would be required to make findings for each environmental impact of the project that cannot be mitigated below a level of significance, should the Lead Agency determine that the benefits of the proposed project outweigh unmitigated, significant environmental effects that would remain after project implementation. The City would be required to adopt a statement of overriding considerations, stating the reasons supporting this action, regardless of the project's significant environmental effects that would remain.

This DEIR reflects the independent judgment and analysis of the City as required by the State CEQA Guidelines. Lists of organizations and persons consulted and the report preparation personnel are provided in Sections 9 and 10 of this document, respectively.

### **1.1.4 - Project of Statewide, Regional, or Areawide Significance**

Section 15206 of the State CEQA Guidelines lists the types of projects that are considered to be of Statewide, Regional, or Areawide Significance. When a project is so classified, the environmental documentation shall be distributed to applicable state agencies through the State Clearinghouse of the

Governor’s Office of Planning and Research, and should also be distributed to the metropolitan area council of governments that the project site is located in.

The Edenglen Project meets the criteria of a project of Statewide, Regional, or Areawide Significance for the following reasons:

- A general plan amendment is proposed;
- Potential environmental effects could extend beyond the City limits and the San Bernardino County boundary;
- More than 500 dwelling units are proposed;
- More that 500,000 sq ft of combined commercial and industrial space is proposed; and

## 1.2 - DOCUMENT TERMINOLOGY FOR THE EDENGLLEN PROJECT

Because the Edenglen Project relies on several documents that have been prepared for the NMC and the project site by several entities at different times, the NMC, the project site, and the proposed project are referred to by different names. Therefore, for ease of reference and clarity, the following abbreviated terminology will be used throughout this document.

**Edenglen Project** This term is the name of the proposed project. This project was originally named the Subarea 7 Specific Plan; previously prepared reports or other materials may refer to the proposed project, or project site, by this name. The text will only use the term Edenglen Project when referring to the proposed project.

**NMC** This term refers to the New Model Colony, which includes the area annexed to the City in 1999 (refer to Exhibit 3-6 in Section 3 of this document). Some documents may refer to the NMC or the annexation area as the Sphere of Influence area. The text will only use the term NMC when referring to the NMC or the area annexed to the City.

**NMC General Plan** The General Plan Amendment prepared for the NMC was originally named the New Model Colony Sphere of Influence General Plan Amendment and subsequently renamed the New Model Colony General Plan Amendment. Some documents may refer to this original name in a shortened manner by abbreviating Sphere of Influence to SOI. The text will only use the term NMC General Plan when referencing the New

Model Colony General Plan Amendment or the New Model Colony General Plan.

**NMC Final EIR**

The Environmental Impact Report previously prepared for the NMC to address the annexation and general plan amendment is named the Sphere of Influence Final Environmental Impact Report. This was prepared as a program-level EIR. The text will only use the term NMC Final EIR when referencing this document.

**1992 General Plan**

The General Plan that existed prior to the annexation of the NMC to the City is named the Ontario General Plan. Some documents have referenced this as the Old Model Colony General Plan or the 1992 General Plan. The text will only use the term 1992 General Plan when referencing this document.

**Subarea(s)**

This term references the various planning areas within the NMC. There are a total of 30 planning areas within the NMC. Any references to subareas in the text mean the planning areas shown on Figure 3-6 of the NMC General Plan (refer to Exhibit 3-6 in Section 3 of this document). In addition, the text may reference individually numbered subareas where necessary.

**Project Site**

References to the project site mean the physical area proposed for development, excluding any off-site areas required for infrastructure improvement. Reports or other materials that refer to Subarea 7 are considered to be referring to the project site. The text will only use the term project site (refer to Exhibit 3-3 in Section 3 of this document).

**Residential Component**

This term references the proposed residential development that would be developed on the western portion of the project site. This component includes a total of 584 detached and attached dwelling units within four neighborhoods, a central park, and related infrastructure. Also included with the residential component is the proposed SCE Corridor Trail that is proposed for development within the high-voltage transmission line that bisects the central portion of the project site. Refer to Section 3.3 of this document for a complete description of the proposed land uses and to Exhibit 3-8 for the proposed location of these land uses.

**Commercial Component**

This term references the community commercial retail and business park/light industrial uses proposed for the eastern portion of the project

site. Refer to Section 3.3 of this document for a complete description of the proposed land uses and to Exhibit 3-8 for the proposed location of these land uses.

### 1.3 - SCOPE OF THE EIR

The scope of this DEIR is based on information contained in the NMC Final EIR, issues identified by the City during the preparation of the Edenglen Project Initial Study, written comments received from public agencies and the general public in response to the Notice of Preparation (NOP), and a public scoping meeting.

**Tiering.** Section 21068.5 of the Public Resources Code defines tiering as follows:

“Tiering means the coverage of general matters and environmental effects in an EIR prepared for a policy, plan, program or ordinance that are followed by narrower or site-specific EIRs. These narrower or site-specific EIRs incorporate by reference the discussion in any prior EIR and concentrate on the environmental effects which (a) are capable of being mitigated, or (b) were not analyzed as significant effects on the environment in the prior EIR.”

Section 1.0 of the NMC Final EIR stated that it was prepared as a program-level EIR with the intent that later environmental analysis of individual development projects within the NMC would be tiered from this document. The NMC Final EIR clarified that it was not intended to fully satisfy the environmental review requirements that would be required for development of individual specific plans within the various NMC planning subareas. These individual specific plans would require later, separate environmental documentation. However, it did state that it may be used to eliminate duplicative environmental review for issues that are found to be less than significant. Therefore, the conclusions and findings contained in the NMC Final EIR will be used to provide a context for site-specific analysis. In addition, mitigation measures identified in the NMC Final EIR, which also apply to the project, will be summarized in the mitigation measure sub-section of each EIR section.

**Project-Level Review.** The DEIR prepared for the Edenglen Project is tiered from the NMC Final EIR. The proposed residential component is prepared pursuant to the Edenglen Specific Plan. The residential component was evaluated at a project-level and conforms to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan). Therefore, it is anticipated that no additional environmental review will be required by the City for the implementation of specific projects within the residential component, including infrastructure needed to support development of the residential component located on the project site or off-site. This component includes the western half of the proposed Edenglen Project, including the SCE Corridor Trail. In addition, other responsible agencies would be able to approve subsequent actions germane to their respective areas of

statutory responsibility without additional environmental review and documentation for the residential component.

**Program-Level Review.** The DEIR prepared for the Edenglen Project also provides substantial project-level data for the commercial component occupying the eastern half of the project site. Additional environmental review will be required at the time a specific commercial or business park/light industrial development project is proposed. This later environmental review could result in any of the following types of CEQA documents after the preparation of an Initial Study: Negative Declaration, Mitigated Negative Declaration, Supplemental EIR, or a Subsequent EIR.

**Related Actions.** This DEIR also considers a series of actions related to the proposed project that are needed to achieve the development of the Edenglen Project. Additional City approvals (i.e., grading permits, building permits, etc.) will be needed for both the residential and commercial components. These actions involved in the implementation of the Edenglen Project are described in Section 3 of this document. Other agencies that may have discretionary approval over the project, or components thereof, are also described in that section.

**Initial Study.** In order to focus the preparation of this DEIR, the City prepared an Initial Study (Appendix A). Section 15063(c)(3) of the State CEQA Guidelines identifies the following purposes for preparing an Initial Study when the requirement to prepare an EIR has been previously established:

- Focus the EIR on the effects determined to be significant;
- Identify the effects determined not to be significant;
- Explain the reasons for determining that potentially significant effects would not be significant;  
and
- Identify whether a program EIR, tiering, or another appropriate process can be used for analysis of the project's environmental effects.

**NOP.** The City circulated a NOP for public review and comment from May 20 to June 18, 2004, that included the Initial Study. Written comments were received from the following public agencies. Copies of these letters are contained in Appendix A:

- State of California, Governor's Office of Planning and Research, State Clearinghouse;
- State of California, Department of Conservation, Division of Land Resource Protection;
- State of California, Native American Heritage Commission;
- State of California, Department of Toxic Substances Control;

- County of San Bernardino, Department of Public Works;
- County of Riverside, Transportation and Land Management Agency, Planning Department;
- Riverside County Flood Control and Water Conservation District;
- South Coast Air Quality Management District;
- City of Chino; and
- City of Upland.

**Scoping Meeting.** In addition, the scope of the DEIR reflects comments received at a public scoping meeting held on June 2, 2004, at the Creekview Elementary School located near the project site. A list of attendees and questions discussed is contained in Appendix A. The comments raised during the scoping meeting were generally related to the following issues:

- Project characteristics;
- Traffic and circulation;
- Schools;
- Municipal services; and
- Utilities.

### **1.3.1 - Environmental Issues Determined To Be Not Significant**

The environmental issues that are determined not to be significantly affected by the implementation of the Edenglen Project and do not require further analysis in this DEIR are briefly described here. For the complete discussion of each environmental issue, refer to the Initial Study contained in Appendix A.

#### **Aesthetics**

The project site and surrounding environment, particularly south of Riverside Drive, contains visual resource elements that may be considered by some individuals as aesthetically unappealing. These elements include dairy farms, a nursery, and an SCE electrical substation. The development of the project site would result in the elimination of some of these elements, while creating a unique urban visual character in conformance with the vision of the NMC, and the Edenglen Specific Plan design guidelines.

The project site does not contain any scenic vistas nor is the site located within or adjacent to a State-designated scenic highway. Because the proposed development will be low-rise construction (from one to three-stories) and proposes a central park located in the central area of the proposed residential development partial views to the San Gabriel Mountains would be maintained.

The proposed development will introduce new sources of light and glare through the construction of new homes and commercial uses, which is expected to be in the form of streetlights and other low-level lighting, such as security lighting, signage, and landscape lighting. The proposed development would be required to comply with the mandatory obligations related to lighting and glare contained in the City's Environmental Performance Standards (City of Ontario 2000). Therefore, implementation of the proposed project would result in less than significant impacts related to aesthetics.

### **Land Use and Planning**

In 1998, the City annexed approximately 8,200 acres of the area known, at that time, as the San Bernardino Agricultural Preserve. This action established a unified development vision for the area, identified as the NMC that identified expectations and intent for the development of this planning area. The NMC Final EIR provided guidelines for the preparation of future Specific Plans within the area encompassed by the NMC, which included the project site. Because the Edenglen was originally identified as part of the NMC, development would not physically divide the planned community or an established community.

The proposed project is consistent with the policies contained in the NMC General Plan and the NMC Final EIR. The proposed project includes an amendment to the NMC General Plan in order to relocate the existing residential designations within the project site boundaries; the commercial land use designations are not proposed to be changed or relocated. The proposed amendment to relocate these designations would 1) retain the existing acreages allocated to each, 2) would not result in any changes to the allowed number of residential units that could be developed under these designations, and 3) would not alter the density of residential population for the entire project site.

The proposed project is not located within the boundaries of an established natural community conservation plan (NCCP) or habitat conservation plan (HCP). Planning efforts for the creation of an HCP known as the Valley Wide Multiple Species Habitat Conservation Plan have begun but have not been completed. Therefore, less than significant impacts related to land use would result from project implementation.

### **Mineral Resources**

The project site does not contain any known mineral resources and is not used for the extraction of mineral resources. In addition, the project site is not designated as a mineral resource area. Therefore, no significant impacts to mineral resources would occur.

### **Population and Housing**

Although the project proposes development of residential and commercial uses that represent growth, this growth was planned for and anticipated as part of the overall development of the NMC. The

NMC is a unified development vision for the approximately 8,200 acres annexed to the City. The NMC Final EIR provided guidelines for the preparation of future Specific Plans within the area encompassed by the NMC that included residential development and commercial uses. The development of Edenglen is consistent with the anticipated growth planned for in the NMC, and evaluated in the NMC Final EIR.

The NMC Final EIR provided guidelines for the preparation of future Specific Plans within the area encompassed within the NMC, which included residential development and commercial uses. The NMC Final EIR Mitigation Measure H-1 provided that housing impacts in the NMC could be reduced through the addition and implementation of the following policy:

“Allocate a portion of the City’s regional housing need target to the NMC as appropriate. Require that Specific Plan areas implement housing programs that comply with the State of California Housing and Community Development requirements, and ensure compliance and attainment of the regional housing need assessment ‘affordable’ unit target.”

The proposed project includes adoption of a Specific Plan that provides for housing, and the project’s contribution to meeting the City’s regional housing needs target will be addressed in the development agreement between the City and the project proponent.

The displacement of the existing housing stock on the project site, consisting of one on-site housing unit representing approximately four people, is not considered substantial. Therefore, less than significant impacts related to population and housing would result from project implementation.

## **Recreation**

The proposed development includes a 2.3-acre central park located in the central portion of the proposed residential development that is intended to serve the adjacent residences. Residents would also potentially use the Creekside and Whispering Lakes Golf Courses, and Westwind Park, all located northwest of the project site. Because the project includes a central park, it is not expected that any substantial project residential use of Westwind Park would occur. Potential use of the two golf courses by residents is not anticipated to result in the substantial deterioration of these facilities. Therefore, less than significant impacts related to recreational facilities would result from project implementation.

### **1.3.2 - Potentially Significant Environmental Issues**

Based on the foregoing and Edenglen Project Initial Study, the environmental issues that could result in potentially significant impacts to the environment that are described and evaluated in the DEIR are listed alphabetically in Table 1-1 along with the corresponding sections of the DEIR.

**Table 1-1: Potentially Significant Environmental Issues**

<b>Environmental Issue</b>	<b>EIR Document Section</b>
Agricultural Resources	Section 5.1
Hydrology and Water Quality	Section 5.2
Biological Resources	Section 5.3
Geology/Soils	Section 5.4
Hazards and Hazardous Materials	Section 5.5
Transportation/Circulation	Section 5.6
Noise	Section 5.7
Air Quality	Section 5.8
Public Services	Section 5.9
Utilities and Service Systems	Section 5.10
Cultural Resources	Section 5.11

## 1.4 - ORGANIZATION OF THE EIR

In addition to this introduction section, the remainder of the DEIR is organized into the following main sections:

### Section 2: Executive Summary

This section includes a summary of the Edenglen Project and summary of the alternatives to the proposed project addressed in the DEIR. Also included are brief descriptions of the issues to be resolved, and to a table that summarizes the impacts, mitigation measures, and level of significance after mitigation.

### Section 3: Project Description

This section includes a detailed description of the proposed Edenglen Project, including its location, technical, economic, and environmental characteristics. A discussion of the project objectives, Project Design Features, intended uses of the DEIR, responsible agencies, and approvals that are anticipated under the Edenglen Project is also provided.

### Section 4: General Description of Environmental Setting

This section includes an overview of the general setting of the environment in the vicinity of the project site and identifies the related projects used in the cumulative impact analysis.

## Section 5: Environmental Impact Analysis

The analysis of each environmental issue category, previously identified in Table 1-1, is organized into the following sub-sections: Introduction, Existing Environmental Conditions, Thresholds of Significance, Project Impacts, Cumulative Impacts, Mitigation Measures, and Level of Significance after Mitigation. Each of these is briefly explained below.

- **Introduction** identifies the primary documents used in the preparation of the section and any other pertinent information.
- **Existing Environmental Conditions** identifies and describes the physical environmental conditions that exist at the time of publication of the NOP, and which constitute the baseline physical conditions that assist in determining whether an impact is significant.
- **Thresholds of Significance** identifies applicable thresholds from Appendix G of the State CEQA Guidelines or other published documentation that assists in a determination of whether an impact is significant. Unless specifically identified within each environmental issue section of this document, the thresholds of significance used are those contained in Appendix G of the State CEQA Guidelines.
- **Project Impacts** describes environmental changes to the existing physical conditions that may occur if the proposed project is implemented, and evaluate these changes with respect to the thresholds of significance. In addition, this section includes any Project Design Features proposed by the applicant to reduce potentially significant environmental impacts.
- **Cumulative Impacts** describes the potential changes in environmental conditions that result from the incremental impact of the proposed project added to other closely related past, present, and probable future projects. Cumulative impacts can result from individually minor, but collectively significant, projects taking place over a period of time.
- **Mitigation Measures** are those specific measures that may be required of the project by the Lead Agency in order to: (1) avoid an impact; (2) minimize an impact; (3) rectify an impact by restoration; (4) reduce or eliminate an impact over time by preservation and maintenance operations; or (5) compensate for the impact by replacing or providing substitute resources. In addition, Project Design Features are listed in this sub-section.
- **Level of Significance after Mitigation** describes the level of impact significance remaining after mitigation measures have been implemented.

## Section 6: Significant Unavoidable Adverse Impacts

This section identifies any significant unavoidable adverse impacts that would remain after implementation of the proposed project.

**Section 7: Other Long-Term Implications**

This section identifies growth-inducing impacts, irreversible and irretrievable commitment to resources.

**Section 8: Alternatives to the Proposed Project**

This section compares the impacts of the proposed Edenglen Project with four alternatives, including the mandated No Project Alternative. In addition, this section identifies alternatives that were eliminated from consideration by the City. Among these alternatives, an environmentally superior alternative is identified.

**Section 9: Organizations and Persons Consulted**

This section lists the various organizations and persons consulted during the preparation of the EIR.

**Section 10: Report Preparation Personnel**

This section lists the various individuals who contributed to the preparation of the EIR.

**Section 11: References**

This section lists the references cited in the body of the EIR.

**1.5 - DOCUMENTS INCORPORATED BY REFERENCE**

The DEIR uses information from various documents (reports, technical studies, etc.) that were not prepared specifically for the Edenglen 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 into an EIR. Information taken from these documents would be identified in the relevant environmental impact analysis sections of the DEIR. These documents are also listed in Section 11 of this document. As required by Section 15150(b) of the State CEQA Guidelines, the documents that are incorporated by reference are available for public inspection at the address of the Lead Agency identified in Section 1.7, following. For purposes of clarification, documents identified as incorporated by reference are separate from the technical studies prepared specifically for the Edenglen Project. The technical studies prepared specifically for the Edenglen Project are identified in Section 1.6, following.

The following City documents prepared for the NMC are hereby identified as being incorporated by reference and are briefly summarized:

- **NMC General Plan (New Model Colony General Plan Amendment), City of Ontario, prepared by Envicom Corporation, January 1998.**

The NMC General Plan is an amendment to the City of Ontario General Plan adopted in 1992. With the City's adoption of the NMC General Plan, the City established its land use policy and development expectations and intent for the NMC. The NMC General Plan is intended to amend the City's 1992 General Plan through incorporating goals, objectives, policies, standards, and programs applicable to the NMC. Although the NMC General Plan is composed of individual sections or "elements," it embodies a comprehensive and integrated planning approach for the jurisdiction. Through a General Plan, the City informs the general public, property owners, prospective investors, and business interests of its goals, policies, and development standards. With the City's adoption of the General Plan Amendment (NMC General Plan), the City will communicate its expectations and intent for the NMC. The NMC General Plan is intended to supplement the 1992 General Plan, largely containing policies, standards, and implementation programs that uniquely address the issues and visions of the NMC.

- **1992 General Plan (Ontario General Plan), City of Ontario, September 1992.**

This is the original City of Ontario General Plan, which serves as a land use constitution and blueprint for long-range physical planning in the City. The 1992 General Plan was amended to include the goals, objectives, policies, standards, and programs contained in the NMC General Plan.

- **NMC Final EIR (Sphere of Influence Final Environmental Impact Report), City of Ontario, prepared by Envicom Corporation, October 1997.**

The NMC Final EIR, prepared as program-level document, was intended to present and analyze the potential environmental impacts associated with the implementation of the NMC General Plan. The NMC Final EIR included mitigation measures and evaluated alternatives. Section 1.0 of the NMC Final EIR stated that it was prepared as a program-level EIR with the intent to be used as a tiering document allowing project-specific environmental analysis to occur with later, site-specific EIRs. It further stated that it was not intended to fully satisfy the environmental review requirements of development of individual specific plans; however, it may be used to eliminate duplicative environmental review for issues that are found to be less than significant. These individual specific plans would require project-level environmental documentation. Therefore, the conclusions and findings contained in the NMC Final EIR will be used to provide a context for site-specific analysis.

- **Initial Study/Mitigated Negative Declaration, New Model Colony Parks, Recreation and Biological Resources Implementation Program, City of Ontario, prepared by EIP Associates, August 2002.**

This Initial Study was prepared to determine the level of environmental review necessary for implementation of the proposed New Model Colony Parks, Recreation and Biological Resources Implementation Program.

- **Initial Study/Mitigated Negative Declaration, New Model Colony Parks, Infrastructure Master Plans, City of Ontario, prepared by EIP Associates, August 2002.**

Due to the elapsed time from the completion of the NMC Final EIR, this Initial Study was prepared to determine the level of environmental review necessary for implementation of the master plans, which include the Master Plan of Drainage, Sewer Master Plan, and Water Master Plan.

- **Initial Study/Mitigated Negative Declaration, New Model Colony Transportation Implementation Plan (TIP), City of Ontario, prepared by EIP Associates, August 2002.**

Due to the elapsed time from the completion of the NMC Final EIR, this Initial Study was prepared to determine the level of environmental review necessary for implementation of the NMC Transportation Implementation Plan.

- **New Model Colony Transportation Implementation Plan, City of Ontario, prepared by Meyer, Mohaddes Associates, February 2001.**

The purpose of this transportation implementation plan is to identify the transportation infrastructure needed for development of the NMC, which would be implemented over a 30-year build-out time frame.

- **Master Plan of Drainage for the NMC, City of Ontario, prepared by L.D. King, Inc., October 2000.**

The Master Plan of Drainage is intended to provide direction for the construction of a storm drain system for the NMC.

- **City of Ontario Water Master Plan, City of Ontario, prepared by Boyle Engineering Corporation, August 2000.**

The Water Master Plan is intended to address the adequacy of the existing and planned water sources and infrastructure to meet the existing and projected water demands at build-out.

- **NMC Sewer Master Plan, City of Ontario, prepared by AKM Consulting Engineers, January 2001.**

The Sewer Master Plan is intended to evaluate sewer service needs of the NMC and recommend a collection system that will provide reliable and efficient service.

- **Sphere of Influence Parks, Recreation, and Biological Resources Implementation Program, Final Hearing Draft, City of Ontario, prepared by EIP Associates, September 1999.**

This Implementation Program is intended to provide guidance to developers with respect to the integration of parks, open space, and recreation elements into development plans. It will be used for the basis for review and approval of subarea specific plans.

- **Water Supply Assessment and Written Verification of Sufficient Water Supply for the NMC, City of Ontario, prepared by Albert A Webb & Associates, October 2004.**

The purpose of the WSA was to describe and document the water supply for the NMC in conformance with Senate Bill 221 and Senate Bill 610.

- **Historic Context for the NMC Area, Draft, City of Ontario, prepared by Galvin & Associates, January 2005.**

The purpose of the Historic Context document is to provide a historical background for dairy properties located within the former San Bernardino County Agricultural Preserve, provide a framework for understanding and preserving the history of the area, and provide a foundation for integrating historic preservation into future land use planning.

## **1.6 - DOCUMENTS PREPARED FOR THE EDENGLLEN PROJECT**

Each of the following technical studies prepared specifically for the Edenglen Project are contained in the Technical Appendices of the DEIR:

- Biological Resources Survey Report, Michael Brandman Associates, June 2004;
- Geotechnical Report, Leighton Consulting, Inc., June 2004;
- Phase I Preliminary Environmental Site Assessment, RM Environmental, June 2003;
- Phase II Environmental Site Investigation, RM Environmental, August 2003;
- Six Specific Plan Traffic Study, Meyer, Mohaddes Associates, February 2005;
- Noise Assessment, Roma Environmental, February 2005;
- Air Quality Study, Michael Brandman Associates, January 2005; and
- Cultural Resources Survey, LSA Associates, December 2003.

## **1.7 - LEAD AGENCY, SPONSOR, AND CONSULTANT CONTACT PERSONS**

The City is the Lead Agency in the review and certification of the EIR. The project sponsor is Brookfield Homes. Michael Brandman Associates is the environmental consultant under contract to the City for the preparation of this DEIR and the Final EIR.

Preparers of this DEIR are identified in Section 10 of this document. Key contact persons are:

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## **1.8 - REVIEW OF THE DRAFT EIR**

This DEIR has been distributed to public agencies, other affected agencies, adjacent cities and counties, members of the public, and any parties who have submitted a written request for a copy of the DEIR. The Notice of Completion of the DEIR has also been distributed as required by the State CEQA Guidelines. During the 45-day public review period, the DEIR, which includes the technical appendices, is available for public review at the City Planning Department at the address shown below during regular business hours.

Written comments on the draft EIR must be addressed to:

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