
VI. OTHER ENVIRONMENTAL CONSIDERATIONS

A. Significant Unavoidable Impacts

Section 15126.2(b) of the CEQA Guidelines requires an EIR to describe significant environmental impacts that cannot be avoided and impacts that can be mitigated but not reduced to a level of insignificance. The following is a summary of the impacts associated with the Ontario Grand Park Specific Plan that were concluded to be significant and unavoidable. The following impacts are described in detail in Section IV, Environmental Impact Analysis of this Draft EIR. The following are significant and unavoidable impacts of the project:

Air Quality. Cumulative impacts related to a net increase in criteria pollutants would remain significant and unavoidable with the implementation of recommended mitigation measures.

Agricultural Resources. Project-specific impacts and cumulative impacts would remain significant and unavoidable.

B. Reasons Why the Project Is Being Proposed, Notwithstanding Significant Unavoidable Impacts

Section 15126.2(b) also requires a description of the reasons why the project is being proposed, notwithstanding significant unavoidable impacts associated with the project. The reasons why this project has been proposed are grounded in a comprehensive listing of project objectives included in Section II, Project Description, of this Draft EIR. The underlying purpose of the proposed project is to develop a residential community within the larger master planned New Model Colony with new residential neighborhoods, parks and recreational facilities, and schools. Furthermore, the project will create a livable community that enhances an outdoor lifestyle with interconnected sidewalks, pedestrian and bicycle trails, recreational uses, schools, and a diverse mix of housing types and architectural styles. While land use planning and real estate development must always contemplate the implications of adverse change, their fundamental purposes are to beneficially supply an array of needed land use products in a manner that optimizes environmental as well as economic realities.

For projects that result in any unmitigated or under-mitigated significant environmental effects, the City may, after making a series of findings, certify the Draft EIR upon adoption of a Statement of Overriding Considerations pursuant to CEQA Guidelines Section 15093.

Several alternatives to the proposed project were considered in Section V, Alternatives, of this Draft EIR.

C. Significant Irreversible Environmental Changes

According to Section 15126.2(c) of the CEQA Guidelines, an EIR is required to evaluate significant irreversible environmental changes that would be caused by implementation of the proposed project. As stated in CEQA Guidelines Section 15126.2(c):

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also irreversible damage can result from environmental accidents associated with the project. Irrecoverable commitments of resources should be evaluated to assure that such current consumption is justified.

The proposed project would consume limited, slowly renewable, and non-renewable resources. This consumption would occur during the construction phase of the project and continue throughout its operational lifetime. Project development would require a commitment of resources that would include: (1) building materials, (2) fuel and operational materials/resources, and (3) the transportation of goods and people to and from the project site. Construction would require the use and consumption of non-replenishable or non-renewable metals such as copper and lead, aggregate materials such as sand and stone used in concrete and asphalt, petrochemical construction materials such as plastics, and water. Construction vehicles and equipment, and the transportation of goods and people to and from the project site would also consume non-renewable fossil fuels such as gasoline and oil.

Project operation would continue to expend similar non-renewable resources that are currently consumed within the City of Ontario (City) and on-site. These include energy resources such as electricity, petroleum-based fuels, fossil fuels, and water. Energy resources would be used for heating and cooling buildings, transportation within the project site, and building lighting. Fossil fuels are the primary energy source for project construction and operation. This existing, finite energy source would thus be incrementally reduced. Under Title 24, Part 6, from the California Code of Regulation, conservation practices limiting the amount of energy consumed by the project is required during operation.

Limited use of potentially hazardous materials such as typical cleaning agents and pesticides for landscaping would be used and contained on-site. These hazardous materials would be used, handled, stored, and disposed of in accordance with manufacturer's instructions and applicable government regulations and standards. Compliance with these regulations and standards would serve to protect against significant and irreversible environmental change resulting from the accidental release of hazardous materials. In addition, demolition activities would comply with regulatory requirements to ensure that asbestos and lead-based paints are not released into the environment as well. Similarly, mitigation has been included to address any hazardous materials discovered during construction.

Project construction and operation would be committed to the use of slowly renewable and nonrenewable resources and would limit the availability of these resources and the project's building site for future generations or for other uses during the life of the project. However, the continued use of such resources would be on a relatively small scale and consistent with regional and local urban design and development goals for the area. As a result, the nonrenewable resources would not result in significant irreversible changes to the environment.

D. Growth-Inducing Impacts

According to Section 15126.2(d) of the CEQA Guidelines, an EIR is required to discuss the ways the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Growth-inducing impacts include the removal of obstacles to population growth (e.g., the expansion of wastewater treatment plants allowing more development in a service area) and the development and construction of new service facilities that could significantly effect the environment individually or cumulatively. In addition, growth must not be assumed as beneficial, detrimental, or of little significance to the environment.

The urbanization of the project site and the construction of new residential uses would be considered growth-inducing because it would cause a progression of growth beyond the project itself. As the project is located in a primarily agricultural area, new infrastructure, an extension of the current infrastructure (e.g., roads and utilities), and public services facilities (e.g., police, fire schools, and libraries) would be expanded to suit the needs of the project, resulting in off-site population growth. The project would include residential development consisting of 1,327 dwelling units. This new population would be expected to generate demand for publicly provided services, including police and fire protection, library, school, and recreation facilities. Off-site expansion to accommodate project service demand would be considered indirectly growth-inducing.

The development of an elementary and high school on the project site would also lead to off-site population growth with the generation of new students and employees. Based on the student generation rates for the Mountain View School District and Chaffey Joint Union High School District, a direct increase of students would be generated. Furthermore, the project would result in an increase to the indirect employee population with the hiring of teachers, custodians, and other faculty members.

Project populations would also generate new demand for secondary services such as regional or specialty retail, restaurant or food delivery, and recreation and entertainment, as well as services and suppliers to support the new residents. Therefore, the increase in demand of secondary services, in combination with any existing unmet demand, may induce new sources of supply if collective demand would warrant. However, the project's contribution to growth-inducement is expected to be limited.

On-site improvements to the existing water and wastewater distribution system would be constructed to serve the proposed development and would be sized according to projected demands, including maximum day demands. Project infrastructure improvements are required to meet project flow and distribution needs. Therefore, these improvements are not considered growth-inducing.

The Grand Park will provide an approximately 147-acre site designated for park and recreational use.

E. Potential Secondary Effects

Section 15126.4(a)(1)(D) of the CEQA Guidelines requires mitigation measures to be discussed in less detail than the significant effects of the proposed project if the mitigation measure(s) cause one or more significant effect(s) in addition to those that would be caused by the proposed project. In accordance with the CEQA Guidelines, proposed project mitigation measures that could cause potential impacts were evaluated. There are no potential secondary effects that could occur as a result of implementing the project mitigation measures.

F. Effects Not Found To Be Significant

Section 15128 of the CEQA Guidelines states that an EIR shall contain a brief statement indicating reasons that various possible significant effects of a project were determined not to be significant and not discussed in detail in the Draft EIR. An Initial Study was prepared for the project and is included in Appendix A of this Draft EIR. The Initial Study provides a detailed discussion of the potential environmental impact areas and the reasons that each topical area is or is not analyzed further in the Draft EIR.