

SECTION 1

INTRODUCTION

1.0 INTRODUCTION

1.1 PURPOSE AND INTENT

The purpose of this Draft EIR is to evaluate the potential environmental effects of the proposed West Haven Specific Plan (the “Project”). The proposed Project consists of a 202-acre master planned community encompassing 80 acres of Subarea 6 and 122 acres of Subarea 12 in the northeast quadrant of the 8,200-acre New Model Colony (NMC), within the City of Ontario (the “City”). In accordance with Section 15121(a) of the California Environmental Quality Act (CEQA) Guidelines (California Administrative Code, Title 14, Division 6, Section 3), the intent of this Environmental Impact Report (EIR) is to:

“... inform public agency decision-makers and the public generally of the significant environmental effect of a project, identify possible ways to minimize the significant environmental effects, and describe reasonable alternatives to the Project ...”

1.2 PROPOSED PROJECT GOALS AND OBJECTIVES

The West Haven Specific Plan prepared by L.D. King (December 2004), proposes to meet the following goals and objectives, and address the following identified issues:

- ◆ Provide an integrated quality mixed-use planned residential and neighborhood commercial center community of appropriate density and lot sizes, supported by landscaped open spaces, landscaped pedestrian and bike paseos, an elementary school, a neighborhood park, and recreational uses.
- ◆ Provide six distinct, yet, blended residential neighborhoods with a variety of housing types, including single-family detached and attached residences, on lot sizes ranging from 3,000 to 7,200 square feet.
- ◆ Provide for the adequate planning, financing, and implementation mechanism(s) for the Project’s infrastructure and community facilities to serve the master planned community.
- ◆ Establish appropriate relationships with the existing adjacent commercial and residential land uses.
- ◆ Integrate existing and proposed commercial areas into the community fabric through the pedestrian links and walkways.
- ◆ Provide for a circulation network that promotes pedestrian links and walkways as well as bicycle activity as alternative modes of transportation, while also providing for safe and efficient movement of automobile travel through the Project site, including:
 - A major paseo network linking all areas of the Project. This network will connect the community’s recreation spaces, but also serve to link the master planned community to regional destinations;
 - Creation of a formal primary entry at the intersection of Haven Avenue and Riverside Drive; and
 - Creation of a formal secondary entries at the intersection of Haven and Chino Avenue.

- ◆ Establish neighborhood linkages to connection portions of the Project.
- ◆ Incorporate active recreation sites for both residential and commercial areas, and link by the pedestrian paseo network.
- ◆ Provide a well-integrated neighborhood commercial center at the corner of Riverside Drive and Haven Avenue allowing community residents convenient pedestrian access to employment opportunities and day-to-day service and shopping establishments.
- ◆ Locate surface parking areas within the proposed neighborhood commercial center screened from adjacent residential uses by a landscaped pedestrian paseo or suitable landscaped setback buffer.
- ◆ Include well-landscaped sidewalk and streetscape connections to provide alternative as well as secondary pedestrian connections parallel to Riverside Drive, Haven, Turner, and Chino Avenues.
- ◆ Ensure the development of the proposed Project addresses pertinent NMC GPA policies and objectives.
- ◆ Establish a unique character for the West Haven Specific Plan community through the implementation of Design Guidelines and Development Standards specifically prepared for the Project.

1.3 FORMAT AND CONTENT OF THIS EIR

The Notice of Preparation and Initial Study (NOP/IS) for this Project identified the following environmental topics as requiring additional information and analysis in this EIR:

- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Hazards/Hazardous Materials
- Land Use/Planning and Recreation
- Noise
- Public Services
- Transportation/Traffic
- Utilities and Service Systems
- Water Resources/Water Quality

The IS determined that the Project will not cause significant impacts on aesthetics, population and housing, and mineral resources; therefore, information on these topics is not presented in this EIR. The “*No Significant Impact*” determination for aesthetics, population and housing, and mineral resources is substantiated by the NOP/IS contained in Appendix A, *Notice of Preparation/Initial Study, and Comments*. Comments received during the NOP period related specifically to potential impacts to air quality, and agricultural resources, cultural resources, and traffic (refer to Appendix A).

This EIR is organized into nine sections:

- *Section 1.0* contains the Introduction to the Project.
- *Section 2.0* contains a detailed Project Description.
- *Section 3.0* contains an analysis by Environmental Topic of the potential Impacts of the Project, recommended Mitigation Measures, and Significant Impacts of the Project After Mitigation.
- *Section 4.0* examines the Project’s Cumulative Impacts.
- *Section 5.0* evaluates the Project’s Growth Inducing, Unavoidable, and Irreversible Impacts.
- *Section 6.0* examines the Alternatives to the Project and associated environmental effects.
- *Section 7.0* provides a Summary of proposed Mitigation Measures.
- *Section 8.0* provides a list of References used in preparing the EIR.
- *Section 9.0* provides a list of the Organizations and Persons consulted in preparing this EIR.

1.4 DISCRETIONARY ACTIONS

The content of this EIR shall provide sufficient information to allow the discretionary actions listed in Table 1.4-1, *Discretionary Actions*, to be considered and approved by the Lead Agency and Responsible Agencies.

Table 1.4-1 Discretionary and Ministerial Permits

Public Agency	Action/Decision/Approval
City of Ontario	<ul style="list-style-type: none"> ▪ Specific Plan ▪ Development Agreement ▪ Tract Map ▪ Site Plan ▪ Grading Permits ▪ Building Permits
Inland Empire Utilities Agency	Utility Connection Permits
Santa Ana Regional Water Quality Control Board	State Construction Activity General Construction Permit Municipal National Pollutant Discharge Elimination System Permit
County of San Bernardino	Municipal Separate Storm Sewer System Waste Discharge Permit (SBC MS4 Permit)
South Coast Air Quality Management District	Permit to Construct
United States Fish and Wildlife Service	Permit to Reduce Nesting Birds if Present

Source: Data compiled by URS Corporation (2004).

1.4.1 Specific Plan Approval

A Specific Plan is considered a major component of a city’s entitlement process, resulting in future development of a master planned community. The West Haven Specific Plan will require the approval of such a Specific Plan. Following adoption of the SOI General Plan Amendment (GPA) and prior to annexation into the City, properties in the SOI were pre-zoned as Specific Plan (Specific Plan-Agricultural Preserve). The agricultural component permitted the use of these properties for agricultural

use until such a time a Specific Plan designated another use for the properties. This zoning regulation includes policies requiring that a Specific Plan be approved for the Project site to implement the NMC land uses. Land uses permitted by the SOI GPA (NMC GPA) will be designated at the time of the City approval of the Specific Plan.

The West Haven Specific Plan is designed to meet the requirements of the State of California Government Code and the City's goals and objectives for the NMC GPA. The City will adopt the West Haven Specific Plan by resolution thereby establishing the zoning regulations necessary for the development of the Project site. The requirements of the West Haven Specific Plan will take precedence over the City's Development Code; however, in instances where the West Haven Specific Plan does not address specific zoning requirements, development standards or guidelines, the City's Development Code shall prevail.

1.4.2 Development Agreement

A Development Agreement is a contract between the applicant and a local government in which the applicant promises to fulfill certain exaction requirements in exchange for a vested right to build a project. The Project applicant is requesting approval of a Development Agreement. By law a Development Agreement must specify the duration of the agreement, the permitted uses of the property, the density or intensity of land use, the maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes. The agreement may provide that construction will be commenced within a specified time and that the Project or any phase thereof be completed within a specified time.

1.4.3 Tentative Tract/Parcel Map(s) and/or Development Plan(s)

The West Haven Specific Plan Project will require approval of tentative tract(s)/parcel map(s), and, development plan(s), including but not limited to, conditional use permits and site plans. Pursuant to applicable provisions of the State of California Subdivision Map Act (Government Code § 66410-66499) and the City of Ontario Subdivision Ordinance; the maps, development plans, and other various documents will be consistent with applicable provisions of the West Haven Specific Plan and are required to be submitted for City review and approval prior to development on the Project site.

1.4.4 Other Agency Permits

Permits to allow construction on the Project site will be obtained from the United States Fish and Wildlife Service, South Coast Air Quality Management District, Department of Health and Safety, the San Bernardino County Flood Control District, Regional Water Quality Control Board, and Inland Empire Utilities Agency.