EXECUTIVE SUMMARY

INTRODUCTION

This document is a Draft Environmental Impact Report (EIR) (State Clearinghouse No. 2017111002) regarding the Etiwanda Heights Neighborhood and Conservation Plan (the Plan) and has been prepared by the City of Rancho Cucamonga (City) to comply with the California Environmental Quality Act (CEQA).

CEQA requires that projects subject to an approval action by a public agency of the State of California, and that are not otherwise exempt or excluded, undergo an environmental review process to identify and evaluate potential impacts. Section 15050 of the CEQA Guidelines states that environmental review shall be conducted by the Lead Agency, defined in CEQA Guidelines Section 15367 as the public agency with principal responsibility for approving a project. The Project is subject to approval actions by the City, which is therefore Lead Agency for CEQA purposes.

In accordance with CEQA Guidelines Section 15123, this section of the Draft EIR provides a brief description of the Project; identifies significant effects and proposed mitigation measures or alternatives that would reduce or avoid those effects; and describes areas of controversy and issues to be resolved.

OVERVIEW OF THE PROPOSED PLAN

Plan Area Location

The Plan Area is located along the northeastern edge of the City at the base of the San Gabriel Mountains. The site is located west of Interstate 15 (I-15), north of Interstate 210 (1-210), south of the San Gabriel Mountains, and north of existing residential neighborhoods in the City of Rancho Cucamonga as shown in **Figure 2.0-1: Plan Area Location**.

As shown in **Figure 2.0-2: City Boundaries and Sphere of Influence**, the western edge and southeast corner of the Plan Area are currently within the City and the remainder consists of unincorporated area in the County of San Bernardino (County) within the City's Sphere of Influence (SOI).

The Plan Area includes the 4,393 acres shown in **Figure 2.0-3: Planning Areas**. The northern 3,176 acres of the Plan Area is the upper portion of the City's Sphere of Influence (Upper Sphere Area) and the southern 1,217 acres is the lower portion of the City's Sphere of Influence (Lower Sphere Area).

Project Objectives

Section 15124 (b) of the State CEQA Guidelines requires the identifications of the objectives sought by a proposed project in an EIR project description. This statement of objective should address the purpose of a project. The City has identified the following objectives for the Plan:

1. Conserve the natural resources and open space character of this unique foothill area.
2. Establish local control by annexing this area to the City and adopting a community-based plan that meets the City's high-quality standards.
3. Develop an economically feasible, fiscally responsible plan that pays its own way without levying new taxes on existing residents.
4. Respect the rights of existing property owners.
5. Provide a range of open space and park areas offering a range of recreation opportunities.
6. In the Neighborhood Area, provide for the development of high-quality, single-family neighborhoods with a range of housing opportunities- including equestrian-oriented housing - that are compatible in character with the existing surrounding neighborhoods.
7. Improve access to the existing and new foothill neighborhoods by extending, connecting and improving Wilson Avenue, Rochester Avenue, and Milliken Avenue, and providing a network of walkable and bikeable neighborhood streets.
8. Enhance fire safety throughout the Plan Area, in particular reduce wildfire hazard to existing and new neighborhoods.
9. Provide a limited amount of small-scale neighborhood shops and restaurants to meet the daily needs of residents in the existing and future foothill neighborhoods.
10. Develop a land use plan for the Neighborhood Area that provides the County with an opportunity for meeting their fiduciary responsibility of selling their surplus land for a reasonable price.

Project Characteristics

The Plan is proposed to regulate the use of the 4,393 acres of land within the Plan Area. Adoption by ordinance pursuant to Sections 65450 through 65457 of the California Government Code of the Plan as a specific plan is proposed. The Plan is organized into seven (7) chapters:

Chapter 1 – Vision for Etiwanda Heights discusses the circumstances leading to the preparation of the Plan, the process by which analysis, public engagement, planning and conceptual design work led to the community-based vision for this area, the guiding principles and vision for a plan that balances the conservation and neighborhood development based on the community input received.

Chapter 2 – Setting & Context addresses the regional and local context, along with the physical, environmental, and regulatory setting, of the Plan Area.

Chapter 3 –Conservation Plan provides an overview of the physical master plan for the 3,565-acre Rural/Conservation Area.

Chapter 4 – Neighborhood and Conservation Plan provides an overview of the physical master plan for the 828-acre Neighborhood Area.

Chapter 5 – Code contains the zoning, development, and neighborhood design standards integrated with public realm design standards that address the standards and guidelines for the neighborhoods, and for the limited rural development.

Chapter 6– Infrastructure and Public Services addresses the provision of infrastructure and services.

Chapter 7– Implementation addresses the purpose and applicability of the Plan, the regulatory approach, anticipated phasing of development over time, implementation, ownership, and long-term maintenance responsibilities for the infrastructure and public facilities developed within the Plan Area, a program for promoting conservation in the Resource Conservative Area (RCA) through transfer of development rights, and administration of the Plan.

Project Phasing/Construction

Construction activities would occur as soon as early 2023 until buildout in 2040. For purposes of categorizing general construction, the Plan construction activity for the Plan Area would include the following phases: (1) grading, (2) building construction, (3) paving, and (4) architectural coating.

ALTERNATIVES TO THE PROPOSED PROJECT

Section 15126.6(a) of the CEQA Guidelines requires an EIR to "describe the range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but will avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." No significant and unavoidable impacts were identified for the Plan; all potentially significant impacts could be mitigated to a less than significant level. However, in response to the potentially significant impacts associated with the proposed Project, the City developed and considered the following alternatives to the Plan:

Alternative 1—No Project Alternative

Under the No Project Alternative, the following would occur:

- Under the No Project Alternative, the City would not prepare a new plan or annex any County land.
- Existing County zoning would shape future development within the annexation area and existing City zoning / Etiwanda North Specific Plan (ENSP) would shape future development within the small portions of the Plan Area currently within City limits. **Refer to Figure 5.0-1: No Project Alternative** which shows San Bernardino County General Plan Land Use Designations.
- This alternative would include no development within the Neighborhood Area (NA) north of Banyan Street or west of Rochester Avenue due to the County General Plan Flood Control designation east of Milliken Avenue (see below) and the City Flood Control Designation in the area west of Milliken. 120

to 200 residences would be expected in Sub-Area 1, south of Banyan Street and west of Milliken Avenue as this area is already in the City of Rancho Cucamonga and zoned Low Medium Residential. Refer to **Figure 3.0-1: General Plan Land Use Map** in Section 3.0, Setting, which shows the City's current land use designations.

- The County General Plan anticipates up to 7,000 residences in the Rancho Cucamonga Sphere of Influence area, of which the Etiwanda Heights Neighborhood and Conservation Plan (EHNCP) Plan Area is more than half. Based on the existing County General Plan Land Use/Zoning designations for the Plan Area, it is estimated that approximately 3,500 to 4,500 homes could be developed in the RCA. The County's General Plan designates the NA as Floodway and would not permit any development in this area.

Alternative 2—County Development of Neighborhood Area

The proposed No Annexation, County Proceeds Alternative would involve following:

- The City does not prepare a new plan or annex any County land.
- The County's General Plan for the RCA would not be amended and would allow the development of approximately 3,500 to 4,500 residential units in the RCA as described and evaluated as the No Project Alternative.
- Under this alternative, development of the NA is assumed occur after the County sells their surplus property as was proposed in response to the County's 2008 request for proposals. Based on recent market studies and current products for sale in Rancho Cucamonga, a likely average residential density would be around 8 units per net acre or 6 units per gross acre. At that density, a neighborhood development of 900 acres would yield 5,400 residences. The proposals received in 2008 also included a neighborhood-serving commercial "main street" so up to 160,000 s.f. of commercial use is also assumed. Refer to **Figure 5.0-2: Alternative 2—No Annexation, County Proceeds Alternative** for the illustrative site plan for this alternative.

Alternative 3—Annexation Under Current City Plans

The Annexation Under Current City Policy/Regulations Alternative would consist of the following:

This alternative considers annexation without the approval of the EHNCP as proposed. The area would be regulated under the City's existing General Plan and the ENSP, which covers the majority of the Plan Area, excluding the portion west of Milliken Avenue, which would be regulated under the City's current General Plan, with consistent zoning adopted for this area.

This alternative would assume the same land use map for the RCA as the Etiwanda Heights Neighborhood and Conservation Plan but would not allow for the transfer development rights or rural clustering standards in the majority of the developable portion of the RCA, and as such, would allow for

approximately 150 homes in the RCA. Additionally, the proposed rural development standards would reduce the overall footprint of development for each individual future home site. Refer to **Figure 5.0-3: Alternative 3—Annexation Under Current City Plans**, which shows the Etiwanda North Specific Plan Land Use Map. This alternative would have the following characteristics:

1. Within the NA, the area north of the diversion levee is zoned Resource Conservation (RC) by the ENSP and would not allow new residential development.
2. Within the NA in the area south of the diversion levee and east of the flood control channel, the Flood Control (FC) zoning would be removed now that the land is no longer needed for flood control purposes, however the future land use designation is Resource Conservation, so no new housing would be allowed in this area.
3. Within the NA in the area south of the diversion levee and west and south of the flood control channel, the FC zoning would be removed now that the land is no longer needed for flood control purposes, and the ENSP Residential Overlay would apply. The land use designations identified by ENSP in the Residential Overlay are Low Density Residential (2-4 du/ac), Very Low Density Residential (<2 du/ac), and Very Low Residential Estate (1 du/ac). A portion of the area south of Banyan Street is zoned Low Density Residential by the ENSP. This zoning would allow for residential development similar to the neighborhoods to the east, which were also developed under the low and very low-density residential zoning designation of the ENSP.
4. Within the area outside the ENSP, south of Banyan Street and west of Milliken Avenue, the City's existing zoning of Low Medium Residential would apply.
5. Development of the following amounts of housing would be allowed with the alternative:
    - FC (VLE) area = 85 acres x 1 = 85 DU (ENSP)
    - FC (VL) area = 85 acres x 2 = 170 DU (ENSP)
    - FC (L) area = 86 acres x 4 = 344 DU (ENSP)
    - LM area = 28 acres x 8 = 224 DU (Zoning)
    - Total capacity for the NA= 823 DU (2.9 DU/acre)
6. In addition, 28 acres of neighborhood commercial development would be expected based on the ENSP Neighborhood Commercial Floating Zone, which has not been developed in other areas of the ENSP. This alternative would allow for up to 150 homes in the RCA and 823 homes in the NA.

Alternative 4—Annexation with Alternative Land Use Plan

Under the Annexation with Alternative Land Use Plan alternative, a new specific plan would be approved. This alternative was one of three developed as part of the community outreach program conducted by the City in the fall of 2017. Under this alternative, that the new neighborhood would be located in the

northeast portion of the NA, at the closed mine site The Annexation and New Specific Plan, Donut Alternative would consist of the following:

- This alternative would allow for up to 2,000 homes with a large area of Riversidean Alluvial Fan Sage Scrub preserved between the new neighborhoods in the NA. Refer to **Figure 5.0-4: Annexation with Alternative Land Use Plan** which shows the development priority areas.
- This alternative was determined to have fire hazard risks that could not be mitigated and was the least preferred based on community surveys in 2018.

AREAS OF KNOWN CONTROVERSY

The State CEQA Guidelines[1] require that a Draft EIR identify areas of controversy known to the Lead Agency, including issues raised by other agencies and the public. Some issues of concern were expressed at the public scoping meeting for the Draft EIR and through comments on the Notice of Preparation (NOP). The following issues of concern have been identified:

- Traffic, construction, and operational air quality impacts are discussed in **Section 4.2: Air Quality** and **Section 4.7: Greenhouse Gas Emissions**.
- Biological resource impacts associated with implementation of the Plan are discussed in **Section 4.3Biological Resources.**
- Cultural and tribal cultural resource impacts of the Plan on various historical and archaeological resources are discussed in **Section 4.4: Cultural Resources.**
- Utility usage and energy associated with the potential relocation of existing utility infrastructure are discussed in **Section 4.5: Energy Conservation** and **Section 4.16: Utilities and Service Systems**.
- The density and scale of the Plan, as well as land use and zoning for the entire Plan Area are discussed in **Section 4.10: Land Use and Planning**.
- Hazards and hazardous materials associated with construction activities and impacts to students and staff are discussed in **Section 4.8: Hazards and Hazardous Materials**.
- Noise impacts from construction activities and buildout are discussed in **Section 4.12: Noise**.
- Traffic on the local roadways and nearby freeway system with the new facilities are discussed in **Section 4.15: Transportation and Traffic.**

ISSUES TO BE RESOLVED

The State CEQA Guidelines[2] require that an EIR present issues to be resolved by the Lead Agency. These issues include the choice between alternatives and whether or how to mitigate potentially significant impacts. The major issues to be resolved by the City regarding the Plan are whether:

1 California Public Resources Code, tit. 14, sec. 15123.
2 California Public Resources Code, tit. 14, sec. 15123(b)(3).

- Recommended mitigation measures should be adopted or modified;
- Different mitigation measures need to be applied to the Plan; and
- The Plan or an alternative should or should not be approved.

SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

A summary of the environmental impacts associated with implementation of the Plan, mitigation measures included to avoid or lessen the severity of potentially significant impacts, and Residual Impacts, is provided in **Table ES-1: Summary of Project Impacts, Mitigation Measures, and Residual Impacts**.

Table ES-1
Summary of Project Impacts, Mitigation Measures, and Residual Impacts

Threshold	Impact	Mitigation Measures	Impact with Mitigation
		Aesthetics	
Have a substantial adverse effect on a scenic vista?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
		Air Quality	
Conflict with or obstruct implementation of the applicable air quality plan?	Potentially Significant.	**MM AQ-1** All off-road diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by the California Air Resources Board (CARB). Any emissions-control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 Diesel Particulate Filter (DPF) for a similarly sized engine as defined by CARB regulations.	Significant and Unavoidable.

Threshold	Impact	Mitigation Measures	Impact with Mitigation
		MM AQ-2 The Plan shall be developed in nine phases over approximately 13 years, as described in **Section 2.0: Project Description,** to minimize concurrent development. **MM AQ-3** Preferential parking for low-emitting, fuel-efficient, and carpool/van vehicles shall be provided as specified in Nonresidential Voluntary Measures of the CALGreen Code One- and two-family dwellings and facilities shall be installed to support future electric vehicle charging at each residential building and non-residential building with 30 or more parking spaces. Installation shall be consistent with the Residential and Nonresidential Voluntary Measures of the CALGreen Code **MM AQ-4** Post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 5 minutes). Post both bus and Metrolink schedules in conspicuous areas.	
Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is nonattainment under an applicable federal or state ambient air quality standard?	Potentially Significant.	Incorporation of **MM AQ-1** through **MM AQ-5** above.	Significant and Unavoidable.
Expose sensitive receptors to substantial pollutant concentrations?	Potentially Significant.	**MM AQ-5** Preparation of a Health Risk Assessment (HRA) of the proposed Sub-Area 1 to the southwest and Sub-Area 8 to the southeast if housing development were to occur within 500 feet of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day. Disclose the potential health impacts to prospective residents from living in a close proximity of I-210 and the reduced effectiveness of air filtration system when windows are open and/or when residents are outdoor (e.g., common usable open space areas).	Less than Significant.

Threshold	Impact	Mitigation Measures	Impact with Mitigation
		Many strategies are available to reduce exposure, including, but are not limited to: building filtration systems with MERV 13 or better; building design, orientation, location; and vegetation barriers or landscape screening.	
Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Biological Resources			
Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Potentially Significant.	**MM BIO-1** Management Plan. A total of 752.42 acres shall be mitigated through preservation of the Etiwanda Heights Preserve and through acquired lands within the RCA for impacts occurring within the NA. Upon adoption of the EHNCP, all lands within the RCA will be subject to a comprehensive Preserve Management and Monitoring Plan to direct management of the entire contiguous block of land, which will include a financial source to pay for management of the entire preserve area. An easement or deed restriction that precludes development will be recorded on the acquired areas within the RCA. A Conservation Management Plan (CMP) will be prepared that specifically identifies required resource management activities and the entities that will be responsible for managing those activities in perpetuity. In compliance with Chapter 3, Conservation Plan, Section 3.5, Conservation Objectives, Strategy 5.2, the CMP shall, at a minimum address the following issues: Non-Native Plant Management, Post-Flood Management, Public Access and Trail Management, Seed Collection and Dispersal Program, SBKR Habitat Management Program, and Fire Management/Fuel Modification Buffer Zones. Acquired lands within the RCA will include areas containing suitable habitat specifically for coastal California gnatcatcher and San Bernardino kangaroo rat	Potentially Significant.

Threshold	Impact	Mitigation Measures	Impact with Mitigation
		among all other species with potential to occur within the NA. Specifically, lands acquired within the RCA would provide approximately 658 acres of suitable habitat for the San Bernardino kangaroo rat as well as conservation of United States Fish and Wildlife Service (USFWS) Critical Habitat for this species. Since the habitat within the NA is considered low quality, as described in Section 4.4.2, the compensatory mitigation ratio for San Bernardino kangaroo rat shall be 1:1, subject to approval by USFWS. A total of 757.53 acres of impacts to USFWS Critical Habitat for San Bernardino kangaroo rat would occur within the NA. The Recommended Preserve would conserve approximately 550.67 acres of Critical Habitat for San Bernardino kangaroo rat, and there are approximately 833 acres of Critical Habitat for this species available for acquisition within the RCA. Therefore, impacts within the NA would be fully mitigated through acquisition of lands designated as Critical Habitat for San Bernardino kangaroo rat within the RCA - 550.67 acres as part of the Specific Plan, and 282.33 acres of additional preserve acquisition. **MM BIO-2** Jurisdictional Resources. Prior to the issuance of any land development permits that impact jurisdictional resources, including clearing and grubbing or grading permits, sufficient acreage within RCA or elsewhere shall be conserved, enhanced, or restored to cover all impacts to waters of the United States and California Department of Fish and Wildlife (CDFW)-only areas at a 1:1 ratio (additional mitigation may be required to satisfy agency requirements). An easement or deed restriction that precludes development will be recorded on the conservation areas. Prior to dedication of the conservation area, a Conservation Management Plan will be prepared that specifically identifies required resource	

Threshold	Impact	Mitigation Measures	Impact with Mitigation
		management activities and the entities that will be responsible for managing those activities. A total of 71.38 acres of mitigation would be required for impacts to jurisdictional resources within the NA. A total of 51.62 acres of non-wetland waters or streambeds within the RCA Etiwanda Heights Preserve would be conserved with Plan implementation. Therefore, in order to mitigate for impacts to jurisdictional resources, a minimum of 19.76 acres would be acquired within the RCA for conservation and management. As stated previously and shown on Figure 4.3-3, there are approximately 461.53 acres of jurisdictional resources within the RCA. It should be noted that this total does not include the RCA Etiwanda Heights Preserve since these jurisdictional resources are already accounted for in Table 4.3-13. Therefore, acquisition of lands within the RCA to mitigate impacts to jurisdictional resources would be feasible even with slight changes to the impact footprint. Table 4.3-13 summarizes the mitigation required for impacts to jurisdictional resources. **MM BIO-3** Special-Status Plant Species Monitoring Plan. For species federally and/or state-listed as threatened or endangered, prior to construction activities occurring within occupied habitat, a mitigation and monitoring plan shall be submitted to and approved by the USFWS (for federally listed plants) and/or CDFW (for state-listed plants). Regulatory agency approval is required prior to implementation of the Plan. Prior to Plan implementation, a translocation plan shall be developed and implemented for non-listed plant species, prior to construction activities occurring within occupied habitat for that species. Based on the current impacts within the NA, two special-status plant species (intermediate mariposa lily and Parry's spineflower) would require translocation of	

Threshold	Impact	Mitigation Measures	Impact with Mitigation
		individuals. The mitigation and monitoring plan for the transplanted special-status plant(s) shall describe the following as needed based on plant species: (1) the location of feasible mitigation sites; (2) site preparation measures as needed such as topsoil treatment, soil decompaction, erosion control, temporary irrigation systems, and removal of non-native species; (3) a schedule and action plan to maintain and monitor the mitigation areas; (4) adaptive management measures such as replanting, weed control, or erosion control to be implemented if habitat improvement/restoration efforts are not successful; (5) the source of all plant propagules (seed, potted nursery stock, etc.) and the quantity and species of seed or potted stock of all plants to be introduced or planted into the restoration/enhancement areas; (6) a schedule and action plan to maintain and monitor the enhancement/restoration areas, to include at minimum, qualitative annual monitoring for revegetation success and site degradation due to erosion, trespass, or animal damage for a period no less than two years; (7) as needed where sites are near trails or other access points, measures such as fencing, signage, or security patrols to exclude unauthorized entry into the restoration/enhancement areas; and (8) contingency measures such as replanting, weed control, or erosion control to be implemented if habitat improvement/restoration efforts are not successful. Take of any listed species, or collection and transplantation of any individuals and populations of any listed species, will require approval by the USFWS and/or CDFW and issuance of an Incidental Take Permit. **MM BIO-4** Coastal California Gnatcatcher Surveys. No clearing, grubbing, grading, or other construction activities shall occur during the coastal California gnatcatcher (Polioptila californica) breeding season	

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		(March 1 to August 15). If construction activities cannot be completed outside coastal California gnatcatcher breeding season, then a pre-construction survey shall be conducted in all areas of suitable habitat, by a qualified biologist (possessing a valid Endangered Species Act Section 10(a)(1)(a) Recovery Permit). If found during pre-construction surveys, a 500-foot buffer would be required around the nest site. For potential impacts associated with construction noise, presence or absence of coastal California gnatcatcher would be determined by pre-construction surveys conducted by a qualified biologist adjacent to the NA. Coastal sage scrub outside of the impact area would be flagged to protect it from construction equipment as directed by the biologist. Between March 1 and August 15, no noise-generating construction activities that exceed ambient noise levels would occur in close proximity to occupied habitat. If necessary, other measures shall be implemented in consultation with the biologist as necessary, to reduce noise levels. Measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment. **MM BIO-5 Burrowing Owl Surveys** Prior to issuance of any land development permits, including clearing, grubbing, and grading permits, an approved biologist to conduct focused pre-construction surveys for burrowing owl (Athene cunicularia) shall be retained. The surveys shall be performed no earlier than 30 days prior to the commencement of any clearing, grubbing, or grading activities. If occupied burrows are detected, the approved biologist shall prepare a passive relocation mitigation plan that outlines appropriate buffering distances and timing and stipulates the passive relocation process. Any impacted occupied burrows	

Threshold	Impact	Mitigation Measures	Impact with Mitigation
		would be replaced at a minimum 2:1 ratio proximate to the location of impact. The plan would be subject to review and approval by the wildlife agencies and the City, including any subsequent burrowing owl relocation plans to avoid impacts from construction-related activities. **MM BIO-6 Nesting Bird Surveys** Construction activities involving vegetation removal shall be avoided during nesting bird season, from approximately March 15 through September 15, as directed by Section 4.4 of the City of Rancho Cucamonga General Plan (City of Rancho Cucamonga 2010a). If construction activities cannot be completed outside the nesting bird season, a pre-construction nesting bird survey shall be conducted. Special attention shall be given during surveys for ground-nesting birds (e.g., killdeer (Charadrius vociferus), lesser nighthawks (Chordeiles acutipennis), northern harriers (Circus cyaneus)) due to the amount of nests observed during field surveys. Surveys shall be conducted within 500 feet of disturbance areas no earlier than 3 days prior to the commencement of disturbance. If construction activities are delayed, then additional pre-construction surveys shall be conducted such that no more than 3 days will have elapsed between the survey and ground-disturbance activities. If active nests are found, clearing and construction shall be postponed or halted within a buffer area, established by the qualified biologist, that is suitable to the particular bird species and location of the nest, until the nest is vacated and juveniles have fledged, as determined by the biologist. The construction avoidance area shall be clearly demarcated in the field with highly visible construction fencing or flagging, and construction personnel shall be instructed on the sensitivity of nest areas. A biologist shall serve as a construction monitor	

Threshold	Impact	Mitigation Measures	Impact with Mitigation
		during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts on these nests occur. The results of the surveys, including graphics showing the locations of any active nests detected, and documentation of any avoidance measures taken, shall be submitted to CDFW and the City within 14 days of completion of the pre-construction surveys or construction monitoring to document compliance with applicable state and federal laws pertaining to the protection of native birds. **MM BIO-7 Small Mammal Trapping and Clearance Surveys.** Thirty days prior to construction activities in suitable habitat, a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for pallid bat (Antrozous pallidus), American badger (Taxidea taxus), northwestern San Diego pocket mouse (Chaetodipus fallax fallax), Los Angeles pocket mouse (Perognathus longimembris brevinasus), and San Diego desert woodrat (Neotoma lepida intermedia). **MM BIO-7a**. No earlier than 30 days prior to the commencement of construction activities, a pre-construction survey shall be conducted by a qualified biologist to determine if active roosts of bats are present on or within 300 feet of the NA disturbance boundaries. Should an active maternity roost be identified (in California, the breeding season of native bat species is generally from April 1 through August 31), the roost shall not be disturbed, and construction within 300 feet shall be postponed or halted, until the roost is vacated and juveniles have fledged. Surveys shall include rocky outcrops, caves, structures, and large trees (particularly trees 12 inches in diameter or greater at 4.5 feet above grade with loose bark or other cavities). Trees and rocky outcrops shall be surveyed by a qualified bat biologist (i.e., a biologist	

Threshold	Impact	Mitigation Measures	Impact with Mitigation
		holding a CDFW collection permit and a Memorandum of Understanding with CDFW allowing the biologist to handle bats). If active maternity roosts or hibernacula are found, the rock outcrop or tree occupied by the roost shall be avoided (i.e., not removed) by the NA. If avoidance of the maternity roost must occur, the bat biologist shall survey (through the use of radio telemetry or other CDFW approved methods) for nearby alternative maternity colony sites. If the bat biologist determines in consultation with and with the approval of CDFW that there are alternative roost sites used by the maternity colony and young are not present then no further action is required. If a maternity roost will be impacted by the activities proposed within the NA, and no alternative maternity roosts are in use near the site, substitute roosting habitat for the maternity colony shall be provided on, or in close proximity to, the NA no less than 3 months prior to the eviction of the colony. Large concrete walls (e.g., on bridges) on south or southwestern slopes that are retrofitted with slots and cavities are an example of structures that may provide alternative potential roosting habitat appropriate for maternity colonies. Alternative roost sites must be of comparable size and proximal in location to the impacted colony. CDFW shall also be notified of any hibernacula or active nurseries within the construction zone. If non-breeding bat hibernacula are found in trees scheduled to be removed or in crevices in rock outcrops within the grading footprint, the individuals shall be safely evicted, under the direction of a qualified bat biologist, by opening the roosting area to allow airflow through the cavity or other means determined appropriate by the bat biologist (e.g., installation of one-way doors). In situations requiring one-way doors, a	

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		minimum of 1 week shall pass after doors are installed and temperatures should be sufficiently warm for bats to exit the roost because bats do not typically leave their roost daily during winter months in southern coastal California. This action should allow all bats to leave during the course of 1 week. Roosts that need to be removed in situations where the use of one-way doors is not necessary in the judgment of the qualified bat biologist in consultation with CDFW shall first be disturbed by various means at the direction of the bat biologist at dusk to allow bats to escape during the darker hours, and the roost tree shall be removed or the grading shall occur the next day (i.e., there shall be no less or more than one night between initial disturbance and the grading or tree removal). These actions should allow bats to leave during nighttime hours, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight. If an active maternity roost is located on the NA, and alternative roosting habitat is available, the demolition of the roost site must commence before maternity colonies form (i.e., prior to March 1) or after young are flying (i.e., after July 31) using the exclusion techniques described above. **MM BIO-7b.** Thirty days prior to construction activities in scrub and chaparral habitats, or other suitable habitat a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for American badger. If American badgers are present, occupied habitat shall be flagged and ground-disturbing activities avoided within 50 feet of the occupied den. Maternity dens shall be avoided during the pup-rearing season (February 15 through July 1) and a minimum 200-foot buffer established. This buffer may be reduced based on the	

Threshold	Impact	Mitigation Measures	Impact with Mitigation
		location of the den upon consultation with CDFW. Maternity dens shall be flagged for avoidance, identified on construction maps, and a qualified biologist shall be present during construction. If avoidance of a non-maternity den is not feasible, badgers shall be relocated either by trapping or by slowly excavating the burrow (either by hand or mechanized equipment under the direct supervision of the biologist, removing no more than 4 inches at a time) before or after the rearing season (February 15 through July 1). Any relocation of badgers shall occur only after consultation with CDFW. A written report documenting the badger removal shall be provided to CDFW within 30 days of relocation. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits. **MM BIO-7c.** Trapping and relocation for northwestern San Diego pocket mouse and Los Angeles pocket mouse will occur in all areas of soil disturbance and construction, if required by CDFW. **MM BIO-7d.** If active San Diego desert woodrat nests (stick houses) are identified within the disturbance zone or within 100 feet of the disturbance zone, a fence shall be erected around the nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of the qualified biologist in consultation with CDFW. Clearing and construction within the fenced area will be postponed or halted until young have left the nest. The biologist shall serve as a construction monitor during those periods when disturbance activities will occur near active nest areas to ensure that no inadvertent impacts to these nests will occur. If avoidance is not possible, the following sequential steps shall be taken: (1) all understory vegetation will be cleared in the area immediately surrounding active nests, followed by a period of one night without further disturbance to allow	

Threshold	Impact	Mitigation Measures	Impact with Mitigation
		woodrats to vacate the nest; (2) each occupied nest will then be disturbed by a qualified wildlife biologist until all woodrats leave the nest and seek refuge off-site; and (3) the nest sticks shall be removed from the NA and piled at the base of a nearby hardwood tree (preferably a coast live oak or California walnut). Relocated nests shall not be spaced closer than 100 feet apart, unless a qualified wildlife biologist has determined that a specific habitat can support a higher density of nests. All woodrat nests moved shall be documented and a written report provided to CDFW. All woodrat relocation shall be conducted by a qualified biologist in possession of a scientific collecting permit. **MM BIO-8** **Reptile Clearance Surveys**. A qualified biologist will be present during construction activities immediately adjacent to or within habitat that supports populations of special-status reptile species. Clearance surveys for special-status reptiles shall be conducted by the qualified biologist prior to the initiation of construction each day. Results of the surveys and relocation efforts shall be provided to CDFW in the annual mitigation status report. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits **MM BIO-9** **Indirect Impacts to Special-Status Resources.** The following best management practices shall be implemented to minimize indirect impacts to special-status resources: 1. **Biological Monitor**. Prior to issuance of land development permits, including clearing, grubbing, grading, and/or construction permits, written confirmation that a qualified biologist has been retained to implement the NA's biological monitoring program shall be provided. The letter shall include the names and contact information of all persons involved in the biological monitoring of the NA. The biological monitor	

Threshold	Impact	Mitigation Measures	Impact with Mitigation
		shall attend all pre-construction meetings and be present during the removal of any vegetation to ensure that the approved limits of disturbance are not exceeded and provide periodic monitoring of the impact area including, but not limited to, trenches, stockpiles, storage areas, and protective fencing. The biological monitor shall be authorized to halt all associated NA activities that may be in violation of any permits issued by agencies having jurisdictional authority over the NA. Before construction activities occur in areas containing sensitive biological resources, all workers shall be educated by the qualified biologist to recognize and avoid those areas that have been marked as sensitive biological resources. 2. **Worker Environmental Awareness Program (WEAP**). Prior to grading and construction activities, a qualified biologist shall be retained to conduct a WEAP for all construction/contractor personnel. A list of construction personnel who have completed training prior to the start of construction shall be maintained on-site, and this list shall be updated as required when new personnel start work. No construction worker may work in the field for more than 5 days without participating in the WEAP. The qualified biologist shall provide ongoing guidance to construction personnel and contractors to ensure compliance with environmental/permit regulations and mitigation measures. The qualified biologist shall perform the following: • Provide training materials and briefings to all personnel working on-site. The material shall include but not be limited to the identification and status of plant and wildlife species, significant natural plant community habitats (e.g., riparian), fire protection measures, and review of mitigation requirements.	

Threshold	Impact	Mitigation Measures	Impact with Mitigation
		• A discussion of the federal and state Endangered Species Acts, Migratory Bird Treaty Act, other state or federal permit requirements and the legal consequences of non-compliance with these acts; • Attend the pre-construction meeting to ensure that timing/location of construction activities do not conflict with other mitigation requirements (e.g., seasonal surveys for nesting birds, pre-construction surveys, or relocation efforts); • Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to designated areas. Maps showing the location of special-status wildlife or populations of rare plants, exclusion areas, or other construction limitations (e.g., limitations on nighttime work) will be provided to the environmental monitors and construction crews prior to ground disturbance. This applies to pre-construction activities, such as site surveying and staking, natural resources surveying or reconnaissance, establishment of water quality best management practices, and geotechnical or hydrological investigations; • Discuss procedures for minimizing harm to or harassment of wildlife encountered during construction and provide a contact person in the event of the discovery of dead or injured wildlife; • Ensure that haul roads, access roads, and on-site staging and storage areas are sited within grading areas to minimize degradation of vegetation communities adjacent to these areas (if activities outside these limits are necessary, they shall be evaluated by the biologist to ensure that no special-status species habitats will be affected);	

Threshold	Impact	Mitigation Measures	Impact with Mitigation
		• Conduct a field review of the staking (to be set by the surveyor) designating the limits of all construction activity; • Ensure and document that required pre-construction surveys and/or relocation efforts have been implemented; • Be present during initial vegetation clearing and grading; and • Submit to CDFW an immediate report (within 72 hours) of any conflicts or errors resulting in impacts to special status biological resources. 3. **Construction Fencing**. The construction limits shall be flagged prior to ground-disturbance activities, and all construction activities, including equipment staging and maintenance, shall be conducted within the flagged disturbance limits. Fencing shall remain in place during all construction activities. Prior to release of grading and/or improvement bonds, a qualified biologist shall provide evidence that work was conducted as authorized under the approved land development permit and associated plans. 4. **Toxic Substances**. Prior to the issuance of grading permits, evidence shall be submitted indicating that the use of chemicals or the generation of by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the conservation area within the NA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. All construction-related activity that	

Threshold	Impact	Mitigation Measures	Impact with Mitigation
		may have potential for leakage or intrusion shall be monitored by the qualified biologist. 5. **Worker Guidelines**. All trash and food-related waste shall be placed in self-closing containers and removed regularly from the site to prevent overflow. Workers shall not feed wildlife or bring pets to the NA. 6. **Best Management Practices/Erosion/Runoff**. The NA will incorporate methods to control runoff, including a stormwater pollution prevention plan to meet National Pollutant Discharge Elimination System (NPDES) regulations. Implementation of stormwater regulations are expected to substantially control adverse edge effects (e.g., erosion, sedimentation, habitat conversion) during and following construction both adjacent and downstream from the study area. Typical construction best management practices specifically related to reducing impacts from dust, erosion, and runoff generated by construction activities would be implemented. During construction, material stockpiles shall be placed such that they cause minimal interference with on-site drainage patterns. This will protect sensitive vegetation from being inundated with sediment-laden runoff. Dewatering shall be conducted in accordance with standard regulations of the Regional Water Quality Control Board (RWQCB). An NPDES permit, issued by RWQCB to discharge water from dewatering activities, shall be required prior to start of dewatering. This will minimize erosion, siltation, and pollution within sensitive vegetation communities. 7. **Noise.** To minimize disturbance to wildlife nesting or breeding activities in surrounding habitat, loud construction activities (e.g., pile driving) shall be avoided to the extent feasible from February 1 to August 31. Loud construction activities may be permitted outside of this period from August 31 to February 1.	

Threshold	Impact	Mitigation Measures	Impact with Mitigation
		8. **Invasive Weeds.** The spread of invasive weeds shall be minimized through landscape plans to ensure that the proposed plant palette is consistent with the native species on-site. The landscape plan shall also incorporate a manual weeding program for areas adjacent to the conservation areas of the NA. The manual weeding program shall describe, at a minimum, the entity responsible for controlling invasive species, the maintenance activities and methods required to control invasive species, and a maintenance/ monitoring schedule	
Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Potentially Significant.	Incorporation of **MM BIO-1** and **MM BIO-9** above. For impacts within the RCA, additional specific mitigation would be applied as appropriate to reduce potential impacts on a case by case basis.	Potentially Significant.
Have a substantial adverse effect on state or federally protected wetlands (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Potentially Significant.	Incorporation of **MM BIO-1** and **MM BIO-2** above. For impacts within the RCA, additional specific mitigation would be applied as appropriate to reduce potential impacts on a case by case basis	Potentially Significant.
Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Less than	No mitigation measure is necessary	Less than Significant.
Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Conflict with the provisions of an adopted habitat conservation plan, natural community	Less than Significant.	No mitigation measure is necessary.	Less than Significant.

Threshold	Impact	Mitigation Measures	Impact with Mitigation
conservation plan, or other approved local, regional, or state habitat conservation plan?			
Cultural and Tribal Cultural Resources			
Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	Potentially Significant.	**MM TCUL-1 Unanticipated Discovery of Cultural Resources**. In the unlikely event that cultural resources are exposed during construction activities for the proposed EHNCP, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find, the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological treatment plan, testing, or data recovery, may be warranted.	Less than Significant.
Disturb any human remains, including those interred outside of formal cemeteries?	Potentially Significant.	**MM TCUL-2 Unanticipated Discovery of Human Remains**. In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the San Bernardino County Coroner shall be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the coroner has determined, within 2 working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission (NAHC) in Sacramento within 24 hours. In accordance with	Less than Significant.

Threshold	Impact	Mitigation Measures	Impact with Mitigation
		California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the Most Likely Descendant (MLD) from the deceased Native American. The MLD shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the Property Owner, the disposition of the human remains.	
Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with the cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with the cultural value to a California Native American tribe, and that is a resource determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c11) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (d) of Public Resources Code Section 5024.1, the Lead Agency	Less than Significant.	No mitigation measure is necessary.	Less than Significant.

Threshold	Impact	Mitigation Measures	Impact with Mitigation
shall consider the significance of the resource to a California Native American tribe?			
Energy			
Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Geology and Soils			
Directly or indirectly cause potential substantial adverse effects involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.

Threshold	Impact	Mitigation Measures	Impact with Mitigation
Expose people or structures to potential substantial adverse effects involving strong seismic ground shaking?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Expose people or structures to potential substantial adverse effects involving seismic-related ground failure, including liquefaction?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Expose people or structures to potential substantial adverse effects involving landslides?	Potentially Significant.	**MM GEO-1 Landslides.** The potential for seismically induced landslides and slope instability shall be investigated during future geotechnical studies. If the studies suggest slope instability is a concern, remedial recommendations to limit slope instability, such as construction of slope stability buttresses, installation of soil nails or anchors, or redesign of slopes, should be provided. Appropriate implementation of grading and slope stabilization recommendations is expected to reduce the impact of seismically induced landslides**.**	Less than Significant.

Result in substantial soil erosion or the loss of topsoil?	Potentially Significant.	**MM GEO-2 Compressible Soils.** Future site-specific geotechnical investigations of planned development shall be conducted. These investigations should identify potentially compressible soils. Implementation of the recommended removal and re-compaction of the near surface soils should mitigate the significant portion of the soils that are prone to compression on-site. In addition, if deep artificial fill is to be placed in the abandoned quarry (or in other areas), specific recommendations for placement and settlement monitoring of these fills will be required. Delay in construction while the settlement of the deep artificial fills reduces to acceptable limits may be necessary. Geotechnical studies with recommendations specifically addressing these issues will be required if deep fills are planned. **MM GEO-3 Erosion.** The potential for erosion can typically be reduced by appropriate paving of exposed ground surfaces, landscaping, providing terraces on slopes, placing berms or V-ditches at the tops of slopes, and installing adequate storm drain systems. Graded slopes must be protected until healthy plant growth is established. Typically, protection can be provided by the use of sprayed polymers, straw waddles, jute mesh or by other measures. Temporary erosion control measures must be provided during construction, as required by current grading codes. Such measures typically include temporary catchment basins and/or sandbagging to control runoff and contain sediment transport within the individual project sites. Correct implementation of these erosion control measures is expected to reduce the impact resulting from erosion. **MM GEO-4 Rippability and Oversized Rock.** Future site-specific geotechnical investigations of planned development shall be conducted. These investigations must identify areas of hard rock and oversize rock. Adjusting the grades so as to not encounter the non-rippable rock will reduce the impact from the non-	Less than Significant.

Threshold	Impact	Mitigation Measures	Impact with Mitigation
		rippable material to less than significant. Oversized rocks should be handled as recommended by the geotechnical consultants of the specific projects. Examples of oversized rock treatment includes placement in deeper fills, nonstructural areas, crushing, or disposed of off-site.	

Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Potentially Significant.	**MM GEO-5 Corrosive Soils.** Testing should be performed prior to construction of the proposed improvements within the RCA and NA. All concrete in contact with the soil shall be designed based on requirements of the California Building Code. All metals in contact with corrosive soil shall be protected in accordance with the recommendations of the manufacturer or a corrosion engineer. **MM GEO-6 Settlement.** The potential for seismically induced settlement shall be investigated during future geotechnical studies. Based on these studies, loose, compressible soils prone to seismic settlement must be identified. Recommendations for removal and replacement or mitigation of soil prone to seismic settlement should be provided as part of geotechnical reports submitted to the City as part of the review of specific projects. Correct implementation of remedial grading and design recommendations is expected to reduce the impact of seismically induced settlement. **MM GEO-7 Stability of Slopes.** Future site-specific geotechnical investigations of the planned development shall be conducted. These investigations must analyze this potential for slope instability in light of the proposed grading and development plans and underlying earth materials, and present recommendations for construction and adequate stability of manufactured slopes. Slopes shall be constructed in accordance with the recommendations of the geotechnical engineer for individual projects, California Building Code and City and/or County guidelines. **MM GEO-8 Excavation.** Where excavations are made, the excavation wall may be shored, with shoring designed to withstand any additional loads, or the excavation walls may be flattened or "laid-back" to a shallower gradient. Excavation spoils should not be placed immediately adjacent to the excavation walls unless the excavation is shored to support the added load. Other measures used	Less than Significant.

Threshold	Impact	Mitigation Measures	Impact with Mitigation
		to reduce the potential for temporary slope failure include cutting and backfilling excavations in sections, and not leaving temporary excavations open for long periods of time. All California Occupational Safety and Health Administration (CalOSHA) regulations must be observed for excavations that will be entered by people. Following these measures is expected to reduce the impact posed by temporary slopes.	

Threshold	Impact	Mitigation Measures	Impact with Mitigation
Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	Potentially Significant.	**MM GEO-9 Expansive Soils.** Testing within hillside areas of the RCA should be performed in planned development areas in order to evaluate the expansion potential of the near surface soil materials and prior to construction of the proposed foundations. Providing the results to the structural engineer will allow them to design a foundation system that is able to withstand the expansive potential of the near surface soil materials.	Less than Significant.
Have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	Potentially Significant.	**MM GEO-10 Rural Development Design Review.** Development in the Rural/Conservation Area shall be subject to the requirements and review procedures of City Municipal Code 17.16.140 (Hillside Development Review). In addition to those requirements, applications for development in the Rural/Conservation Area shall include a septic system feasibility study prior to each new development as well as to obtain a well drill permit.	Less than Significant.
Directly or indirectly a unique paleontological resource or site or unique geological feature?	Potentially Significant.	**MM GEO-11 Inadvertent Discoveries.** In the event that paleontological resources are exposed during ground-disturbing activities, work in the immediate vicinity of the find must stop until a qualified paleontologist can evaluate the significance of the find. Ground-disturbing activities may continue in other areas. If the discovery proves significant under CEQA, additional work, such as testing or data recovery, may be warranted. Should any prehistoric or historical Native American artifacts be encountered, additional consultation with NAHC-listed tribal groups should be conducted immediately.	Less than Significant.
Greenhouse Gas Emissions			
Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Potentially Significant.	**MM GHG-1** Require the use of electric lawn mowers and leaf blowers through the Electric Lawn Mower Rebate Program established by the SCAQMD.	Significant and Unavoidable.

Threshold	Impact	Mitigation Measures	Impact with Mitigation
		MM GHG-2 Implement the Plan design with CALGreen Voluntary Measure for Energy efficiency that exceed Title 24 requirements by 15 to 30 percent. **MM GHG-3** Implement the Plan design with CALGreen Voluntary Measure for water conservation to reduce indoor potable water use by 20 percent by applying water saving fixtures and/or flow restrictors	
Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Less than Significant.	No mitigation measure is necessary.	Significant and Unavoidable.
Hazards and Hazardous Materials			
Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Potentially Significant.	**MM HAZ-1:** Future developers and/or contractor must coordinate in advance of construction with the Rancho Cucamonga Fire District to ensure that road closures (temporary or permanent) are identified that alternate access and evacuation routes are determined in the event of an emergency and/or natural disaster. **MM HAZ-2:** Before issuance of a grading permit for projects within Plan Area on any individual project site (i.e., Phase) that contains or are known to have historically contained commercial/industrial related uses, the site developer(s) must: Investigate the project site to determine whether it or immediately adjacent areas have a record of hazardous material contamination via the preparation of a preliminary environmental site assessment (ESA), which must be submitted to the City of Rancho Cucamonga for review. If contamination is found the report must characterize the site according to the nature and extent	Less than Significant.

Threshold	Impact	Mitigation Measures	Impact with Mitigation
		of contamination that is present before development activities precede at that site. If contamination is determined to be on-site, the City of Rancho Cucamonga, in accordance with appropriate agency requirements, must require remediation of the soil and/groundwater conditions on the contaminated site. If further remediation is required, it must be the responsibility of the site developer(s) to complete such remediation prior to construction of the project. If remediation is required as identified by the local oversight agency, it must be accomplished in a manner that reduces risk to below applicable standards and must be completed prior to issuance of any occupancy permits. Soil remediation methods that could be employed include, but are not limited to, one or more of the following: excavation and on-site treatment, such as above ground bioremediation, soil washing, soil stabilization, soil vapor extraction, or high-temperature soil thermal desorption. Groundwater remediation methods that could be employed include, but are not limited to, pumping water to surface, treating, and returning to aquifer; treating groundwater in place by injecting oxidizing agents; and placing membrane in aquifer and using natural flows to trap contaminants. Closure reports or other reports acceptable to the City of Rancho Cucamonga Fire Protection District that document the successful completion of required remediation activities, if any, for contaminated soils, must be submitted and approved by the City of Rancho Cucamonga prior to the issuance of grading permits for site development. No construction must occur in the affected area until reports have been accepted by the City of Rancho Cucamonga **MM HAZ-3:** If previously unknown or unidentified soil and/or groundwater contamination that could present a	

Threshold	Impact	Mitigation Measures	Impact with Mitigation
		threat to human health or the environment is encountered during construction within the Plan Area, construction activities in the immediate vicinity of the contamination must cease immediately. If contamination is encountered, a Risk Management Plan must be prepared and implemented that (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers, and the public from exposure to potential site hazards. Such measures must include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Example soil remediation methods that may be employed include, but are not limited to, one or more of the following: excavation and on-site treatment, such as above ground bioremediation, soil washing, soil stabilization, soil vapor extraction, or high-temperature soil thermal desorption. Example groundwater remediation methods that may be employed include, but are not limited to, pumping water to surface, treating, and returning to aquifer; treating groundwater in place by injecting oxidizing agents; and placing membrane in aquifer and using natural flows to trap contaminants. Depending on the nature of contamination, if any, appropriate agencies must be notified (e.g., City of Rancho Cucamonga Fire Protection District and San Bernardino County Environmental Health Division). If needed, a Site Health and Safety Plan that meets Occupational Safety and Health Administration requirements must be prepared and in place prior to commencement of work in any contaminated area.	

Threshold	Impact	Mitigation Measures	Impact with Mitigation
Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
For a project located within an airport land use plan or, where such plan has not been adopted, within 2 miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Potentially Significant.	Implementation of **MM HAZ-1** through **MM HAZ-3** above.	Less than Significant.
Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	Potentially Significant.	**MM HAZ-4: Fire Protection Plan.** To address the risk to residential development, future developers shall prepare fire protection plans that meet the Rancho Cucamonga Fire Protection District Development Standards and are consistent with the Master Fire Protection Plan. The Fire Protection Plan shall describe all actions that will be taken to reduce wildfire risks to the structure(s). The plan shall include (1) A copy of the site plan that indicates topographic reference lines; (2) A copy of the approved landscape/vegetation management plan;(3) Methods and timetables for controlling, changing or modifying areas on the property (elements of the plan shall include removal of dead vegetation, litter, vegetation that may grow into overhead electrical lines, certain ground fuels, and ladder fuels as well as the thinning of live trees); and (4) A maintenance schedule for the landscape/vegetation	Less than Significant.

Threshold	Impact	Mitigation Measures	Impact with Mitigation
		management plan. The Fire Protection Plan for a specific neighborhood or phase of construction shall be submitted to the Rancho Cucamonga Fire Protection District and City of Rancho Cucamonga Planning Department for review and approval prior to occupancy permits approval for the first residential structure. **MM HAZ-5: Fire Prevention Construction Techniques.** Construction within the designated Wildfire-Urban Interface Fire Area is required to be in accordance with Chapter 7A of the California Building Code, the California Residential Code and Standard 49-1 of the of the Rancho Cucamonga Fire Protection District.	
Hydrology and Water Quality			
Violate any water quality standards or waste discharge requirements?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off-site?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.

Threshold	Impact	Mitigation Measures	Impact with Mitigation
Impede or redirect flood flows?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Result in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Land Use and Planning			
Conflict with applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Conflict with any existing or proposed land uses, such that a potential health or safety risk to students would be created?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Mineral Resources			
Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the state?	Potentially Significant.	The only way to avoid this impact would be to preclude development on the D-3 aggregate resources area, therefore there is no feasible mitigation.	Significant and Unavoidable.
Result in the loss of availability of a locally important mineral resource recovery site delineated on a local General Plan, specific plan, or other land use plan?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Noise			
Generation of a substantial temporary or permanent increase in ambient noise levels the vicinity of the Project in excess of standards established in the local General Plan or noise	Potentially Significant.	**MM N-1:** Prior to the issuance of each permit for grading, the Property Owner/Developer shall submit construction-related noise mitigation plan to the Rancho Cucamonga Planning Department. The plan shall depict the location of the construction equipment and how the	Less than Significant.

Threshold	Impact	Mitigation Measures	Impact with Mitigation
ordinance, or applicable standards of other agencies?		noise from this equipment would be mitigated during construction of the project. The plan shall demonstrate that the construction plans and specifications include the following noise abatement, notification, and control measures: • All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other State-required noise-attenuation devices. • Limiting the number of noise-generating heavy-duty off-road construction equipment (e.g., backhoes, dozers, excavators, loaders, rollers, etc.) simultaneously within 50 feet of off-site noise sensitive receptors surrounding the site. • Stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. • On-site and off-site construction haul routes shall be designed to avoid noise sensitive uses, as feasible. • If a perimeter block wall is required for a project, the wall shall be constructed as early as possible during the first phase of construction. • A "Construction Noise Coordinator" shall be identified. The Construction Noise Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Construction Noise Coordinator shall notify the City within 48 hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, bad muffler) and shall implement reasonable measures to resolve the compliant, as deemed acceptable by the Planning Department. Signs shall be posted at the	

Threshold	Impact	Mitigation Measures	Impact with Mitigation
		construction that include the contact information for the Construction Noise Coordinator. **MM N-2:** Prior to issuance of building permits for buildings at the southeast and southwest corners of the Plan Area, the Property Owner/Developer shall submit an acoustical study to the City of Rancho Cucamonga Building Official that demonstrates that the proposed architectural design would provide an interior noise level of 45 dBA CNEL or less (based on buildout traffic noise conditions) in all habitable rooms of the proposed buildings facing the SR-210. The Property Owner/Developer shall also submit plans and specifications showing that: • All residential units shall be provided with a means of mechanical ventilation, as required by the California Building Code for occupancy with windows closed.	
Generation of excessive ground-borne vibration or ground-borne noise levels?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Population and Housing			
Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Significant and Unavoidable	No feasible mitigation measures are available.	Significant and Unavoidable.
Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.

Threshold	Impact	Mitigation Measures	Impact with Mitigation
Public Services and Recreation			
Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for police protection?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for schools?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for library services?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.

Threshold	Impact	Mitigation Measures	Impact with Mitigation
Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for parks?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Transportation and Traffic			
Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	Potentially Significant.	**MM TRAF-1:** The Property Owner/Developer shall implement the following intersection improvements. **Intersection 7: Wilson Avenue and Day Creek Boulevard.** The improvements identified below can fit within the existing right-of-way and will require striping modifications and median improvements. With these recommended improvements, operations are forecast to operate at an acceptable level of service (LOS) during the AM and PM peak hours. In order for this intersection to operate acceptably with the addition of the project traffic, the following improvements shall be made prior to the issuance of a building permit for the 1595th residential unit in the Neighborhood Area: Modify eastbound approach of the intersection from one left-turn lane, one through lane, and one through-right shared lane to one left-turn lane, one through lanes, and one right-turn lane	Significant and Unavoidable.

Threshold	Impact	Mitigation Measures	Impact with Mitigation
		Add right-turn overlap phasing in the eastbound direction Optimization of cycle length This measure shall be implemented prior to completion of 55% when the entire Plan is at full buildout. **Intersection 17: Banyan Street and Milliken Avenue.** For this intersection to operate acceptably with the addition of project traffic, this intersection requires adjustment and optimization of the AM peak hour signal timing plans, including a cycle length of 120 seconds. To ensure that the full effect of the project was considered in the "plus project" analysis, signal timing was locked and consistent with the "no project" scenario. The change in traffic volumes requires a reallocation of green signal time to more efficiently serve the traffic demand. With the recommended improvement, operations are improved to an acceptable LOS during the AM peak hour. This improvement shall be made prior to the issuance of a building permit for the 2755th residential unit in the Neighborhood Area. **Intersection 19: Banyan Street and Day Creek Boulevard.** For this intersection to operate acceptably with the addition of project traffic, this intersection requires adjustment and optimization of the AM peak hour signal timing plans relative to the expected traffic volume demand. To ensure that the full effect of the project was considered in the "plus project" analysis, signal timing was locked and consistent with the "no project" scenario. The change in traffic volumes requires a reallocation of green signal time to more efficiently serve the traffic demand. With the recommended improvement, operations are improved to an acceptable LOS during the AM peak hour. This improvement shall be made prior to the issuance of a building permit for the 1885th residential unit in the Neighborhood Area.	

Threshold	Impact	Mitigation Measures	Impact with Mitigation
		Intersection 41: Foothill Boulevard and Day Creek Boulevard. The improvements below can fit within the existing right-of-way and will require signing and striping modifications. With these recommended improvements, operations are forecast to operate at an acceptable LOS during the PM peak hours. The improvement is consistent with the proposed mitigation measure in the Empire Lakes Specific Plan EIR. For this intersection to operate acceptably with the addition of the project traffic, the following improvements shall be made prior to the issuance of a building permit for the 150th residential unit in the Neighborhood Area: Modify northbound approach of the intersection from two left-turn lanes, three through lanes, and one right-turn lane to two left-turn lanes, two through lanes, one through-right shared lane, and one right-turn lane Optimization of coordinated splits **MM TRAF-2:** Prior to the issuance of building permits, the Property/Owner Developer shall pay its fair share to the City of Rancho Cucamonga for the cost of the improvements identified below to mitigate cumulative impacts at these intersections. This fair share contribution will be used by the City with other sources of funds including, but not limited to, fair share contributions from other projects, to construct the following improvements. **Intersection 33: Base Line Road and East Avenue.** The modifications below can fit within the existing right-of-way and will require signing and striping modifications. With these recommended improvements, operations are forecast to operate at an acceptable LOS during the AM and PM peak hours. In order for this intersection to operate acceptably with the addition of the project traffic, the following modifications will be needed:	

Threshold	Impact	Mitigation Measures	Impact with Mitigation
		Modify northbound approach of the intersection from one left-turn lane, one through lane, and one through-right shared lane to one left-turn lane, one through lane, and one right-turn lane Restripe the southbound approach from one dedicated right-turn lane, two through lanes and one left turn late to two dedicated right-turn lanes, one through lane and one left-turn lane Add right-turn overlap phasing in all directions Optimize signal timing plan coordinated splits. **Intersection 35: Terra Vista Parkway and Milliken Avenue.** The modifications below can fit within the existing right-of-way and will require signing and striping modifications. With these recommended improvements, operations are forecast to operate at an acceptable LOS during the PM peak hours. In order for this intersection to operate acceptably with the addition of the project traffic, the following modifications will be needed: Modify eastbound approach of the intersection from one left-turn lane, one through lane, and one through-right shared lane to two left-turn lanes and one through-right shared lane Adjust signal timing plan coordinated splits **MM TRAF-3:** Prior to the issuance of building permits, the Property/Owner Developer shall pay its fair share for the following measures required to mitigate Cumulative Year (2040) Plus Project conditions. This fair share contribution will be used by the Caltrans with other sources of funds including, but not limited to, fair share contributions from other projects, to construct the following improvements. **Intersection 34: Baseline Avenue and I-15 Northbound Ramps.** The modifications below can fit within the existing right-of-way and will require signing and striping	

Threshold	Impact	Mitigation Measures	Impact with Mitigation
		modifications. With these recommended improvements, operations are forecast to operate at an acceptable LOS during the PM peak hours. In order for this intersection to operate acceptably with the addition of the project traffic, the following modifications will be needed: Modify northbound approach of the intersection from one left-turn lane, one left-right shared lane, and one right-turn lane to one left-turn lane and two right-turn lanes.	
Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?	Potentially Significant.	Implementation of **MM TRAF-1** through **MM TRAF-3** above.	Less than Significant.
Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	No Impact.	No mitigation measure is necessary.	Less than Significant.
Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Result in inadequate emergency access?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Utilities and Service Systems			
Require or result in the relocation or construction of new or expanded water, or wastewater	Potentially Significant for	**MM UTIL-1 Sewers**. Any improvements to segments of the sewer main system downstream of the Plan Area determined to	Less than Significant.

Threshold	Impact	Mitigation Measures	Impact with Mitigation
treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	wastewater; Less than Significant for all other utilities.	be needed by the Cucamonga Valley Water District to provide the capacity needed to accommodate wastewater generated by the project, based on additional modeling and review, shall be constructed. Improvements may include installing larger sewer lines or constructing parallel lines to provide additional capacity.	
Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.
Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Less than Significant.	No mitigation measure is necessary.	Less than Significant.