

## **1.0 INTRODUCTION TO THE FINAL ENVIRONMENTAL IMPACT REPORT**

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The City of Ontario (City) coordinated the preparation of an Environmental Impact Report (EIR) for a project consisting of six main components:

1. The Avenue Specific Plan, which proposes the development of approximately 2,326 residential units and 174,000 square feet of commercial and retail uses on approximately 566 gross acres
2. An amendment to the City of Ontario General Plan to:
  - i. Modify the boundaries of Subarea 18 within the New Model Colony (NMC) to include portions of Subareas 12 (approximately 63 acres), 17 (approximately 134 acres), and 23 (approximately 43 acres).
  - ii. Clarify the ambiguity that exists in the NMC General Plan between the permitted residential density set forth in the Land Use Plan (NMC General Plan Figure 3-5), which allows for 4.6 dwelling units per gross acre, and the Development Capacity, Table 3-4 of the NMC General Plan, which allows 2,059 dwelling units in the modified boundaries of Subarea 18. The General Plan amendment will clarify this ambiguity and will permit development of the 2,326 dwelling units proposed by The Avenue Specific Plan.
3. Cancellation of Williamson Act Contracts
4. Relocation of certain above ground electrical transmission and distribution lines owned by Southern California Edison Corporation (SCE)
5. The approval of various development agreements between builders and/or landowners that own or control areas covered by The Avenue Specific Plan
6. Tentative Tract Maps may also be processed concurrently with The Avenue Specific Plan and the other related project entitlements.

For purposes of the EIR, these six components are collectively referred to as the "Project."

The Draft EIR was circulated for public review and comment beginning on October 23, 2006 and ending on December 8, 2006. In accordance with Sections 15088 and 15088.5 of the CEQA Guidelines, this document responds to comments received on the Draft EIR and is organized into four sections:

**1. Introduction**

- 2. List of Commentors:** Provides a list of the agencies, organizations, and individuals that commented on the Draft EIR.
- 3. Responses to Comments:** Includes a copy of all the letters received on the Draft EIR and provides responses to the comments in all the letters. Each comment letter had been assigned an alphabetical designation and individual comments are assigned a number for easy cross reference to the response. The responses explain the Draft EIR analysis, support Draft EIR conclusions, or provide information, corrections, or clarifications, as appropriate. Unless otherwise noted, references herein are related to the Draft EIR. For reading ease, this section is organized with the responses immediately following the commenter's letter.
- 4. Clarifications to the Draft EIR:** Includes a listing of refinements and clarifications that have been incorporated in the text of the Draft EIR.
- 5. Mitigation Monitoring and Reporting Program:** Includes the Mitigation Monitoring and Reporting Program for the mitigation measures outlines in the Draft EIR.

**1.1 INCORPORATION BY REFERENCE**

This Response to Comments document is part of the Final EIR, which includes the Draft EIR and technical appendices pursuant to Section 15132 of the CEQA Guidelines.

**1.2 NEW INFORMATION AND CHANGES TO THE EIR**

Information contained within this document clarifies or supplements information presented in the EIR. This information does not constitute substantial new information as defined in Section 15088.5 of the CEQA Guidelines; nor does this information change the findings made in the EIR. Therefore, recirculation of the EIR is not required as defined in Section 15088.5 of the CEQA Guidelines.