



**RANCHO CUCAMONGA 2010 GENERAL PLAN UPDATE
FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT
RESPONSE TO COMMENTS
SCH No. 2000061027**



Prepared for | City of Rancho Cucamonga (Lead Agency)
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

Contact: James R. Troyer, Planning Director

Prepared by | BonTerra Consulting
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Contact: Jennifer Marks, Project Manager

May 2010

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SECTION 1.0 INTRODUCTION

The purpose of this document is to present public comments and responses to comments received on Draft Program Environmental Impact Report (PEIR) (SCH #2000061027) for the Rancho Cucamonga 2010 General Plan Update. The Draft PEIR was released for public review and comment by the City of Rancho Cucamonga on February 16, 2010. The public review period ended on April 1, 2010.

In accordance with the California Environmental Quality Act (CEQA) Guidelines §15088, the City of Rancho Cucamonga, as the lead agency, has evaluated all substantive comments received on the Rancho Cucamonga 2010 General Plan Update Draft PEIR, and has prepared written responses to these comments. This document has been prepared in accordance with CEQA and represents the independent judgment of the lead agency.

The Final PEIR for the project consists of Draft PEIR and its technical appendices; the Responses to Comments included herein; other written documentation prepared during the PEIR process; the Mitigation Monitoring and Reporting Program (MMRP) and those documents which may be modified by the City Council at the time of certification. The City Council will also consider adoption of a Statement of Findings of Fact and a Statement of Overriding Considerations as part of the approval process for the proposed project.

This Response to Comments document is organized as follows:

Section 1 provides a brief introduction to this document.

Section 2 identifies the Draft PEIR respondents.

Section 3 provides responses to comments received on the Draft PEIR. Responses are provided in the form of individual responses to comment letters received. Comment letters are followed immediately by the responses to each letter.

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SECTION 2.0 LIST OF RESPONDENTS

In accordance with CEQA Guidelines §15132, the following is a list of persons, organizations, and public agencies that submitted comments on the Draft EIR received as of close of the public review period on April 1, 2010. Comments have been numbered and responses have been developed with corresponding numbers.

Letter No.	Respondent	Date of Correspondence	Page No.
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1	California Energy Commission	February 26, 2010.....	3-5
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SECTION 3.0 RESPONSES TO ENVIRONMENTAL COMMENTS

This section includes responses to all substantive environmental issues raised in comments received on the Rancho Cucamonga 2010 General Plan Update Draft PEIR. Comments submitted on the Draft PEIR included questions about conclusions identified in the Draft PEIR; findings and methodology for preparation of the technical analyses; and comments about community and regional issues. The Final PEIR provides responses to comments on significant environmental points and does not respond to the comments on the merits of the project, nor does it attempt to resolve regional issues requiring full countywide input and consideration. When comments did not address the completeness or adequacy of the environmental documentation, or did not raise environmental issues, the receipt of the comment is noted; no further response is provided as CEQA does not require a response in these instances.

This section is formatted so that each comment letter is followed immediately by the corresponding responses.

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STATE AGENCIES

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STATE OF CALIFORNIA – NATURAL RESOURCES AGENCY

ARNOLD SCHWARZENEGGER, Governor

CALIFORNIA ENERGY COMMISSION
1516 NINTH STREET
SACRAMENTO, CA 95814-5512
www.energy.ca.gov



February 26, 2010

James Troyer
City of Rancho Cucamonga
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

CITY OF RANCHO CUCAMONGA

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Dear Mr. Troyer:

The California Energy Commission has received the City of Rancho Cucamonga's Notice of Availability of Draft Environmental Impact Report titled Rancho Cucamonga 2010 General Plan Update Project, SCH 2000061027 that was submitted on 2/22/2010 for comments due by 4/1/2010. After careful review, the Energy Commission has found the following:

We would like to assist in reducing the energy usage involved in your project. Please refer to the enclosed Appendix F of the California Environmental Quality Act for how to achieve energy conservation.

In addition, the Energy Commission's *Energy Aware Planning Guide* is also available as a tool to assist in your land use planning. For further information on how to utilize this guide, please visit www.energy.ca.gov/energy_aware_guide/index.html.

Thank you for providing us the opportunity to review/comment on your project. We hope that our comments will be helpful in your environmental review process.

If you have any further questions, please call Gigi Tien at (916) 651-0566.

Sincerely,



BILL PFANNER
Supervisor, Local Energy & Land Use Assistance Unit
Special Projects Office
Fuels and Transportation Division
California Energy Commission
1516 Ninth Street, MS 23
Sacramento, CA 95814

Enclosure

CEQA: California Environmental Quality Act

Appendix F ENERGY CONSERVATION

I. Introduction

The goal of conserving energy implies the wise and efficient use of energy. The means of achieving this goal include:

- (1) decreasing overall per capita energy consumption,
- (2) decreasing reliance on natural gas and oil, and
- (3) increasing reliance on renewable energy sources.

In order to assure that energy implications are considered in project decisions, the California Environmental Quality Act requires that EIRs include a discussion of the potential energy impacts of proposed projects, with particular emphasis on avoiding or reducing inefficient, wasteful and unnecessary consumption of energy.

Energy conservation implies that a project's cost effectiveness be reviewed not only in dollars, but also in terms of energy requirements. For many projects, lifetime costs may be determined more by energy efficiency than by initial dollar costs.

II. EIR Contents

Potentially significant energy implications of a project should be considered in an EIR. The following list of energy impact possibilities and potential conservation measures is designed to assist in the preparation of an EIR. In many instances, specific items may not apply or additional items may be needed.

A. Project Description may include the following items:

1. Energy consuming equipment and processes which will be used during construction, operation, and/or removal of the project. If appropriate, this discussion should consider the energy intensiveness of materials and equipment required for the project.
2. Total energy requirements of the project by fuel type and end use.
3. Energy conservation equipment and design features.
4. Initial and life-cycle energy costs or supplies.
5. Total estimated daily trips to be generated by the project and the additional energy consumed per trip by mode.

B. Environmental Setting may include existing energy supplies and energy use patterns in the region and locality.

C. Environmental Impacts may include:

1. The project's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project's life cycle including construction, opera-

tion, maintenance and/or removal. If appropriate, the energy intensiveness of materials may be discussed.

2. The effects of the project on local and regional energy supplies and on requirements for additional capacity.
3. The effects of the project on peak and base period demands for electricity and other forms of energy.
4. The degree to which the project complies with existing energy standards.
5. The effects of the project on energy resources.
6. The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

D. Mitigation Measures may include:

1. Potential measures to reduce wasteful, inefficient and unnecessary consumption of energy during construction, operation, maintenance and/or removal. The discussion should explain why certain measures were incorporated in the project and why other measures were dismissed.
2. The potential of siting, orientation, and design to minimize energy consumption, including transportation energy.
3. The potential for reducing peak energy demand.
4. Alternate fuels (particularly renewable ones) or energy systems.
5. Energy conservation which could result from recycling efforts.

E. Alternatives should be compared in terms of overall energy consumption and in terms of reducing wasteful, inefficient and unnecessary consumption of energy.

F. Unavoidable Adverse Effects may include wasteful, inefficient and unnecessary consumption of energy during the project construction, operation, maintenance and/or removal that cannot be feasibly mitigated.

G. Irreversible Commitment of Resources may include a discussion of how the project preempts future energy development or future energy conservation.

H. Short-Term Gains versus Long-Term Impacts can be compared by calculating the energy costs over the lifetime of the project.

I. Growth Inducing Effects may include the estimated energy consumption of growth induced by the project.

Letter 1 California Energy Commission
Bill Pfanner, Supervisor, Local Energy & Land Use Assistance Unit
February 26, 2010

Response to Letter 1

1. Appendix F of the CEQA Guidelines describes the energy conservation information and analyses that should be included in an environmental impact report (EIR) and states that emphasis should be placed on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy. For purposes of the 2010 General Plan Update Program EIR, energy efficiency was analyzed on a programmatic level due to the lack of a project-specific development proposal. Energy efficiency was discussed in terms of impacts to electricity and natural gas infrastructure (Draft Program EIR, Section 4.17, Utilities and Service Systems, pages 4.17-3, 4.17-15, and 4.17-21) as well as climate change impacts related to greenhouse gas emissions (Draft Program EIR Section 4.5, Climate Change).

Future development and redevelopment projects associated with buildout of the 2010 General Plan Update would result in increased demand for energy in the form of electricity and natural gas. The 2010 General Plan Update Resource Conservation Chapter sets forth goals and related policies intended to achieve reductions in energy use through implementation of efficiency measures, including encouraging alternative energy sources such as solar and wind energy (Policies RC-4.2 and RC-4.3) and photovoltaic street lighting (Policy RC-5.2). Additionally, the 2010 General Plan Update promotes the reduction of fuel consumption through transit-oriented development and replacing current City vehicles with new, alternative fuel vehicles on an as-needed basis (Policy RC-5.3).

In addition to implementing applicable goals and policies as stated in the 2010 General Plan Update related to energy efficiency, future development and redevelopment would be required to meet the service requirements of electricity and natural gas providers, which would ensure that a less than significant impact related to the provision of power would result (SC 4.17-4). Once the proposed 2010 General Plan Update is approved, future projects developed in the City of Rancho Cucamonga would also be required to comply with all State Energy Efficiency Standards and City codes in effect at the time of application and building permits (Program EIR, page 4.17-7). Commonly referred to as Title 24, these standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. Title 24 covers the use of energy-efficient building standards, including ventilation, insulation, and construction and the use of energy saving appliances, conditioning systems, water heating, and lighting. Because the future development and redevelopment associated with the 2010 General Plan Update would be required to adhere to standards contained in Title 24 in addition to requirements set forth by the respective utility providers, implementation of the 2010 General Plan Update would not result in the wasteful, inefficient, or unnecessary consumption of energy.

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STATE OF CALIFORNIA – NATURAL RESOURCES AGENCY

ARNOLD SCHWARZENEGGER, Governor

CALIFORNIA ENERGY COMMISSION
1516 NINTH STREET
SACRAMENTO, CA 95814-5512
www.energy.ca.gov

Letter 2



March 9, 2010

James Troyer
City of Rancho Cucamonga
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

Dear Mr. Troyer:

The California Energy Commission has received the City of Rancho Cucamonga's General Plan Update titled Rancho Cucamonga 2010 General Plan Update Project, SCH 2000061027 that was submitted on 2/17/2010 for comments due by 4/5/2010. After careful review, the Energy Commission has found the following:

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Thank you for providing us the opportunity to review/comment on your project. We hope that our comments will be helpful in your environmental review process.

If you have any further questions, please call Gigi Tien at (916) 651-0566.

Sincerely,

BILL PFANNER
Supervisor, Local Energy & Land Use Assistance Unit
Special Projects Office
Fuels and Transportation Division
California Energy Commission
1516 Ninth Street, MS 23
Sacramento, CA 95814

Enclosure

CITY OF RANCHO CUCAMONGA

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CEQA: California Environmental Quality Act

Appendix F ENERGY CONSERVATION

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Energy conservation implies that a project's cost effectiveness be reviewed not only in dollars, but also in terms of energy requirements. For many projects, lifetime costs may be determined more by energy efficiency than by initial dollar costs.

II. EIR Contents

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H. Short-Term Gains versus Long-Term Impacts can be compared by calculating the energy costs over the lifetime of the project.


I. Growth Inducing Effects may include the estimated energy consumption of growth induced by the project.

Letter 2 California Energy Commission
Bill Pfanner, Supervisor, Local Energy & Land Use Assistance Unit
March 9, 2010

Response to Letter 2

1. This letter is a duplicate of Letter 1. Please refer to the Response to Letter 1.

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STATE OF CALIFORNIA, NATURAL RESOURCES AGENCY		ARNOLD SCHWARZENEGGER, GOVERNOR
	Letter 3 STATE MINING AND GEOLOGY BOARD DEPARTMENT OF CONSERVATION 801 K Street • Suite 2015 • Sacramento, California 95814	
	PHONE: 916 / 322-1082 • FAX: 916 / 445-0738 • TDD: 916 / 324-2555 • INTERNET: conservation.ca.gov/smgb	
ERIN D. GARNER, CHAIR CHARLIE WYATT, VICE CHAIR	BRIAN BACA JOHN LANE BENJAMIN LICARI	KATHY LUND BARBARA LUNDBURG ROBERT TEPEL

March 18, 2010

VIA REGULAR MAIL

CITY OF RANCHO CUCAMONGA

Mr. James Troyer
Planning Director
City of Rancho Cucamonga Planning Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

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Re: Comment on Draft Resource Conservation Element, Mineral Resource Management Policies Amendments, City of Rancho Cucamonga, San Bernardino County

Dear Mr. Troyer:

On behalf of the State Mining and Geology Board (SMGB), I am pleased to have the opportunity to review the Draft Resource Conservation Element for the City of Rancho Cucamonga, County of San Bernardino, dated February 2010, which incorporates the City's Mineral Resource Management Policies (MRMP).

Mineral Resource Management Policies (MRMP)

The purpose and intent of the MRMP are to ensure the continued availability of important mineral resources, while regulating surface mining operations as required by the Surface Mining and Reclamation Act (SMARA) of 1975 (Public Resources Code Section 2710, et seq.), and the State Mining and Geology Board's (SMGB) regulations. When drafts MRMP are received for review, they are examined for **Content, Clarity, and Conflict**. The review is conducted by the Executive Officer. If necessary, additional technical and legal advice may be sought from the California Geological Survey (CGS) or from the Attorney General's Office.

Content: MRMPs are examined to determine if all SMARA requirements are addressed and contained.

Clarity: Contents of the MRMPs are examined to determine if they are clearly stated or might be construed in more than one way, which might lead to later confusion.

Conflict: Contents are examined to determine that they are not in conflict with statute, nor are in conflict internally with other portions of the MRMPs.

Mission of the State Mining and Geology Board is to Represent the State's Interest in the Development, Utilization and Conservation of Mineral Resources; Reclamation of Mined Lands; Development of Geologic and Seismic Hazard Information; and to Provide a Forum for Public Redress

Mr. James Troyer
March 18, 2010
Page 2

The Staff Review offers two types of review comments: **Recommendations** and **Suggestions**. These comments are not binding and are offered as a constructive service.

Recommendations are comments that should be followed if the MRMP are to be acceptable to the SMGB. These recommendations relate to serious omissions in content or statements in conflict with SMARA or the SMGB's Regulations.

Suggestions are comments that are made to improve the clarity of statements, usually by making them more complete or by offering references.

General Comments

As required pursuant to Public Resources Code Sections 2762 and 2763, MRMP within General Plans need to address the justification for the loss of mineral resources within its jurisdiction. The Notice, however, provides inadequate justification, since it fails to consider the importance of these minerals to their County's area of jurisdiction. Prior to proceeding with this proposed project, it is strongly recommended that the General Plan address the justification for the loss of this mineral resource as required by State law under PRC Sections 2762 and 2763.

The potential loss of available, permitted aggregate resources from the mineral resource areas may have a strong deleterious effect on the City and San Bernardino County area. In its most recent and comprehensive study of *Aggregate Availability in California (2006), Map Sheet 52*, CGS has found that only about 24 percent of the projected construction aggregate demand over the next 50 years for the areas will be met by currently permitted resources. This is a significant shortfall in construction grade aggregate resource availability, and represents a sharp downward trend from the 37 percent availability in 2002.

To assist the City in addressing these issues, CGS recently published Special Report 206 titled "*Update of Mineral Land Classification for Portland Cement Concrete-Grade Aggregate in the Claremont-Upland Production-Consumption Region, Los Angeles and San Bernardino Counties, California.*" The SMGB based on recommendations from the State Geologist and public input, prioritizes areas to be classified and/or designated, and accepted this report at its December 11, 2008, regular business meeting. CGS Special Report 206 updated information previously presented in a classification report on Portland cement concrete-grade (PCC) aggregate in the San Bernardino Production-Consumption (P-C) Region first published in 1984. The previous report was published by the California Division of Mines and Geology (CDMG; now CGS) as Special Report 143, Part VII (SR 143, Part VII) – *Mineral Land Classification of the Greater Los Angeles Area, Part VII, Classification of Sand and Gravel Resources Areas, San Bernardino Production-Consumption Region.*

As you may be aware, the State Mining and Geology Board (SMGB), along with the California Geological Survey (CGS), work closely to establish policy for the conservation and development of mineral resources throughout the state. Absence of emphasis on the protection of such resources sidesteps the impending exhaustion of permitted aggregate reserves in the City's near-term future.

Mr. James Troyer
March 18, 2010
Page 3

Specific Comments

The following specific comments are offered:

Page RC8. Second paragraph under Mineral Resources Areas: It is stated on page RC8 that "The CGS has calculated the Claremont-Upland Production-Consumption Region will require 300 million tons of construction aggregate to fulfill local building demands through the year 2056." The 50-year projected need of "300-million tons" provided in this section is from Map 52, which is now out-of-date since publication of Special Report 202 titled "Update of Mineral Land Classification for Portland Cement Concrete-Grade Aggregate in the Claremont-Upland Production-Consumption Region, Los Angeles and San Bernardino Counties, California." The updated 50-year projection for construction aggregate is actually on the order of 240 million tons.

2

Page RC8. Second paragraph under Mineral Resources Areas: It is also stated in this paragraph that "Current reserves in the Region, including property owned or leased for which permission for extraction has been granted, totals approximately 537.9 million tons." This statement seems to use the term "reserves" to mean "resources." Also, 537.9 million tons is neither an aggregate "reserve" of "resource" figure from any of the published CGS's reports. Special Report 202 provides the aggregate "reserves" for the Region calculated to be 121 million tons, and the "resources" calculated to be 451 million tons.

3

Page RC12. Third paragraph under Mineral Resources Areas: This section states "The City [Rancho Cucamonga] has determined that urban uses shall have priority over aggregate recovery in areas not already disturbed by such activities." This statement is in disagreement to the response of the City as required by the SMGB pursuant to SMARA. The City of Rancho Cucamonga has several unmined aggregate resource areas that have been designated by the SMGB within the City and its sphere of influence. These areas "...shall be included as a part of the state policy..., and the specific goals and policies to protect against the premature incompatible development of the area." Furthermore, Public Resources Code Section 2790 requires the City to adopt mineral policies in its General Plan that emphasize the conservation and development of identified mineral deposits. For example, the City could consider, at minimum, the following:

4

Goal No. 1: Encourage the responsible mining of local deposits of construction aggregate consistent with the Surface Mining and Reclamation Act of 1975.

Goal No. 2: Protect those mineral deposits designated to be regionally significant by the SMGB through appropriate zoning and buffering from incompatible adjacent land uses.

Goal No. 3: Permit a sufficient volume of local construction aggregate reserves to meet the projected 50-year demand of the population of western San Diego County.

-oOo-

Mr. James Troyer
March 18, 2010
Page 4

As you continue your process of revision and come to a point where you have a complete document ready for the approval of your Board of Supervisors, that document should be resubmitted to the SMGB's office in Sacramento for final review prior to a recommendation that it is in compliance with the SMARA and the SMGB's regulations. The MRMP could then be formally recognized by the SMGB at the first regular business meeting scheduled after receipt of that document.

Thank you for the opportunity to provide input into the City of Rancho Cucamonga's revised MRMP in the Draft Resource Conservation Element within the February 2010 Draft General Plan. We ultimately look forward to the receipt and review of a complete document that addresses the suggestions indicated above.

The SMGB appreciates the opportunity to review and provide comments on the Draft General Plan, and would appreciate being included on future notices concerning this matter. Should you have any questions regarding the contents of this correspondence, or if I can be of further assistance, please do not hesitate to contact me.

Sincerely,



Stephen M. Testa
Executive Officer

cc: Dr. John G. Parrish, State Geologist and Director of the California Geological Survey (CGS)
John Clinkenbeard, Supervising Engineering Geologist, CGS
Rick Thalhammer, Deputy Attorney General
Rebecca Salazar, Department of Conservation
James Pierce, Department of Conservation

Letter 3 State Mining and Geology Board
Stephen M. Testa, Executive Officer
March 18, 2010

Response to Letter 2

1. Pages 4.11-6 and 4.11-7 of the Draft Program EIR analyze impacts related to the loss of availability of a known mineral resource that would be of value to the region and the residents of the State. As stated in the Draft Program EIR, it is acknowledged that development pursuant to the 2010 General Plan Update would preclude mining operations within specific areas of the City designated for future development or adjacent to future development. This impact, as well as the cumulative impact related to loss of mineral resources, is identified as significant and unavoidable, although several 2010 General Plan Update policies from the draft Resource Conservation Element are identified to protect aggregate mineral resources while allowing continued development within the City of Rancho Cucamonga. Specifically and as stated on page 4.11-8 and 4.11-9 of the Draft Program EIR, Goal RC-7 calls for the protection of aggregate mining resources and is supported by "policies to consider the value of the resources prior to approval of development (Policy RC-7.1), to minimize impacts on adjacent sensitive uses (Policy RC-7.2), to allow for future restoration of mined lands (Policy RC-7.3), to terminate designation of areas suitable for urban uses (Policy RC-7.4), and to include the presence of aggregate resources into property titles (Policy RC-7.5)." Compliance with these policies demonstrates the intended protection of mineral resources. Per 2010 General Plan Update policies, mining operations will continue to be an allowable use until such time that a development proposal is received and reviewed by the City. At such time, available options include allowing for mining operations to continue or to allow for such activities to be replaced by urban development. As stated on page 4.11-7 of the Draft Program EIR, "the City is expected to balance the need for local mineral resources with building over these resources".
2. The commenter noted that an updated 50-year projection for construction aggregate is currently available. The updated projection is approximately 60 million tons less than what was identified in the 2010 General Plan Update. For purposes of discussion and analysis, using the larger projection represents a more conservative analysis approach. Therefore, any analysis based on the more conservative number identified in the 2010 General Plan Update would represent a worst-case scenario and the actual situation would be better than discussed in the 2010 General Plan Update. The data in the 2010 General Plan Update has been revised to reflect more recent data available from the State Mining and Geology Board. This revision does not render the existing Program EIR analysis inadequate or legally indefensible.
3. The reference on page 4.11-3 of the Draft Program EIR to the 2010 General Plan Update figure of 537.9 million tons of aggregate resources within the Claremont-Upland and San Bernardino Production-Consumption regions has no bearing on the analysis contained in the EIR. This potential inconsistency does not render the Program EIR inadequate or legally indefensible.
4. Refer to Response 1, above.

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Linda S. Adams
Secretary for
Environmental Protection



Department of Toxic Substances Control

Maziar Movassaghi
Acting Director
5796 Corporate Avenue
Cypress, California 90630



Arnold Schwarzenegger
Governor

Letter 4

March 29, 2010

Mr. James Troyer
City of Rancho Cucamonga Planning Department
10500 Civic Center Drive
Rancho Cucamonga, California 91730

NOTICE OF COMPLETION AND A DRAFT ENVIRONMENTAL IMPACT REPORT
(EIR) FOR RANCHO CUCAMONGA 2010 GENERAL PLAN UPDATE PROJECT
(SCH # 2000061027)

Dear Mr. Troyer:

The Department of Toxic Substances Control (DTSC) has received your submitted EIR document for the above-mentioned project. As stated in your document: "A general plan expresses the community's development goals and embodies public policies relative to the distribution of future land uses, both public and private. The Rancho Cucamonga General Plan Update proposes to establish the overall development capacity for the City and its Sphere of Influence and will serve as a long-range policy document for determining the appropriate look, feel, and experience of the City.

The proposed General Plan Update will address six of the seven State-mandated General Plan elements and other issues that is important to the community. The proposed General Plan Update contains the following elements (referred to as "Chapters"):

Managing Land Use, Community Design, Historic Resources, and Public Art
Community Mobility
Economic Development
Community Services
Resource Conservation
Public Facilities and Infrastructure
Public Health and Safety

CITY OF RANCHO CUCAMONGA

MAR 30 2010

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Mr. James Troyer
March 29, 2010
Page 2

Summaries of the content and purpose of each of the chapters are provided below. The City is currently updating its General Plan Housing Element; however, this update is independent of this General Plan Update process".

Based on the review of the submitted document DTSC has comments as follows:

1. The draft EIR needs to identify and determine whether current or historic uses in the Project area have resulted in any release of hazardous wastes/substances. } 1
2. The draft EIR should evaluate whether conditions at any sites in the Project Area pose a threat to human health or the environment. Following are the databases of some of the regulatory agencies:
 - National Priorities List (NPL): A list is maintained by the United States Environmental Protection Agency (U.S.EPA).
 - CalSites: A Database primarily used by the California Department of Toxic Substances Control.
 - Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.
 - Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.
 - Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
 - GeoTracker: A List that is maintained by Regional Water Quality Control Boards.
 - Local County and City maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.} 2
3. Human health and the environment of sensitive receptors should be protected during any construction or demolition activities. If necessary, a health risk assessment overseen and approved by the appropriate government agency should be conducted by a qualified health risk assessor to determine if there are, } 3

Mr. James Troyer
March 29, 2010
Page 3

have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.

} 3
cont.

4. If it is determined that hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If it is determined that hazardous wastes will be generated, the facility should also obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942. Certain hazardous waste treatment processes or hazardous materials; handling, storage or uses may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.

} 4

5. DTSC can provide guidance for cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA or VCA, please see www.dtsc.ca.gov/SiteCleanup/Brownfields, or contact Ms. Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489.

} 5

If you have any questions regarding this letter, please contact me at (714) 484-5472 or at ashami@DTSC.ca.gov.

Sincerely,



Al Shami
Project Manager
Brownfields and Environmental Restoration Program

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
state.clearinghouse@opr.ca.gov

Mr. James Troyer
March 29, 2010
Page 4

cc: CEQA Tracking Center
Department of Toxic Substances Control
Office of Environmental Planning and Analysis
1001 I Street, 22nd Floor, M.S. 22-2
Sacramento, California 95814
Adelacr1@dtsc.ca.gov

CEQA # 2816

Letter 4 Department of Toxic Substances Control

Al Shami, Project Manager
March 29, 2010

Response to Letter 2

1. As discussed in the Draft Program EIR (pages 4.8-17 through 4.8-19), Laguna Geosciences performed a database search in 2009 as part of the Special Studies – Hazardous Materials Analysis. According to this report, 46 facilities were identified as having a high potential for, or known release of, hazardous substances into the ground, groundwater, or surface waters. However, as additionally stated in the Draft Program EIR, compliance with standard conditions related to the Hazardous Materials Transportation Act (SC 4.8-1), the Resource Conservation and Recovery Act (SC 4.8-2), the California Hazardous Waste Control Act (SC 4.8-3), the California Accidental Release Prevention Program (SC 4.8-5), and any regulations set forth by the San Bernardino County Fire Department (SCs 4.8-3 and 4.8-4) would ensure that future development on or near any of these sites would not pose a significant threat to human health or the environment.
2. As discussed above, a database search was prepared for the 2010 General Plan Update Study Area which is included as Appendix F to the Draft Program EIR. As noted in Section 4.1 of Appendix F, the environmental database search included the databases of all the regulatory agencies cited in the comment letter, in addition to several other databases.
3. As discussed in Response 1, above, future development and redevelopment projects would be required to comply with all applicable federal, State, and local regulations related to hazardous materials. In addition to the above, the Draft Program EIR states that future projects must comply with (1) the *California Code of Regulations* (Title 8, Section 1532.2) related to the removal of lead-based paint or other materials containing lead and (2) the *California Health and Safety Code* (Section 39650 et seq.) and the *California Code of Regulations* (Title 8, Section 1529) related to asbestos emissions and asbestos-related demolition or construction activities. Because the Draft Program EIR includes a program-level analysis, it is expected that individual development and redevelopment applications and the need for additional environmental analysis would be evaluated on a project-by-project basis. A health risk assessment may need to be prepared if it is deemed necessary or appropriate based on the individual project application.
4. As stated in the Draft PEIR on pages 4.8-6 and 4.8-13 (SC 4.8-3), future development and redevelopment shall comply with the California Hazardous Waste Control Act. In addition to compliance with this regulation, all future development and redevelopment projects will comply with all applicable federal, State, and local regulations related to hazardous wastes, including those set forth by the San Bernardino County Fire Department, acting as the Certified Unified Program Agency.
5. The commenter provided a contact related to future guidance for cleanup oversight. Comment is noted.

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Apr-05-2010 14:23 From-DIVISION OF LAND RESOURCE PROTECTION 19169279430 T-163 P.001/002 F-332

NATURAL RESOURCES AGENCY

ARNOLD SCHWARZENEGGER, GOVERNOR



DEPARTMENT OF CONSERVATION

Letter 5

DIVISION OF LAND RESOURCE PROTECTION

801 K STREET • MS 18-01 • SACRAMENTO, CALIFORNIA 95814

PHONE 916 / 324-0850 • FAX 916 / 327-3430 • TDD 916 / 324-2655 • WEBSITE conservation.ca.gov

April 5, 2010

CITY OF RANCHO CUCAMONGA

VIA FACSIMILE (909) 477-2848

James Troyer, AICP
City of Rancho Cucamonga
10500 Civic Center Drive
Rancho Cucamonga, CA 91729

APR 07 2010

RECEIVED - PLANNING

Dear Mr. Troyer:

Subject: City of Rancho Cucamonga 2010 General Plan Update Draft
Environmental Impact Report - SCH# 2000061027

The Department of Conservation's (Department) Division of Land Resource Protection (Division) has reviewed the Draft Environmental Impact Report (DEIR) for the referenced project. The Division monitors farmland conversion on a statewide basis and administers the California Land Conservation Williamson (Williamson) Act and other agricultural land conservation programs. We offer the following comments and recommendations with respect to the project's impacts on agricultural land and resources.

Project Description:

The purpose of the City of Rancho Cucamonga (City) 2010 General Plan Update project is the comprehensive revision of the General Plan document. The City is located in southwestern San Bernardino County. There are no lands under Williamson Act contracts in the City. However, build-out of the 2010 General Plan Update Study Area would convert 196.26 acres of Important Farmland to non-agricultural uses. Therefore, the Division recommends that any subsequent CEQA document address the following item to provide a comprehensive discussion of potential impacts of the project on agricultural land and activities.

Mitigation Measures

The loss of agricultural land represents a permanent reduction in the State's agricultural land resources. As such, the Department recommends the use of permanent agricultural conservation easements on land of at least equal quality and size as partial compensation for the direct loss of agricultural land. If growth inducing or cumulative agricultural impacts are involved, the Department recommends that this ratio of conservation easements to lost agricultural land be increased.

The Department of Conservation's mission is to balance today's needs with tomorrow's challenges and foster intelligent, sustainable, and efficient use of California's energy, land, and mineral resources.

Apr-05-2010 14:23 From: DIVISION OF LAND RESOURCE PROTECTION 10163273430 T-169 P.002/002 F-332

Mr. James Troyer
April 5, 2010
Page 2 of 2

Conservation easements will protect a portion of those remaining land resources and lessen project impacts in accordance with CEQA Guideline section 15370. The Department highlights this measure because of its acceptance and use by lead agencies as an appropriate mitigation measure under CEQA and because it follows an established rationale similar to that of wildlife habitat mitigation.

Mitigation via agricultural conservation easements can be implemented by at least two alternative approaches: the outright purchase of easements or the donation of mitigation fees to a local, regional, or statewide organization or agency whose purpose includes the acquisition and stewardship of agricultural conservation easements. The conversion of agricultural land should be deemed an impact of at least regional significance. Hence the search for replacement lands should be conducted regionally or statewide, and not limited strictly to lands within the project's surrounding area.

The Department also has available a listing of approximately 30 "conservation tools" that have been used to conserve or mitigate project impacts on agricultural land. This compilation report may be requested from the Division at the email address or phone number below. General information about agricultural conservation easements, the Williamson Act, and provisions noted above is available on the Department's website:

<http://www.conservation.ca.gov/dlrp/index.htm>

Of course, the use of conservation easements is only one form of mitigation that should be considered. Any other feasible mitigation measures should also be considered.

Thank you for giving us the opportunity to comment on this DEIR. If you have questions regarding our comments, or require technical assistance or information on agricultural land conservation, please contact Elliott Lum, Environmental Planner, at 801 K Street, MS 18-01, Sacramento, CA 95814; phone: (916) 324-0869; email: Elliott.Lum@conservation.ca.gov.

Sincerely,



Dan Otis
Program Manager
Williamson Act Program

cc: State Clearinghouse

1
cont.

Letter 5 Department of Conservation
Dan Otis, Program Manager
April 5, 2010

Responses to Letter 3

1. As stated on page 4.2-7 of the Draft Program EIR, "future development under the proposed Land Use Plan would lead to the conversion of 196.26 acres of Important Farmland to non-agricultural uses". In order to reduce the significance of this impact, a new mitigation measure has been added to the Draft Program EIR. However, it should be noted that despite the addition of MM 4.2-1 (identified below), the level of significance would continue to be significant and unavoidable. The following revisions to the text have been made to the Draft PEIR. ~~Bold, strikeout text~~ is used to show deleted wording and **bold, italic text** is used to show wording that has been added.

Page 1-9, Table ES-1

SECTION 4.2 – AGRICULTURAL RESOURCES		
<p>Farmland Resources Future Development under the proposed Land Use Plan would lead to the conversion of 196.26 acres of Important Farmland into non-agricultural uses.</p>	<p>No measures are identified. MM 4.2-1 <i>Should a future project propose to develop designated Important Farmlands (Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and/or Farmland of Local Importance) pursuant to the current Farmland Mapping and Monitoring Program map, the Project Applicant shall implement measure(s) to reduce impacts related to the loss of farmland to the satisfaction of the Planning Director. Feasible mitigation measures may include, but not be limited to, the 1) purchase of land within a permanent agricultural conservation easement, as approved by the Planning Director, of at least equal quality and size as partial compensation for the direct loss of agricultural land; 2) donation of mitigation fees to a local, regional, or statewide organization or agency whose purpose includes the acquisition and stewardship of agricultural conservation easements; or 3) direct conservation of a portion of designated Important Farmlands on the future project site. Should a project contribute to growth-inducing or cumulative impacts related to the loss of agricultural land, adequate compensation values in the form of permanent agricultural conservation easements shall be evaluated on a project-specific basis.</i></p>	<p>Significant and Unavoidable.</p>

Page 4.2-6, Fifth Paragraph

Since the existing vineyards are small, scattered operations that do not support any larger-scale agricultural uses and since they represent less than one percent of the total Important Farmland in the County, their conversion to urban land uses is not expected to have a major impact on the County's crop value. However, future development associated with buildout of the proposed 2010 General Plan

Update pursuant to the proposed Land Use Plan (refer to Exhibit 3-3 in Section 3.0, Project Description) would result in the conversion of these farmland areas to non-agricultural uses, thus creating a significant impact. ***Implementation of MM 4.2-1 would reduce impacts related to conversion of farmlands; however, the impact would remain significant and unavoidable. There are no feasible mitigation measures to address this impact under the proposed land use plan; therefore, buildout of the proposed 2010 General Plan Update would result in a significant and unavoidable impact related to the conversion of farmland.***

Page 4.2-7, Second Paragraph

Impact 4.2a Future development under the proposed Land Use Plan would lead to the conversion of 196.26 acres of Important Farmland into non-agricultural uses. ***Implementation of MM 4.2-1 would reduce impacts related to conversion of farmlands; however, the impact would remain significant and unavoidable. No mitigation is available under the proposed land use plan; therefore, this loss of farmland would result in a significant and unavoidable impact.***

Page 4.2-8, Subsection 4.2.8

4.2.8 MITIGATION MEASURES

~~No mitigation measures are available to reduce the identified impacts to agricultural resources.~~

MM 4.2-1 Should a future project propose to develop designated Important Farmlands (Prime Farmland, Farmland of Statewide Importance, Unique Farmland and/or Farmland of Local Importance) pursuant to the current Farmland Mapping and Monitoring Program map, the project applicant shall implement measure(s) to reduce impacts related to the loss of farmland to the satisfaction of the Planning Director. Feasible mitigation measures may include, but not be limited to, the 1) purchase of land within a permanent agricultural conservation easement, as approved by the Planning Director, of at least equal quality and size as partial compensation for the direct loss of agricultural land; 2) donation of mitigation fees to a local, regional, or statewide organization or agency whose purpose includes the acquisition and stewardship of agricultural conservation easements; or 3) direct conservation of a portion of designated Important Farmlands on the future project site. Should a project contribute to growth inducing or cumulative impacts related to the loss of agricultural land, adequate compensation values in the form of permanent agricultural conservation easements shall be evaluated on a project-specific basis.

4/7/2010 10:09

STATE CLEARINGHOUSE

P.001/008



Arnold Schwarzenegger
Governor

STATE OF CALIFORNIA

Letter 6



Cynthia Bryant
Director

Governor's Office of Planning and Research
State Clearinghouse

Facsimile Transmittal

Date: 4-7-10

Fax Number: 909-477-2847

CITY OF RANCHO CUCAMONGA

To: JAMES TROYER

APR 07 2010

From: LAWRENCE GILMORE

RECEIVED - PLANNING

Instructions: per your request.

State Clearinghouse Fax: 916-323-3018

Number of Pages
Including cover sheet

9

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL (916) 445-0613 FAX (916) 823-3018 www.opr.ca.gov

APR-07-2010 16:09

STATE CLEARINGHOUSE

P.002/008



ARNOLD SCHWARZENEGGER
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRIZANT
DIRECTOR

April 7, 2010

James Troyer
City of Rancho Cucamonga
10500 Civic Center Drive
Rancho Cucamonga, CA 91729

Subject: Rancho Cucamonga 2010 General Plan Update
SCH#: 2000061027

Dear James Troyer:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on April 5, 2010, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Acting Director, State Clearinghouse

Enclosures
cc: Resources Agency

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

APR-07-2010 16:10

STATE CLEARINGHOUSE

P.003/008

Form A

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2000061027

Project Title: Rancho Cucamonga 2010 General Plan Update
Lead Agency: City of Rancho Cucamonga
Contact Person: James Troyer
Street Address: 10500 Civic Center Drive
Phone: (909) 477-2750
City: Rancho Cucamonga **Zip:** 91729
County: San Bernardino
Project Location: City of Rancho Cucamonga is located in the Inland Empire in southwestern San Bernardino County.
County: San Bernardino **City/Nearest Community:** Rancho Cucamonga **Total Acres:** 24,442
Cross Street: _____ **Zip Code:** 91730
Assessor's Parcel No.: various **Section:** _____ **Type:** _____ **Range:** _____
Within 2 Miles: **State Hwy. #:** I-15, SR-210 **Waterways:** Day Creek, Deer Creek, Elmerda Creek
Altogether: LA/Ontario **Railways:** BNSF **Schools:** various

Document Types:
CBA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Conc Supplement to EIR (Note per 15000) EIS Final Document
 Neg Dec Subsequent EIR (Note per 15000) FONSI Other:
 MR Neg Dec Other: _____
Local Action Types:
 General Plan Update Specific Plan Amendment Redesign
 General Plan Amendment Master Plan Use Permit Council Packet
 General Plan Element Planned Unit Development Use Permit Council Packet
 Community Plan Site Plan Land Division (subdivision, etc.) Other: _____

Development Types:
 Residential: Units _____ Acres _____ Water Facilities: Type _____ MOD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:
 Aesthetics/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Contribution
 Archaeological/Historical Geologic/Seismic Sewer Capacity Wetland/Estuarine
 Biological Resources Minerals Soil Erosion/Compaction/Cracking Growth Inducement
 Current Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Pesticides/Hazardous Cumulative Effects
 Recreation/Job Public Services/Facilities Traffic/Circulation Other: GHG

Present Land Use/Zoning/General Plan Designation:
The City is currently an urbanizing community with zoning and land uses consistent with the 2001 General Plan.

Project Description: (please use a separate page if necessary)
The proposed 2010 General Plan Update is a comprehensive revision of the General Plan document which addresses six of the seven State-mandated General Plan elements with the Housing Element to be updated as a separate, stand-alone document.

State Clearinghouse Contact: (916) 445-0613 S
State Review Begins: 2.17.2010
SCH COMPLIANCE: 4.5.2010
Please note State Clearinghouse Number (SCH#) on all Comments: 2000061027
SCH#: _____
Please forward into comments directly to the Lead Agency: _____
AQMD/APCD: 33/20
(Resources: 2, 20)

Project Sent to the following State Agencies
 Resources
 Boating & Waterways
 Coastal Comm
 Colorado Rvr Bd
 Conservation
 Fish & Game # 6
 Delta Protection Comm
 Cal Fire
 Historic Preservation
 Parks & Rec
 Central Valley Flood Prot.
 Bay Cons & Dev Comm
 DWR
 Cal EMA
 Bus Transp Hous
 Aeronautics
 CHP
 Caltrans # 8
 Trans Planning
 Housing & Com Dev
 Food & Agriculture
 Health Services
State/Consumer Svcs
 General Services
Cal EPA
 ARB - Airport Projects
 ARB - Transportation Projects
 ARB - Major Industrial Projects
 Resources, Recycling and Recovery
 SWRCB: Div. Financial Assist.
 SWRCB: Wtr Quality
 SWRCB: Wtr Rights
 Reg. WQCB # 9
 Toxic Sub Ctrl-CTC
 Yth/Adlt Corrections
 Corrections
 Independent Comm
 Energy Commission
 NAHC
 Public Utilities Comm
 State Lands Comm
 Tahoe Rgl Plan Agency
Conservancy
Other: _____

APR-07-2010 16:10

STATE CLEARINGHOUSE

1-800-993-3330

1-800-993-3330

P.004/008

P.001/004

P.001

NATURAL RESOURCES AGENCY

ARNOLD SCHWARZENEGGER, GOVERNOR



DEPARTMENT OF CONSERVATION

DIVISION OF LAND RESOURCE PROTECTION

601 K STREET • MS 18-01 • SACRAMENTO, CALIFORNIA 95814

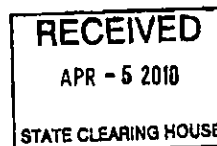
PHONE 916 / 324-0650 • FAX 916 / 327-3430 • TDD 916 / 324-2556 • WEBSITE conservation.ca.gov

April 5, 2010

VIA FACSIMILE (609) 477-2848

James Troyer, AICP
City of Rancho Cucamonga
10500 Civic Center Drive
Rancho Cucamonga, CA 91729

Clear
4-5-10
e



Dear Mr. Troyer:

Subject: City of Rancho Cucamonga 2010 General Plan Update Draft
Environmental Impact Report - SCH# 2000061027

The Department of Conservation's (Department) Division of Land Resource Protection (Division) has reviewed the Draft Environmental Impact Report (DEIR) for the referenced project. The Division monitors farmland conversion on a statewide basis and administers the California Land Conservation Williamson (Williamson) Act and other agricultural land conservation programs. We offer the following comments and recommendations with respect to the project's impacts on agricultural land and resources.

Project Description:

The purpose of the City of Rancho Cucamonga (City) 2010 General Plan Update project is the comprehensive revision of the General Plan document. The City is located in southwestern San Bernardino County. There are no lands under Williamson Act contracts in the City. However, build-out of the 2010 General Plan Update Study Area would convert 186.26 acres of Important Farmland to non-agricultural uses. Therefore, the Division recommends that any subsequent CEQA document address the following item to provide a comprehensive discussion of potential impacts of the project on agricultural land and activities.

Mitigation Measures

The loss of agricultural land represents a permanent reduction in the State's agricultural land resources. As such, the Department recommends the use of permanent agricultural conservation easements on land of at least equal quality and size as partial compensation for the direct loss of agricultural land. If growth inducing or cumulative agricultural impacts are involved, the Department recommends that this ratio of conservation easements to lost agricultural land be increased.

The Department of Conservation's mission is to balance today's needs with tomorrow's challenges and foster intelligent, sustainable, and efficient use of California's energy, land, and mineral resources.

APR-07-2010 16:11

STATE CLEARINGHOUSE
DIVISION OF LAND RESOURCE PROTECTION

10163279430

P.005/008
T-101 P.002/002 F-331

Mr. James Troyer
April 5, 2010
Page 2 of 2

Conservation easements will protect a portion of those remaining land resources and lessen project impacts in accordance with CEQA Guideline section 15370. The Department highlights this measure because of its acceptance and use by lead agencies as an appropriate mitigation measure under CEQA and because it follows an established rationale similar to that of wildlife habitat mitigation.

Mitigation via agricultural conservation easements can be implemented by at least two alternative approaches: the outright purchase of easements or the donation of mitigation fees to a local, regional, or statewide organization or agency whose purpose includes the acquisition and stewardship of agricultural conservation easements. The conversion of agricultural land should be deemed an impact of at least regional significance. Hence the search for replacement lands should be conducted regionally or statewide, and not limited strictly to lands within the project's surrounding area.

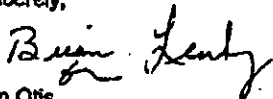
The Department also has available a listing of approximately 30 "conservation tools" that have been used to conserve or mitigate project impacts on agricultural land. This compilation report may be requested from the Division at the email address or phone number below. General information about agricultural conservation easements, the Williamson Act, and provisions noted above is available on the Department's website:

<http://www.conservation.ca.gov/dlrp/index.htm>

Of course, the use of conservation easements is only one form of mitigation that should be considered. Any other feasible mitigation measures should also be considered.

Thank you for giving us the opportunity to comment on this DEIR. If you have questions regarding our comments, or require technical assistance or information on agricultural land conservation, please contact Elliott Lum, Environmental Planner, at 801 K Street, MS 18-01, Sacramento, CA 95814; phone: (916) 324-0889; email: Elliott.Lum@conservation.ca.gov.

Sincerely,



Dan Otis
Program Manager
Williamson Act Program

cc: State Clearinghouse

APR-07-2010 16:11

STATE CLEARINGHOUSE

P.006/008



Department of Toxic Substances Control

Linda S. Adams
Secretary for
Environmental Protection

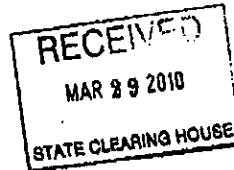
Maziar Movassaghi
Acting Director
5796 Corporate Avenue
Cypress, California 90630



Arnold Schwarzenegger
Governor

March 29, 2010

*clear
4.5.10
e*



Mr. James Troyer
City of Rancho Cucamonga Planning Department
10500 Civic Center Drive
Rancho Cucamonga, California 91730

NOTICE OF COMPLETION AND A DRAFT ENVIRONMENTAL IMPACT REPORT
(EIR) FOR RANCHO CUCAMONGA 2010 GENERAL PLAN UPDATE PROJECT
(SCH # 2000061027)

Dear Mr. Troyer:

The Department of Toxic Substances Control (DTSC) has received your submitted EIR document for the above-mentioned project. As stated in your document: "A general plan expresses the community's development goals and embodies public policies relative to the distribution of future land uses, both public and private. The Rancho Cucamonga General Plan Update proposes to establish the overall development capacity for the City and its Sphere of Influence and will serve as a long-range policy document for determining the appropriate look, feel, and experience of the City.

The proposed General Plan Update will address six of the seven State-mandated General Plan elements and other issues that is important to the community. The proposed General Plan Update contains the following elements (referred to as "Chapters"):

Managing Land Use, Community Design, Historic Resources, and Public Art
Community Mobility
Economic Development
Community Services
Resource Conservation
Public Facilities and Infrastructure
Public Health and Safety

♻️ Printed on Recycled Paper

Mr. James Troyer
March 29, 2010
Page 2

Summaries of the content and purpose of each of the chapters are provided below. The City is currently updating its General Plan Housing Element; however, this update is independent of this General Plan Update process.

Based on the review of the submitted document DTSC has comments as follows:

1. The draft EIR needs to identify and determine whether current or historic uses in the Project area have resulted in any release of hazardous wastes/substances.
2. The draft EIR should evaluate whether conditions at any sites in the Project Area pose a threat to human health or the environment. Following are the databases of some of the regulatory agencies:
 - National Priorities List (NPL): A list is maintained by the United States Environmental Protection Agency (U.S.EPA).
 - CalSites: A Database primarily used by the California Department of Toxic Substances Control.
 - Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.
 - Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.
 - Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
 - GeoTracker: A List that is maintained by Regional Water Quality Control Boards.
 - Local County and City maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.
3. Human health and the environment of sensitive receptors should be protected during any construction or demolition activities. If necessary, a health risk assessment overseen and approved by the appropriate government agency should be conducted by a qualified health risk assessor to determine if there are,

APR-07-2010 16:12

STATE CLEARINGHOUSE

P.008/008

Mr. James Troyer
March 29, 2010
Page 4

cc: CEQA Tracking Center
Department of Toxic Substances Control
Office of Environmental Planning and Analysis
1001 I Street, 22nd Floor, M.S. 22-2
Sacramento, California 95814
Adelacr1@dtsc.ca.gov

CEQA # 2816

TOTAL P.008

Letter 6 State Clearinghouse
 Scott Morgan, Acting Director
 April 7, 2010

Responses to Letter 6

1. The State Clearinghouse acknowledged receipt of the Draft Program EIR and the close of the comment period. Enclosed letters include Department of Toxic Substances Control and Department of Conservation, both of which are addressed separately (Comment Letters 4 and 5, respectively).

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COUNTY AGENCIES

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DEPARTMENT OF PUBLIC WORKS
FLOOD CONTROL • LAND DEVELOPMENT & CONSTRUCTION
SOLID WASTE MANAGEMENT • SURVEYOR • TRANSPORTATION

Letter 7
COUNTY OF SAN BERNARDINO

825 East Third Street • San Bernardino, CA 92415-0835 • (909) 387-8104
Fax (909) 387-8130



GRANVILLE M. "BOW" BOWMAN, P.E., P.L.S.
Director of Public Works

March 31, 2010

CITY OF RANCHO CUCAMONGA

File: 10(ENV)-4.01

APR 05 2010

City of Rancho Cucamonga
Planning Department
Attn: James Troyer, Planning Director
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

RECEIVED - PLANNING

RE: DRAFT PROGRAM EIR FOR THE RANCHO CUCAMONGA 2010 GENERAL PLAN UPDATE PROJECT (SCH #2000061027)

Dear Mr. Troyer:

Thank you for giving the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project.

Environmental Management Division (Brandy Wood, Ecological Resource Specialist, (909) 387-7971):

Page 4.4-28 (first paragraph) states, "The City shall continue to work with the County of San Bernardino, the CDFG, and the USFWS to protect sensitive biological resources within the City's Planning Area through the creation of a system of preserves and open space along the foothills of the San Gabriel Mountains that will become part of a larger Multiple Species Habitat Conservation Plan (MSHCP) for the County of San Bernardino." } 1

The County of San Bernardino does not have an MSHCP, nor are there plans to prepare one at this time.

If you have any questions or require additional information, please contact the specific Division that provided the comment, as listed above.

Sincerely,

NARESH P. VARMA, P.E., Chief
Environmental Management Division

NPV:LM:mb/CEQA Comments to DEIR Rancho Cucamonga 2010 General Plan Update.doc

cc: Linda Mawby
GMB/ARI Reading File

GREGORY C. DEVEREAUX
County Administrative Officer

Board of Supervisors
BRAD MITZELFELT First District NEIL DERRY Third District
PAUL BIANE Second District GARY C. OVITT Fourth District
JOSIE GONZALES Fifth District

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Letter 7 County of San Bernardino Department of Public Works

Naresh P. Varma, P.E., Chief
March 31, 2010

Responses to Letter

1. It is acknowledged that there are no plans to prepare a Multiple Species Habitat Conservation Plan for the County of San Bernardino. Accordingly, the following revision to the text in the first paragraph on page 4.4-28 of the Draft Program EIR has been made. ~~**Bold, strikeout text**~~ is used to show deleted wording and **bold, italic text** is used to show wording that has been added.

Additionally, Policy RC-8.3 requires the City to utilize innovative measures that will allow the expansion of sensitive biological preserve areas (e.g., North Etiwanda Preserve, Day Creek Preserve, and San Sevaine Preserve) and other important habitat areas. The City shall continue to work with the County of San Bernardino, the CDFG, and the USFWS to protect sensitive biological resources within the City's Planning Area through the creation of a system of preserves and open space along the foothills of the San Gabriel Mountains ~~that will become part of a larger Multiple Species Habitat Conservation Plan (MSHCP) for the County of San Bernardino.~~

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SPECIAL DISTRICTS/REGIONAL GOVERNMENTS

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Letter 8

From: De Leon,Rebecca A <rdeleon@mwvdh2o.com>
To: Troyer, James
Sent: Wed Mar 10 11:01:17 2010
Subject: Rancho Cucamonga 2010 General Plan Update Project

Hello Mr. Troyer,

Notice of Preparation of Draft Environmental Impact Report for the Rancho Cucamonga 2010 General Plan Update Project

Thank you for your letter regarding your Rancho Cucamonga 2010 General Plan Update Project in the city of Rancho Cucamonga.

We reviewed the notice and documentation and determined the proposed Project is not regionally significant to The Metropolitan Water District of Southern California (Metropolitan). Metropolitan does not own or operate any facilities or maintain real estate entitlements within the footprint of the proposed Project; however, we support increased water conservation efforts and encourage projects to include water conservation measures such as using water efficient fixtures, drought-tolerant landscaping, and use of recycled water to offset increases in water use. Additional information on water conservation measures is available on Metropolitan's website at www.bewaterwise.com.

1

Should there be a change in the scope of the Project, we would appreciate the opportunity to review and comment at that time. If we can be of further assistance, please contact Mrs. Rebecca De Leon at (213) 217-6337.

Thank you.

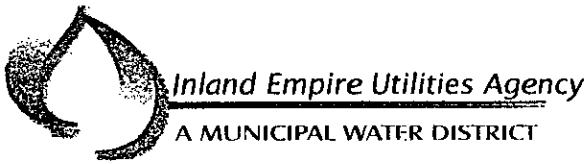
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Letter 8 Metropolitan Water District of Southern California
Rebecca De Leon
March 10, 2010

Response to Letter 6

1. Metropolitan Water District of Southern California (MWD) acknowledged its receipt of the Draft Program EIR and identified that the project is not regionally significant to MWD and has no comments at this time. As stated on page 4.17-18 of the Draft Program EIR, future development and redevelopment projects would be supportive of water conservation efforts through compliance with the 2010 General Plan Update Goals RC-2 and RC-3 and associated policies which aim to increase water conservation, increase groundwater availability (reducing dependence on imported water) and reduce demand for potable water by utilizing more recycled water resources.

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6075 Kimball Ave. • Chino, CA 91708
P.O. Box 9020 • Chino, Hills, CA 91709
TEL (909) 993-1600 • FAX (909) 597-8875
www.ieua.org

Letter 9

CITY OF RANCHO CUCAMONGA

MAR 16 2010

RECEIVED - PLANNING

March 15, 2010

Mr. James Troyer, Planning Director
City of Rancho Cucamonga
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

Subject: Notice of Availability of the Rancho Cucamonga 2010 General Plan Update
Project Draft Program EIR

Dear Mr. Troyer,

The Inland Empire Utilities Agency (IEUA) Planning Department has reviewed the above referenced subject and has the following comments/recommendations:

- The projects are located farther than 0.5 miles to existing IEUA Recycled Water Lines, but within distance of a future IEUA Recycled Water Lines. We recommend that, if it is consistent with the City's Planning and CVWD, you should consider use of recycled water in these developments. } 1
- It appears that the developments will provide wastewater flow to existing IEUA sewer lines, consistent with IEUA's Sewer Master Plan. Please continue to notify IEUA of any additional connections to our Regional Sewer System. } 2
- IEUA is currently developing its 2010 Urban Water Management Plan (UWMP). As part of the 2010 UWMP, IEUA is using water and wastewater projections from each of its member agencies, including Cucamonga Valley Water District (CVWD). After comparing CVWD's projections and the City's projections, we noticed some differences. It would be helpful if the City could compare its projections with CVWD's and let IEUA know which projections are appropriate. } 3

If you have any questions, please feel free to contact me at (909) 993-1635 or by email at rshaw@ieua.org.

Regards,

Ryan Shaw
Inland Empire Utilities Agency

Fifty-Five Years of Excellence in Water Resources & Quality Management

Terry Catlin
President

Angel Santiago
Vice President

Michael E. Camacho
Secretary/Treasurer

Gene Koopman
Director

John L. Anderson
Director

Richard W. Atwater
Chief Executive Officer
General Manager

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Letter 9 Inland Empire Utilities Agency
 Ryan Shaw
 March 15, 2010

Response to Letter 7

1. As stated on page 4.17-18 of the Draft Program EIR, the 2010 General Plan Update contains goals and policies that address increasing use of recycled water resources in an effort to decrease reliance on potable water resources. Specifically, Policy RC-3.3 calls for supporting "efforts to expand the recycled water distribution system and actively promote the widespread use of recycled water in Rancho Cucamonga" (Draft Program EIR, page 4.17-12). As future development and redevelopment applications are considered, the City will encourage use of recycled water, as appropriate, in compliance with this policy.
2. As discussed in Section 4.17, Utilities and Service Systems of the Draft EIR, wastewater will continue to flow through and be treated at the Inland Empire Utilities Agency (IEUA) facilities. As future development and redevelopment applications are considered, the City will continue to coordinate with the IEUA to ensure adequate capacity is available to serve future projects.
3. In response to the comment regarding water and wastewater projects, the City of Rancho Cucamonga will contact and cooperate with the IEUA to provide all appropriate water and wastewater projections for use in the IEUA's future planning documents. The Draft Program EIR water and wastewater analysis were completed in coordination with Cucamonga Valley Water District staff and were based on information available at that time. These potential inconsistencies do not substantially alter the analysis or change the conclusions; therefore, these inconsistencies do not render the Program EIR inadequate or legally indefensible.

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CITY OF ONTARIO
303 EAST "B" STREET, CIVIC CENTER ONTARIO CALIFORNIA 91764-4105 (909) 395-2000
FAX (909) 395-2070



Letter 10

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

SHEILA MAUTZ
JIM W. BOWMAN
DEBRA DORST-PORADA
COUNCIL MEMBERS

March 29, 2010

CHRIS HUGHES
CITY MANAGER

MARY E. WIRTES, MMC
CITY CLERK

JAMES R. MILHISER
TREASURER

City of Rancho Cucamonga
Planning Department
Mr. James Troyer, Planning Director
10500 Civic Center Drive
Rancho Cucamonga, California 91730

CITY OF RANCHO CUCAMONGA

APR 01 2010

RECEIVED - PLANNING

RE: Notice of Availability of Draft Environmental Impact Report for the City of Rancho Cucamonga General Plan Update Project

Mr. Troyer,

Thank you for allowing the City of Ontario the opportunity to review and comment on the above referenced project. After reviewing the information provided for the proposed general plan update, the City of Ontario has identified the following concerns which were not analyzed and included in the DEIR:

1. Address ways to redistribute the heavy truck volumes generated by the City of Rancho Cucamonga industrial developments away from Ontario's shared hospitality and retail corridors along Fourth Street between Milliken Avenue and the I-15 Freeway and on Milliken Avenue between Fourth Street and the I-10 Freeway via a new interchange on the I-15 Freeway within the City of Rancho Cucamonga. Provide timeline for the construction of the new interchange. Section 4.16 did not discuss the impact caused by the vehicular and truck traffic redistribution on the new I-15 interchanges. } 1
2. Analyze and estimate Rancho Cucamonga's fair share contribution for the modification of the I-10 Freeway at Vineyard Avenue Interchange due to trips generated in Rancho Cucamonga. The current SANBAG Measure I Nexus Study does not assign a fair share of the interchange costs to Rancho Cucamonga. This Interchange Improvement Project should be included in Section 4.16.1. } 2
3. Discuss and address the potential hydraulic and water quality impacts along the City of Ontario border that may be created by proposed changes in drainage patterns in the Rancho Cucamonga General Plan Update. } 3

www.ci.ontario.ca.us

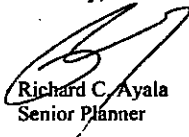
Printed on recycled paper.

Mr. Troyer
March 29, 2010

4. Exhibit 4.16-2 (Bicycle Plan) should be corrected to reflect the City of Ontario's Figure M-3 Multipurpose Trails and Bikeway Corridor Plan south of Fourth Street. Figure M-3 is attached for your information. } 4
5. The City of Ontario currently owns a parcel (APN 0229-023-07) located on the eastside of Rochester Avenue just south of Foothill Boulevard in the City of Rancho Cucamonga for future construction of an 8 million gallon potable water reservoir for the 1212 Pressure Zone as identified in the City's Water and Recycled Water Master Plan. The DEIR should address any impacts to ensure that the proposed land use plan remains compatible with Ontario's future use of the site. } 5

We appreciate being involved in the environmental review of the project and look forward to continued communications regarding this project. If you have any questions regarding our comments, please contact me at (909) 395-2421.

Sincerely,



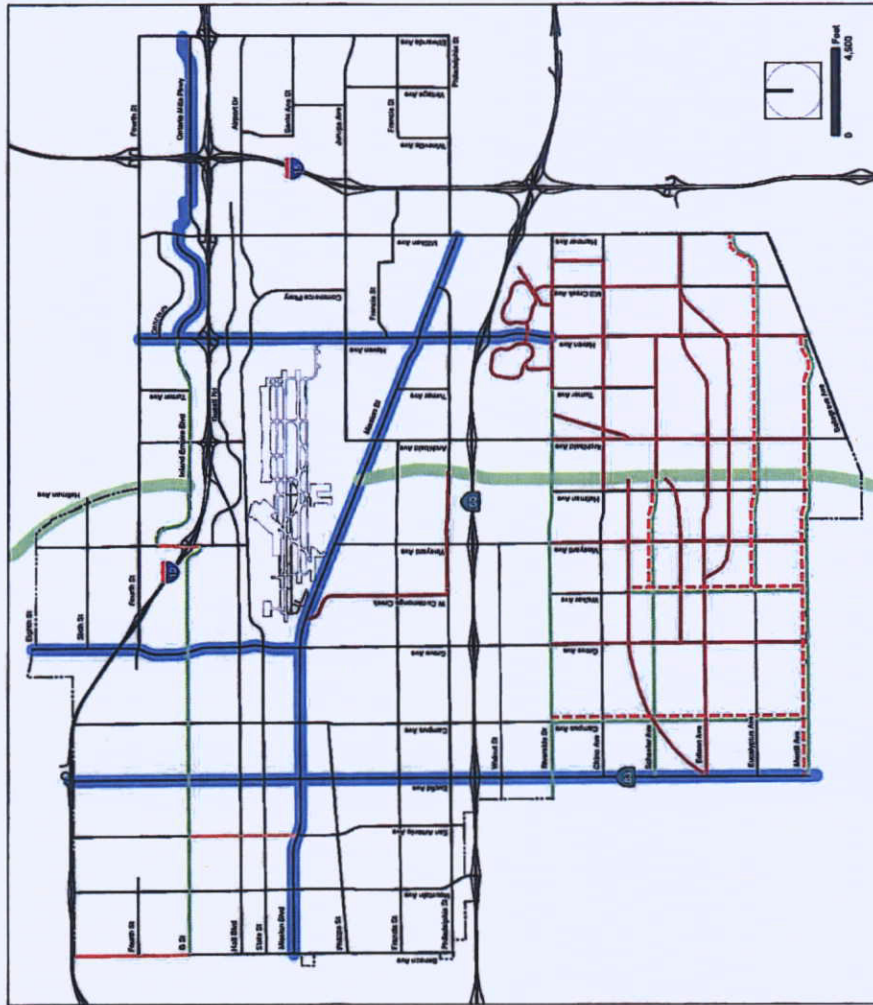
Richard C. Ayala
Senior Planner

Attachment:

The Ontario Plan - Figure M-3 (Multipurpose Trails and Bikeway Corridor Plan)

Figure M-3
Multipurpose Trails and
Bikeway Corridor Plan

- Freeways
- Backbone Street System
- Multipurpose Trail
- Class II & Multipurpose Trail
- Class III
- Cucamonga Creek Multipurpose Trail
- Bicycle Corridors



1) The City's goal is to provide an off-street multipurpose (pedestrian and bicycle travel) and Class II (one-way, striped, and signed bike lanes) bicycle system. Class III bicycle systems are designed to provide connections between multipurpose and Class II bikeways.

2) Bicycle Corridors increase local bike routes whenever the exact facility type and alignment are not known at this time. Bicycle Corridors are not intended to be used for the exact alignment and may include combinations of off-street Multipurpose Trails, Class II, and Class III bikeways. In some cases, the bikeway may need to be terminated to create a safer bikeway.

3) This Bicycle Plan does not preclude the addition of other bike routes.



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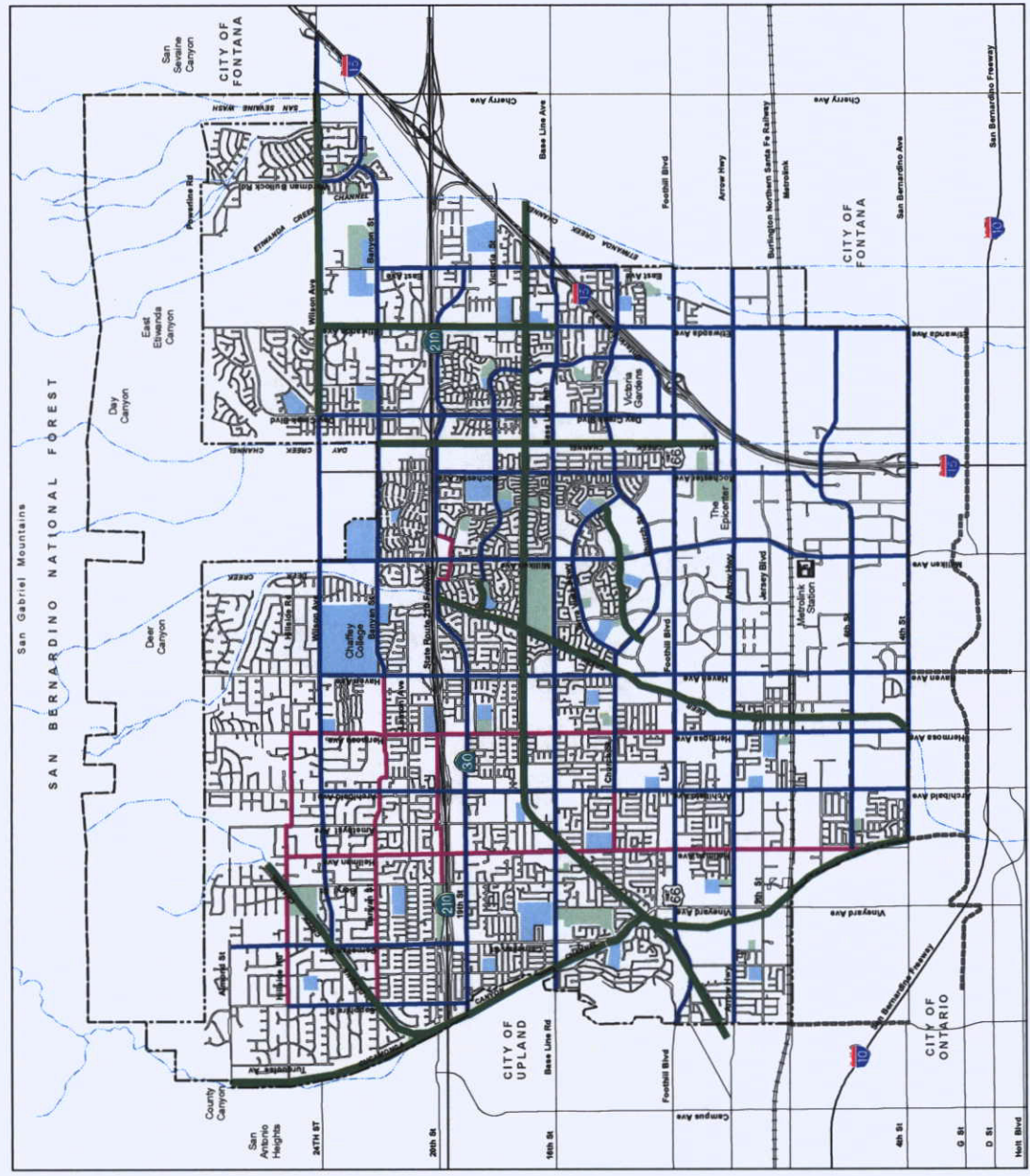
Letter 10 City of Ontario
Richard C. Ayala
March 29, 2010

Response to Letter 10

1. A new Interstate (I) 15 interchange in the vicinity of Arrow Highway has been identified in previous General Plans as well as the current 2010 General Plan Update as a potential future project. However, this interchange is still in the preliminary planning stages and is not a foreseeable project in the future, nor is it defined enough to be specifically addressed in the Draft Program EIR. As stated in the Implementation Action for Policy CM-1.1 (p. 4.3-15 of the Draft Program EIR), the City has plans to review the feasibility of providing an interchange at Arrow Highway according to preliminary recommendations by the California Department of Transportation (Caltrans). A future project involving a new interchange would be subject to separate environmental review, including a traffic analysis to ensure any impacts are adequately mitigated.
2. The modification of the I-10 Freeway at Vineyard Avenue Interchange was submitted to, and reviewed by the San Bernardino Associated Governments (SANBAG), after the identified deadline to be considered for the current SANBAG Measure I Nexus Study; therefore, a fair share analysis was not done for the proposed interchange modification project. Preparation of such an analysis is beyond the scope of the 2010 General Plan Update Program EIR as this Program EIR addresses the impacts of the 2010 General Plan Update that is limited to the City limits and sphere of influence of the City of Rancho Cucamonga. A fair share analysis should be prepared by SANBAG pursuant to the San Bernardino Congestion Management Plan.
3. As discussed in Section 4.9, Hydrology and Water Quality, of the Draft Program EIR, future development and redevelopment projects associated with the 2010 General Plan Update will be subject to various standard conditions based on regulations of the quality and hydraulics of storm water flows. Specifically, all projects would be subject to the Santa Ana Regional Water Quality Control Board's (RWQCB's) Water Quality Control Plan for the Santa Ana River Basin, which requires individual developments (1) to obtain water quality certifications and/or waste discharge permits and (2) to comply with discharge prohibitions, Total Maximum Daily Loads, and other related programs of the RWQCB. Based on the Draft Program EIR's program-level analysis, required compliance with these standard conditions would ensure that impacts related to storm water flows leaving future project sites would comply with all regulatory standards and not significantly impact neighboring properties. As future development and redevelopment applications are considered, individual projects will be reviewed on a site-specific basis to ensure compliance with regulations; this would result in less than significant impacts related to hydrology and water quality impacts and drainage patterns along the City of Ontario border.
4. Exhibit 4.16-2, Bicycle Plan, has been revised to reflect the City of Ontario's Figure M-3 Multipurpose Trails and Bikeway Corridor Plan south of Fourth Street. The revised Exhibit follows this page.
5. The land use designation for this parcel, General Commercial, is unchanged from the 2001 General Plan. The Draft Program EIR considers land use compatibility based on allowable land uses within the General Commercial designation. However, the current and proposed land use designation (Community Commercial) does not allow for development of a potable water reservoir; therefore, any future development proposal

would be subject to City review for compliance with the California Environmental Quality Act (CEQA). The future development application and CEQA documentation would be required to consider land use compatibility impacts at the time of the proposal. The City of Rancho Cucamonga recommends that contact be made with the City's Planning Department for assistance when the City of Ontario is ready to move forward with this plan. No further response is required under CEQA as this comment does not raise any significant environmental issues.

- Bicycle Plan**
- Class I (Bike Path or Trail)
 - Class II (Bike Lane)
 - Class III (Bike Street)
 - Bike Routes Outside Rancho Cucamonga
 - Parks and Schools
 - Schools
 - Parks
 - Rancho Cucamonga City Boundary
 - Sphere of Influence
 - Waterways



Letter 11



South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 • www.aqmd.gov

Emailed: April 1, 2010

April 1, 2010

Mr. James Troyer, Planning Director
Planning Department
City of Rancho Cucamonga
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

**Review of the Draft Environmental Impact Report (Draft EIR) for the
City of Rancho Cucamonga 2010 General Plan Update Project**

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The following comment is intended to provide guidance to the lead agency and should be incorporated into the revised Draft or Final Environmental Impact Report (Draft or Final EIR) as appropriate.

The SCAQMD staff recognizes the regional air quality benefits of the proposed project such as providing a new mixed land use designation that could potentially reduce overall vehicle miles traveled in the region. However, SCAQMD staff is concerned about the proposed placement of certain new mixed land uses in close proximity to industrial uses and adjacent to Interstate 15 (Please see the Draft General Plan Land Use Map in Exhibit A). According to page three in Appendix A of the Draft EIR the mixed land use designation allows for residential uses. Therefore, the placement of mixed land uses near industrial uses and a freeway could expose sensitive receptors to significant sources of air pollution resulting in potentially significant health risk impacts. As a result, SCAQMD staff requests that the lead agency reduce future potential project related health impacts by adhering to all applicable advisory recommendations for sensitive land uses provided in the CARB Air Quality and Land Use Handbook (available at: <http://www.arb.ca.gov/ch/landuse.htm>).

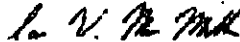
} 1

Pursuant to Public Resources Code Section 21092.5, please provide the SCAQMD with written responses to all comments contained herein prior to the adoption of the Final EIR. Further, staff is available to work with the lead agency to address these issues and any

2

other questions that may arise. Please contact Dan Garcia, Air Quality Specialist CEQA Section, at (909) 396-3304, if you have any questions regarding the enclosed comments.

Sincerely,



Ian MacMillan
Program Supervisor, CEQA Inter-Governmental Review
Planning, Rule Development & Area Sources

Attachment

IM:DG

SBC100218-01
Control Number

Letter 11 South Coast Air Quality Management District
Ian MacMillan, Program Supervisor, CEQA Inter-Governmental Review Planning,
Rule Development & Area Sources
April 1, 2010

Response to Letter 11

1. As identified on page 4.3-32 of the Draft Program EIR, there are no railyards in the City of Rancho Cucamonga nor are there any residential land uses proposed next to freeways. Specifically, the Victoria Gardens Master Plan Supplemental EIR (refer to Figure 4.2.2, attached) has designated that all residential uses or other sensitive receptors be located over 500 feet from I-15. Therefore, the Victoria Gardens Master Plan would ensure that sensitive receptors would not be exposed to significant sources of air pollution from freeways.

According to the General Plan Land Use Plan (Draft Program EIR Exhibit 3-3), there are several areas designated for mixed-use development that are proximate to industrial land use designations (Mixed Use Areas 2, 3, 4, 7, and 10). Several of these areas are already fully built out with mixed-use land uses, including residential uses. Future development and redevelopment within the remaining mixed-use areas would be required to comply with recommendations set forth in the California Environmental Protection Agency and California Air Resources Board Air Quality and Land Use Handbook: A Community Health Perspective (SC 4.3-2). Further, future development and redevelopment within areas designated for industrial land uses would be subject to compliance with South Coast Air Quality Management District Rule 202, Standards for Approving Permits (SC 4.3-3), and Rule 1402, Control of Toxic Air Contaminants from Existing Sources. Compliance with these standard conditions would ensure that a significant impact related to proximity of sensitive receptors to industrial uses would not occur.

The following revisions to the text have been made to the Draft Program EIR. **Bold, strikeout text** is used to show deleted wording and **bold, italic text** is used to show wording that has been added.

Page 4.3-28, first paragraph

Standard Conditions

SC 4.3-1 All new development in the City of Rancho Cucamonga would be required to comply with South Coast Air Quality Management District's Rule 445, Wood Burning Devices. Rule 445 was adopted in March 2008 to reduce emissions of PM2.5 and precludes the installation of indoor or outdoor wood burning devices (i.e. fireplaces/hearths) in new development on or after March 9, 2009.

SC 4.3-2 *All future development and redevelopment in the City of Rancho Cucamonga shall be required to comply with the recommendations set forth in the Air Quality and Land Use Handbook: A Community Health Perspective, prepared by California Environmental Protection Agency and California Air Resources Board (April 2005), for siting new sensitive land uses.*

SC 4.3-3 All future development and redevelopment in the City of Rancho Cucamonga shall be required to comply with South Coast Air Quality Management District's Rule 212, Standards for Approving Permits, related to permitting projects based on the anticipated output of air contaminants and proximity to sensitive receptors.

SC 4.3-4 All future development and redevelopment in the City of Rancho Cucamonga shall be required to comply with South Coast Air Quality Management District's Rule 1402, Control of Toxic Air Contaminants from Existing Sources, related to reducing the health risk associated with toxic air contaminants from existing sources.

Page 4.3-32, first paragraph

Diesel Particulate Matter Emissions

In 1998, the CARB identified particulate matter from diesel-fueled engines (Diesel Particulate Matter or DPM) as a Toxic Air Contaminant (TAC). The CARB Air Quality and Land Use Handbook describes that diesel fueled vehicles that emit DPM from nearby freeways or rail yards could be a problem for any residential areas within 500 feet of freeways and 1,000 feet of rail yards or related distribution centers. TAC impacts from toxic substances are related to cumulative exposure and are assessed over a 70-year period. Cancer risk is expressed as the maximum number of new cases of cancer projected to occur in a population of one million people due to exposure to the cancer-causing substance over a 70-year lifetime. There are no rail yards in the City of Rancho Cucamonga. Additionally, ~~there are no new residential land uses proposed~~ **land use policy does not establish plans for additional residential use** next to freeways.

According to the General Plan Land Use Plan (refer to Exhibit 3-3), there are several areas designated for mixed-use development that are proximate to industrial land use designations (Mixed Use Areas 2, 3, 4, 7, and 10). Several of these areas are already fully built out with mixed-use land uses, including residential uses. Future development and redevelopment within the remaining mixed-use areas would be required to comply with recommendations set forth in the Air Quality and Land Use Handbook: A Community Health Perspective prepared by the California Environmental Protection Agency and California Air Resources Board in April 2005 (SC 4.3-2). Further, future development and redevelopment within areas designated for industrial land uses would be subject to compliance with South Coast Air Quality Management District Rule 202, Standards for Approving Permits (SC 4.3-3), and Rule 1402, Control of Toxic Air Contaminants from Existing Sources. Compliance with these standard conditions would ensure that a significant impact related to proximity of sensitive receptors to industrial uses would not occur.

As a result, there would be less than significant impacts related to TAC emissions from the proposed 2010 General Plan Update.

Impacts 4.3b and 4.3 d: *The net change in emissions with implementation of the proposed 2010 General Plan Update when compared to the Existing Conditions (2009) would decrease significantly for CO, VOC and NO_x, and increase for PM_{2.5}, PM₁₀ and SO_x. The net increase in SO_x emissions would not exceed the SCAQMD threshold and would be considered a less than significant impact. Estimated net emissions of PM_{2.5} and PM₁₀ would exceed SCAQMD thresholds and would be a significant impact. Regarding TACs, there are no rail yards in the City, and ~~there are no new residential land uses proposed~~ **land use policy does not establish plans for additional residential use next to freeways. Therefore, there would be a less than significant TAC impact from emissions of Diesel Particulate Matter. Additionally, compliance with SCs 4.3-2 through 4.3-4 would ensure no significant impacts related to proximity of sensitive receptors to TAC-emitting industrial uses would occur.** Implementation of identified 2010 General Plan Update goals and policies and SC 4.3-1 as well as MMs 4.3-1 through 4.3-3, as feasible, would reduce long-term criteria air pollutant emissions; however, these reductions are not quantifiable at the time. Therefore, the anticipated net increase in PM₁₀ and PM_{2.5} emissions would be considered a significant and unavoidable direct impact.*

Pages 1-11 through 1-13, Table ES-1

<p>Air Quality Standards Violation and Exposure of Sensitive Receptors The net change in emissions with implementation of the proposed 2010 General Plan Update when compared to the Existing Conditions (2009) would decrease significantly for CO, VOC and NO_x, and increase for PM_{2.5}, PM₁₀ and SO_x. The net increase in SO_x emissions would not exceed the SCAQMD threshold and would be considered a less than significant impact. Estimated net emissions of PM_{2.5} and PM₁₀ would exceed SCAQMD thresholds and would be a significant impact. Regarding TACs, there are no rail yards in the City, and there are no new residential land uses proposed next to freeways. Therefore, there would be a less than significant TAC impact from emissions of Diesel Particulate Matter. Additionally, compliance with standard conditions would ensure no significant impacts related to proximity of sensitive receptors to TAC-emitting industrial uses would occur. Implementation of applicable goals and policies, standard condition, and mitigation measures would reduce long-term</p>	<p>SC 4.3-1 All new development in the City of Rancho Cucamonga would be required to comply with South Coast Air Quality Management District's Rule 445, Wood Burning Devices. Rule 445 was adopted in March 2008 to reduce emissions of PM_{2.5} and precludes the installation of indoor or outdoor wood burning devices (i.e. fireplaces/hearths) in new development on or after March 9, 2009.</p> <p>SC 4.3-2 All future development and redevelopment in the City of Rancho Cucamonga shall be required to comply with the recommendations set forth in the Air Quality and Land Use Handbook: A Community Health Perspective, prepared by California Environmental Protection Agency and California Air Resources Board (April 2005), for siting new sensitive land uses.</p> <p>SC 4.3-3 All future development and redevelopment in the City of Rancho Cucamonga shall be required to comply with South Coast Air Quality Management District's Rule 212, Standards for Approving Permits, related to permitting projects based on the anticipated output of air contaminants and proximity to sensitive receptors.</p>	<p>Significant and Unavoidable.</p>
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<p>criteria air pollutant emissions; however, these reductions are not quantifiable at this time. Therefore, the anticipated net increase in PM₁₀ and PM_{2.5} emissions would be considered significant and unavoidable.</p>	<p>SC 4.3-4 <i>All future development and redevelopment in the City of Rancho Cucamonga shall be required to comply with South Coast Air Quality Management District's Rule 1402, Control of Toxic Air Contaminants from Existing Sources, related to reducing the health risk associated with toxic air contaminants from existing sources.</i></p> <p>MM 4.3-1 Refer to Air Quality Management Plan Consistency, above.</p> <p>MM 4.3-2 Refer to Air Quality Management Plan Consistency, above.</p> <p>MM 4.3-3 The City of Rancho Cucamonga shall ensure that future projects to be developed under the proposed 2010 General Plan Update implement the following construction-period measures to reduce criteria pollutant emissions, including, but not limited to, compliance with SCAQMD Rules as described below. These measures shall be verified either during review of project plans and specifications and/or during construction. Construction-period measures to be enforced include:</p> <ul style="list-style-type: none"> • All construction equipment shall be maintained in good operating condition so as to reduce operational emissions. Contractor shall ensure that all construction equipment is being properly serviced and maintained as per manufacturers' specifications. Maintenance records shall be available at the construction site for City verification. • Prior to the issuance of any grading permits, the developer shall submit Construction Plans to the City denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low emission mobile construction equipment will be utilized, or that their use was investigated and found to be infeasible for the project. Contractors shall also conform to any construction measures imposed by the South Coast Air Quality Management District (SCAQMD) as well as City Planning staff. • The construction contractor shall utilize electric or clean alternative fuel-powered equipment where feasible. • The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use. 	
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	<ul style="list-style-type: none">• All construction equipment shall comply with SCAQMD Rules 402(Nuisance) and Rule 403 (Fugitive Dust Control).• All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108 (Cutback Asphalt).• All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113 (Architectural Coatings). Paints and coatings shall be applied either by hand or high-volume, low-pressure spray.	
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INDIVIDUALS

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Letter 12

March 3, 2010

James Troyer, Planning Director
City of Rancho Cucamonga
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

RE: GENERAL PLAN UPDATE (LAND USE DESIGNATION FOR APN:1100-201-05)

Dear Mr. Troyer:

Pacific Communities Builder Inc. (PCB) owns the aforementioned parcel consisting of approximately 13 acres, located on the north side of Foothill Blvd. west of East Ave and east of Etiwanda Ave. This letter expresses PCB's intent on proposing a medium high residential density designation and in opposition to the "office" land use designation for this parcel as shown on the proposed land use plan of the draft General Plan update. Existing neighboring properties to the west and south east across the street are designated medium residential with a neighborhood park to the north and a utility corridor to the east. PCB would like to be consistent with neighboring medium residential land use designations for this parcel by being assigned the same designation. PCB has intended to develop this parcel with multi-family residential housing for several years and will share common use of the primary access road off Foothill Boulevard with the William Lyons Home residential development to the west to provide shared access for this site. PCB has had to delay processing a development application for this parcel due to the construction and use of an interim detention basin facility on-site to serve all developments in the watershed until completion of the master storm drain system to service this area. It is our understanding from our conversations with engineering staff at the City that this has now been completed and as such PCB can now proceed with the application process for development of this site. PCB believes that that a medium residential designation is optimal at this location for the reasons outlined below.

The aforementioned utility corridor/easement bisects a portion of this parcel and as such this easement area must be maintained as open space. The open space separation between this parcel and commercial areas to the east will provide the appropriate transition and buffer between residential and commercial uses. Whereas an "office" center at this location will likely result in more traffic and offer no buffer between the neighboring William Lyons residential development on the west boundary

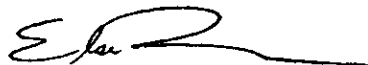
1000 Dove Street • Suite 100 • Newport Beach • CA 92660 • Tel 949-660-8988 • Fax 949-660-8866

and other adjacent residential uses. Given this parcel's limited frontage on Foothill Boulevard and close proximity to the shared primary access street with the William Lyons residential development it is unlikely that another main access road/driveway can be accommodated and as such the shared access road on the west will be burdened by a bigger influx of traffic. Furthermore, a commercial office center at this location will detract from and minimize enjoyment of the neighborhood park to the north.

} 1
cont.

Please include these comments in the administrative record for this matter. Should you have any questions, you may contact me at (949) 660-8988 ext. 123.

Sincerely,



Elsa Trujillo, Project Manager
PACIFIC COMMUNITIES BUILDER INC.

cc: Corkran Nicholson, Assistant Planning Director
Allan Warren,

Letter 12 Pacific Communities Builder, Inc.
Elsa Trujillo, Project Manager
March 3, 2010

Response to Letter 12

1. No response is required under CEQA.

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SECTION 4.0 ERRATA

Revisions and clarifications have been made to the Rancho Cucamonga 2010 General Plan Update PEIR based on input received during the public review period and the preparation of responses to comments on the Draft PEIR. This Errata section of the Responses to Comments document follows the organization of the Draft PEIR. Only those sections of the PEIR which have revisions and/or clarifications are noted. ~~**Bold, strikeout text**~~ is used to show deleted wording and ***bold, italic text*** is used to show wording that has been added.

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Section 1.0 Executive Summary

Page 1-9, Table ES-1

SECTION 4.2 – AGRICULTURAL RESOURCES		
<p>Farmland Resources Future Development under the proposed Land Use Plan would lead to the conversion of 196.26 acres of Important Farmland into non-agricultural uses.</p>	<p>No measures are identified. MM 4.2-1 <i>Should a future project propose to develop Designated Important Farmlands (Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and/or Farmland of Local Importance) pursuant to the current Farmland Mapping and Monitoring Program map, the Project Applicant shall implement measure(s) to reduce impacts related to the loss of farmland to the satisfaction of the Planning Director. Feasible mitigation measures may include, but not be limited to, the 1) purchase of land within a permanent agricultural conservation easement, as approved by the Planning Director, of at least equal quality and size as partial compensation for the direct loss of agricultural land; 2) donation of mitigation fees to a local, regional, or statewide organization or agency whose purpose include the acquisition and stewardship of agricultural conservation easements; or 3) direct conservation of a portion of designated important Farmlands on the future project site. Should a project contribute to growth-inducing or cumulative impacts related to the loss of agricultural land, adequate compensation values in the form of permanent agricultural conservation easements shall be evaluated on a project-specific basis.</i></p>	<p>Significant and Unavoidable.</p>

Pages 1-10 through 1-13, Table ES-1

<p>Air Quality Standards Violation and Exposure of Sensitive Receptors The net change in emissions with implementation of the proposed 2010 General Plan Update when compared to the Existing Conditions (2009) would decrease significantly for CO, VOC and NO_x, and increase for PM_{2.5}, PM₁₀ and SO_x. The net increase in SO_x emissions would not exceed the SCAQMD threshold and would be considered a less than significant impact. Estimated net emissions of PM_{2.5} and PM₁₀ would exceed SCAQMD thresholds and would be a significant impact. Regarding TACs, there are no rail yards in the City, and there are no new residential land uses proposed next to freeways. Therefore, there</p>	<p>MM 4.3-1 The City of Rancho Cucamonga shall work with ensure that applicants of future projects to be developed under the proposed 2010 General Plan Update to implement the following measures, derived from the SCAQMD's AQMP, where feasible, in order to reduce criteria air pollutant emissions, primarily related to vehicular travel and energy. Potential measures for consideration in future projects include:</p> <ul style="list-style-type: none"> • Provide adequate ingress and egress at all entrances to public facilities to minimize vehicle idling at curbsides. • Provide preferential parking to high occupancy vehicles and shuttle services. • Schedule truck deliveries and pickups during off-peak hour. 	<p>Significant and Unavoidable.</p>
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<p>would be a less than significant TAC impact from emissions of Diesel Particulate Matter.</p>	<ul style="list-style-type: none"> • Improve thermal integrity of the buildings and reduce thermal load with automated time clocks or occupant sensors. • Landscape with native and/or drought-resistant species to reduce water consumption and to provide passive solar benefits. • Provide lighter color roofing and road materials and tree planting programs to comply with the AQMP Miscellaneous Sources MSC-01 measure. • Comply with the AQMP Miscellaneous Sources PRC-03, and Stationary Sources Operations Enhanced Inspection and Maintenance and ADV-MISC to reduce emissions of restaurant operations. <p>MM 4.3-2</p> <p>The City of Rancho Cucamonga has developed the following requirements for specified land uses shall ensure that applicants of future projects to be developed under the proposed 2010 General Plan Update implement the following measures to reduce criteria pollutant emissions. These measures shall be verified either during review of project plans and specifications. Measures to be enforced include:</p> <ul style="list-style-type: none"> • All industrial and commercial facilities shall post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 10 minutes). • All industrial and commercial facilities shall designate preferential parking for vanpools. • All industrial and commercial site tenants with 50 or more employees shall be required to post both bus and Metrolink schedules in conspicuous areas. • All industrial and commercial site tenants with 50 or more employees shall be required to configure their operating schedules around the Metrolink schedule to the extent reasonably feasible. • All residential and commercial structures shall be required to incorporate high efficiency/low polluting heating, air conditioning, appliances, and water heaters. • All residential and commercial structures shall be required to incorporate thermal pane windows and weather-stripping. 	
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<p>Air Quality Standards Violation and Exposure of Sensitive Receptors</p> <p>The net change in emissions with implementation of the proposed 2010 General Plan Update when compared to the Existing Conditions (2009) would decrease significantly for CO, VOC and NO_x, and increase for PM_{2.5}, PM₁₀ and SO_x. The net increase in SO_x emissions would not exceed the SCAQMD threshold and would be considered a less than significant impact. Estimated net emissions of PM_{2.5} and PM₁₀ would exceed SCAQMD thresholds and would be a significant impact. Regarding TACs, there are no rail yards in the City, and there are no new residential land uses proposed next to freeways. Therefore, there would be a less than significant TAC impact from emissions of Diesel Particulate Matter. Additionally, compliance with standard conditions would ensure no significant impacts related to proximity of sensitive receptors to TAC-emitting industrial uses would occur. Implementation of applicable goals and policies, standard condition, and mitigation measures would reduce long-term criteria air pollutant emissions; however, these reductions are not quantifiable at this time. Therefore, the anticipated net increase in PM₁₀ and PM_{2.5} emissions would be considered significant and unavoidable.</p>	<p>SC 4.3-1</p> <p>All new development in the City of Rancho Cucamonga would be required to comply with South Coast Air Quality Management District's Rule 445, Wood Burning Devices. Rule 445 was adopted in March 2008 to reduce emissions of PM_{2.5} and precludes the installation of indoor or outdoor wood burning devices (i.e. fireplaces/hearths) in new development on or after March 9, 2009.</p> <p>SC 4.3-2</p> <p><i>All future development and redevelopment in the City of Rancho Cucamonga shall be required to comply with the recommendations set forth in the Air Quality and Land Use Handbook: A Community Health Perspective, prepared by California Environmental Protection Agency and California Air Resources Board (April 2005), for siting new sensitive land uses.</i></p> <p>SC 4.3-3</p> <p><i>All future development and redevelopment in the City of Rancho Cucamonga shall be required to comply with South Coast Air Quality Management District's Rule 212, Standards for Approving Permits, related to permitting projects based on the anticipated output of air contaminants and proximity to sensitive receptors.</i></p> <p>SC 4.3-4</p> <p><i>All future development and redevelopment in the City of Rancho Cucamonga shall be required to comply with South Coast Air Quality Management District's Rule 1402, Control of Toxic Air Contaminants from Existing Sources, related to reducing the health risk associated with toxic air contaminants from existing sources.</i></p> <p>MM 4.3-1</p> <p>Refer to Air Quality Management Plan Consistency, above.</p> <p>MM 4.3-2</p> <p>Refer to Air Quality Management Plan Consistency, above.</p> <p>MM 4.3-3</p> <p>The City of Rancho Cucamonga shall ensure that future projects to be developed under the proposed 2010 General Plan Update implement the following construction-period measures to reduce criteria pollutant emissions, including, but not limited to, compliance with SCAQMD Rules as described below. These measures shall be verified either during review of project plans and specifications and/or during construction. Construction-period measures to be enforced include:</p> <ul style="list-style-type: none"> • All construction equipment shall be 	<p>Significant and Unavoidable.</p>
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	<p>maintained in good operating condition so as to reduce operational emissions. Contractor shall ensure that all construction equipment is being properly serviced and maintained as per manufacturers' specifications. Maintenance records shall be available at the construction site for City verification.</p> <ul style="list-style-type: none"> • Prior to the issuance of any grading permits, the developer shall submit Construction Plans to the City denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low emission mobile construction equipment will be utilized, or that their use was investigated and found to be infeasible for the project. Contractors shall also conform to any construction measures imposed by the South Coast Air Quality Management District (SCAQMD) as well as City Planning staff. • The construction contractor shall utilize electric or clean alternative fuel-powered equipment where feasible. • The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use. • All construction equipment shall comply with SCAQMD Rules 402(Nuisance) and Rule 403 (Fugitive Dust Control). • All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108 (Cutback Asphalt). • All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113 (Architectural Coatings). Paints and coatings shall be applied either by hand or high-volume, low-pressure spray. 	
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Section 4.2 Agriculture and Forest Resources

Page 4.2-6, Fifth Paragraph

Since the existing vineyards are small, scattered operations that do not support any larger-scale agricultural uses and since they represent less than one percent of the total Important Farmland in the County, their conversion to urban land uses is not expected to have a major impact on the County's crop value. However, future development associated with buildout of the proposed 2010 General Plan Update pursuant to the proposed Land Use Plan (refer to Exhibit 3-3 in Section 3.0, Project Description) would result in the conversion of these farmland areas to non-agricultural uses, thus creating a significant impact. **Implementation of MM 4.2-1 would reduce impacts related to conversion of farmlands; however, the impact would remain significant and unavoidable.** ~~There are no feasible mitigation measures to address this impact under the proposed land~~

~~use plan; therefore, buildout of the proposed 2010 General Plan Update would result in a significant and unavoidable impact related to the conversion of farmland.~~

Page 4.2-7, Second Paragraph

Impact 4.2a Future development under the proposed Land Use Plan would lead to the conversion of 196.26 acres of Important Farmland into non-agricultural uses. ***Implementation of MM 4.2-1 would reduce impacts related to conversion of farmlands; however, the impact would remain significant and unavoidable.*** ~~No mitigation is available under the proposed land use plan; therefore, this loss of farmland would result in a significant and unavoidable impact.~~

Page 4.2-8, Subsection 4.2.8

4.2.8 MITIGATION MEASURES

~~No mitigation measures are available to reduce the identified impacts to agricultural resources.~~

MM 4.2-1 Should a future project propose to develop designated Important Farmlands (Prime Farmland, Farmland of Statewide Importance, Unique Farmland and/or Farmland of Local Importance) pursuant to the current Farmland Mapping and Monitoring Program map, the project applicant shall implement measure(s) to reduce impacts related to the loss of farmland to the satisfaction of the Planning Director. Feasible mitigation measures may include, but not be limited to, the 1) purchase of land within a permanent agricultural conservation easement, as approved by the Planning Director, of at least equal quality and size as partial compensation for the direct loss of agricultural land; 2) donation of mitigation fees to a local, regional, or statewide organization or agency whose purpose includes the acquisition and stewardship of agricultural conservation easements; or 3) direct conservation of a portion of designated Important Farmlands on the future project site. Should a project contribute to growth inducing or cumulative impacts related to the loss of agricultural land, adequate compensation values in the form of permanent agricultural conservation easements shall be evaluated on a project-specific basis.

Section 4.3 Air Quality

Page 4.3-28, first paragraph

Standard Conditions

- SC 4.3-1** All new development in the City of Rancho Cucamonga would be required to comply with South Coast Air Quality Management District's Rule 445, Wood Burning Devices. Rule 445 was adopted in March 2008 to reduce emissions of PM2.5 and precludes the installation of indoor or outdoor wood burning devices (i.e. fireplaces/hearths) in new development on or after March 9, 2009.
- SC 4.3-2** *All future development and redevelopment in the City of Rancho Cucamonga shall be required to comply with the recommendations set forth in the Air Quality and Land Use Handbook: A Community Health Perspective, prepared by California Environmental Protection Agency and California Air Resources Board (April 2005), for siting new sensitive land uses.*
- SC 4.3-3** *All future development and redevelopment in the City of Rancho Cucamonga shall be required to comply with South Coast Air Quality Management District's Rule 212, Standards for Approving Permits, related to permitting projects based on the anticipated output of air contaminants and proximity to sensitive receptors.*
- SC 4.3-4** *All future development and redevelopment in the City of Rancho Cucamonga shall be required to comply with South Coast Air Quality Management District's Rule 1402, Control of Toxic Air Contaminants from Existing Sources, related to reducing the health risk associated with toxic air contaminants from existing sources.*

Page 4.3-32, first paragraph

Diesel Particulate Matter Emissions

In 1998, the CARB identified particulate matter from diesel-fueled engines (Diesel Particulate Matter or DPM) as a Toxic Air Contaminant (TAC). The CARB Air Quality and Land Use Handbook describes that diesel fueled vehicles that emit DPM from nearby freeways or rail yards could be a problem for any residential areas within 500 feet of freeways and 1,000 feet of rail yards or related distribution centers. TAC impacts from toxic substances are related to cumulative exposure and are assessed over a 70-year period. Cancer risk is expressed as the maximum number of new cases of cancer projected to occur in a population of one million people due to exposure to the cancer-causing substance over a 70-year lifetime. There are no rail yards in the City of Rancho Cucamonga. Additionally, there are no new residential land uses proposed next to freeways.

According to the General Plan Land Use Plan (refer to Exhibit 3-3), there are several areas designated for mixed-use development that are proximate to industrial land use designations (Mixed Use Areas 2, 3, 4, 7, and 10). Several of these areas are already fully built out with mixed-use land uses, including residential uses. Future development and redevelopment within the remaining mixed-use areas would be required to comply with recommendations set forth in the Air Quality and Land Use Handbook: A Community Health Perspective prepared by the California Environmental Protection Agency and California Air Resources Board in April 2005 (SC 4.3-2). Further, future development and redevelopment within areas designated for industrial land uses would be subject to compliance with South Coast Air Quality Management District Rule 202, Standards for Approving Permits (SC 4.3-3), and Rule 1402, Control of Toxic Air Contaminants from Existing Sources. Compliance with these standard conditions would ensure that a significant impact related to proximity of sensitive receptors to industrial uses would not occur.

As a result, there would be less than significant impacts related to TAC emissions from the proposed 2010 General Plan Update.

Impacts 4.3b and 4.3 d: **The net change in emissions with implementation of the proposed 2010 General Plan Update when compared to the Existing Conditions (2009) would decrease significantly for CO, VOC and NO_x, and increase for PM_{2.5}, PM₁₀ and SO_x. The net increase in SO_x emissions would not exceed the SCAQMD threshold and would be considered a less than significant impact. Estimated net emissions of PM_{2.5} and PM₁₀ would exceed SCAQMD thresholds and would be a significant impact. Regarding TACs, there are no rail yards in the City, and there are no new residential land uses proposed next to freeways. Therefore, there would be a less than significant TAC impact from emissions of Diesel Particulate Matter. **Additionally, compliance with SCs 4.3-2 through 4.3-4 would ensure no significant impacts related to proximity of sensitive receptors to TAC-emitting industrial uses would occur.** Implementation of identified 2010 General Plan Update goals and policies and SC 4.3-1 as well as MMs 4.3-1 through 4.3-3, as feasible, would reduce long-term criteria air pollutant emissions; however, these reductions are not quantifiable at the time. Therefore, the anticipated net increase in PM₁₀ and PM_{2.5} emissions would be considered a significant and unavoidable direct impact.**

Page 4.3-34 and 4.3-35, MM 4.3-1 and MM 4.3-2

MM 4.3-1 The City of Rancho Cucamonga shall ~~work with the~~ **ensure that** applicants of future projects to be developed under the proposed 2010 General Plan Update ~~to~~ implement the following measures, derived from the SCAQMD's AQMP, where feasible, in order to reduce criteria air pollutant emissions, primarily related to

vehicular travel and energy. Potential measures for consideration in future projects include:

- Provide adequate ingress and egress at all entrances to public facilities to minimize vehicle idling at curbsides.
- Provide preferential parking to high occupancy vehicles and shuttle services.
- Schedule truck deliveries and pickups during off-peak hour.
- Improve thermal integrity of the buildings and reduce thermal load with automated time clocks or occupant sensors.
- Landscape with native and/or drought-resistant species to reduce water consumption and to provide passive solar benefits.
- Provide lighter color roofing and road materials and tree planning programs to comply with the AQMP Miscellaneous Sources MSC-01 measure.
- Comply with the AQMP Miscellaneous Sources PRC-03, and Stationary Sources Operations Enhanced Inspection and Maintenance and ADV-MISC to reduce emissions of restaurant operations.

MM 4.3-2

The City of Rancho Cucamonga ~~has developed the following requirements for specified land uses~~ **shall ensure that applicants of future projects to be developed under the proposed 2010 General Plan Update implement the following measures** to reduce criteria pollutant emissions. These measures shall be verified either during review of project plans and specifications. Measures to be enforced include:

- All industrial and commercial facilities shall post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 10 minutes).
- All industrial and commercial facilities shall designate preferential parking for vanpools.
- All industrial and commercial site tenants with 50 or more employees shall be required to post both bus and Metrolink schedules in conspicuous areas.
- All industrial and commercial site tenants with 50 or more employees shall be required to configure their operating schedules around the Metrolink schedule to the extent reasonably feasible.

- All residential and commercial structures shall be required to incorporate high efficiency/low polluting heating, air conditioning, appliances, and water heaters.
- All residential and commercial structures shall be required to incorporate thermal pane windows and weather-stripping.

Page 4.3-36, Subsection 4.3.9

4.3.9 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Air Quality Management Plan Consistency

No Impact.

Air Quality Standards Violation and Exposure of Sensitive Receptors

Significant and Unavoidable for Long-term Regional Emissions.

Less Than Significant *and Unavoidable* for PM₁₀ and PM_{2.5}.

Less than Significant for VOC, NO_x, CO, SO_x and TACs.

Cumulative

Significant and Unavoidable for PM₁₀ and PM_{2.5}.

Less than Significant for VOC and NO_x.

Odors

Less Than Significant.

Section 4.4 Biological Resources

Page 4.4-28, first paragraph

Additionally, Policy RC-8.3 requires the City to utilize innovative measures that will allow the expansion of sensitive biological preserve areas (e.g., North Etiwanda Preserve, Day Creek Preserve, and San Sevaine Preserve) and other important habitat areas. The City shall continue to work with the County of San Bernardino, the CDFG, and the USFWS to protect sensitive biological resources within the City's Planning Area through the creation of a system of preserves and open space along the foothills of the San Gabriel Mountains that will become part of a larger Multiple Species Habitat Conservation Plan (MSHCP) for the County of San Bernardino.

Section 4.9 Hydrology and Water Quality

Page 4.9-20, first paragraph

The Chino Basin Watermaster **Master Plan** regulates groundwater pumping for the Chino Groundwater Basin and the Cucamonga Groundwater Basin.

Section 4.10 Utilities and Service Systems

Page 4.10-36, Subsection 4.10.8.

4.10.8 MITIGATION MEASURES

MM 54.10-1 The City of Rancho Cucamonga Planning Department shall monitor all development that takes place within the Study Area against the projected target densities detailed in Tables LU-16, LU-17, and LU-18 of the proposed 2010 General Plan Update. As buildout of the proposed 2010 General Plan Update Study Area approaches 80 percent of the total additional development allowed, the City of Rancho Cucamonga shall initiate environmental analysis to address full buildout of the proposed 2010 General Plan Update or prepare an update to the General Plan to be completed prior to reaching the established target densities herein.

Section 4.14 Public Services

Page 4.14-10, last two sentences of the second paragraph

This increase in demand for police services would be met through the hiring of additional staff *as well as construction of additional facilities*, as needed, which would be funded through existing funding mechanisms such as the general fund revenue and grant funding. Therefore, impacts related to police services would be less than significant; no mitigation is required.

Section 4.16 Transportation/Traffic

Exhibit 4.16-2, following Page 4.16-12, is replaced with the revised Exhibit 4.16-2 (refer to following page).

Section 4.17 Utilities and Service Systems

Page 4.17-24, Subsection 4.17.9.

4.17.9 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Water Supply and Infrastructure

Less Than Significant.

Wastewater Infrastructure and Treatment

Less Than Significant.

Electricity, Natural Gas and Communication Infrastructure

Less Than Significant.

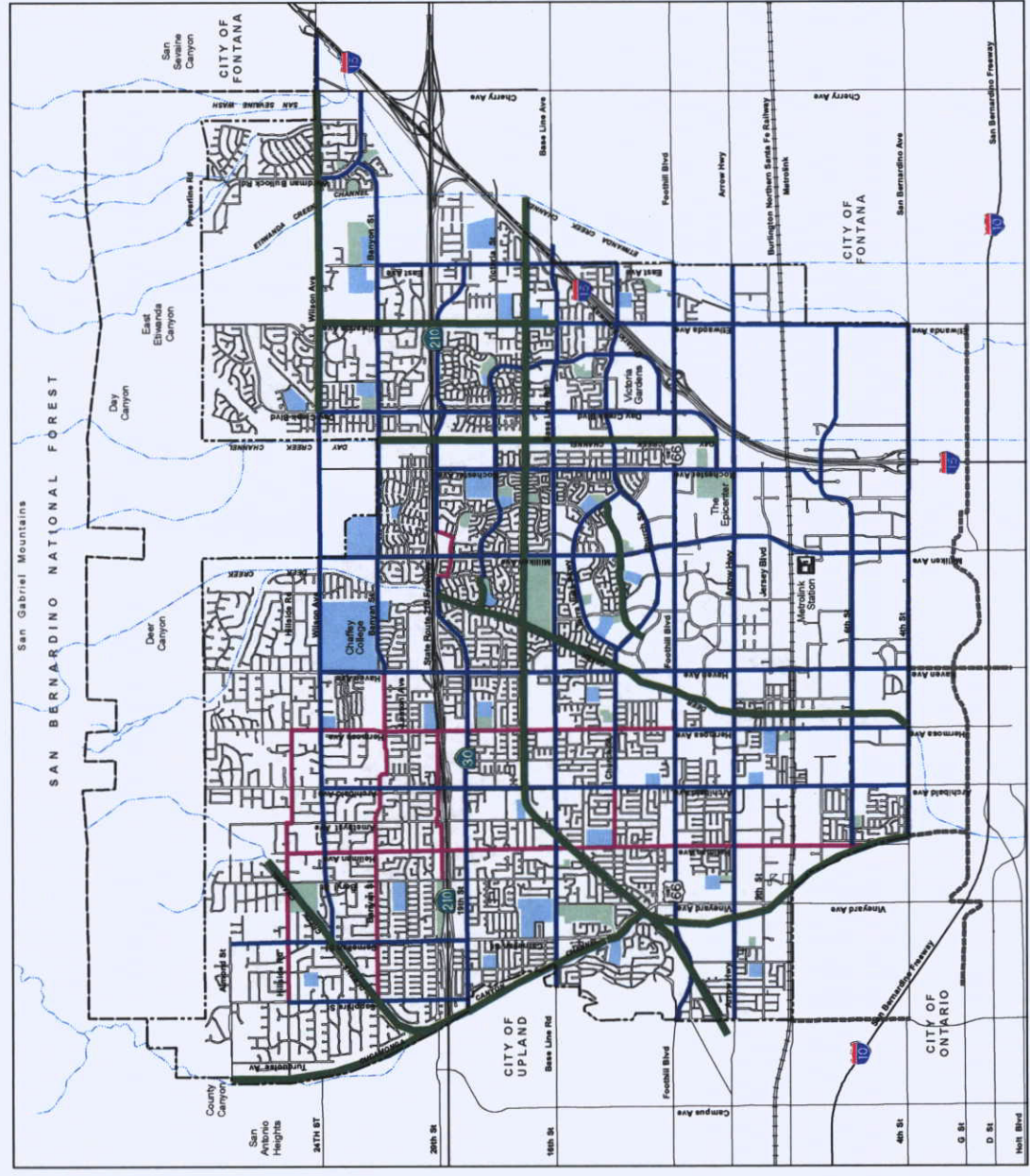
Solid Waste

Less Than Significant.

Cumulative Impacts

Less Than Significant.

- Bicycle Plan**
- Class I (Bike Path or Trail)
 - Class II (Bike Lane)
 - Class III (Bike Street)
 - Bike Routes Outside Rancho Cucamonga
 - Parks and Schools
 - Schools
 - Parks
 - Rancho Cucamonga City Boundary
 - Sphere of Influence
 - Veterways



May 19, 2010 – City Council Meeting

Reference:
RESOLUTION NO. 10-068

Statement of Overriding Considerations

EXHIBIT B

Statement of Overriding Considerations

The City of Rancho Cucamonga City Council hereby declares that, pursuant to State CEQA Guidelines Section 15093, the City Council has balanced the benefits of the 2010 General Plan Update against any significant and unavoidable environmental impacts in determining whether to approve the 2010 General Plan Update. If the benefits of the 2010 General Plan Update outweigh the unavoidable adverse environmental impacts, those impacts are considered "acceptable."

The City Council hereby declares that the Final PEIR has identified and discussed significant effects that may occur as a result of the 2010 General Plan Update. With the implementation of the mitigation measures discussed in the Draft PEIR, these impacts can be mitigated to a level of less than significant except for the unavoidable and significant impacts as discussed in Exhibit A including those to Agricultural Resources (Conversion of farmland to other uses and cumulative loss of Important Farmland), Mineral Resources (Loss of regionally important mineral resources and cumulative loss of mineral resources), Aesthetics (Changes in the visual quality of the hillsides and scenic vistas and cumulative changes to aesthetics), Noise (2010 General Plan Update level and cumulative increases in noise levels) and Climate Change (Cumulative contribution to climate change).

The City Council hereby declares that it has made a reasonable and good faith effort to eliminate or substantially mitigate the potential impacts resulting from the 2010 General Plan Update.

The City Council hereby declares that to the extent any mitigation measures recommended to the City are not incorporated, such mitigation measures are infeasible because they would impose restrictions on the 2010 General Plan Update that would prohibit the realization of specific economic, social, and other benefits that this City Council finds outweigh the unmitigated impacts.

The City Council further finds that except for the 2010 General Plan Update, all other alternatives set forth in the Final PEIR are infeasible because they would prohibit the realization of the 2010 General Plan Update objectives and/or specific economic, social or other benefits that this City Council finds outweigh any environmental benefits of the alternatives.

The City Council hereby declares that, having reduced the adverse significant environmental effects of the 2010 General Plan Update, to the extent feasible by adopting the proposed mitigation measures, having considered the entire administrative record on the 2010 General Plan Update and having weighed the benefits of the 2010 General Plan Update against its unavoidable significant impacts after mitigation, the City Council has determined that the social, economic and environmental benefits of the 2010 General Plan Update outweigh the potential unavoidable significant impacts and render those potential significant impacts acceptable based upon the following considerations:

- The 2010 General Plan Update promotes comprehensive, long-range planning that balances urban development practices to meet defined community needs with the community's objectives regarding resource conservation
- The 2010 General Plan Update forwards the objectives of State law regarding climate change and coordination of land use and circulation planning, and specifically AB32 and SB375, by:
 - a) promoting mixed use development;
 - b) accommodating future bus rapid transit on Foothill Boulevard and Haven Avenue, as well as commuter rail travel;
 - c) creating opportunities for new pedestrian and bicycle connections citywide to encourage non-polluting modes of travel; and

d) promoting local jobs growth to provide alternatives to long work commutes.

- The Managing Land Use, Community Design, and Historic Resources Chapter of the 2010 General Plan Update will contribute toward preservation of the City's distinctive residential character and individual neighborhood identity by preserving existing residential densities in long-established neighborhoods and by supporting the maintenance and stability in these neighborhoods.
- The Managing Land Use, Community Design, and Historic Resources Chapter of the 2010 General Plan Update establishes well-defined objectives and programs for identifying and preserving historical buildings and landscapes in Rancho Cucamonga.
- The Managing Land Use, Community Design, and Historic Resources Chapter of the 2010 General Plan Update will continue to preserve Open Space within the Sphere of Influence and Hillside.
- The Managing Land Use, Community Design, and Historic Resources Chapter of the 2010 General Plan Update provides residential development capacity sufficient for the City to satisfy its regional housing needs obligations, as defined by the Southern California Association of Governments, for the 2008-2014 Housing Element planning period.
- The Community Mobility Chapter of the 2010 General Plan Update establishes a multi-modal approach to transportation planning that readily accommodates alternatives to private automobile travel, thus reducing associated pollutant emissions and traffic volumes on the street network.
- The Economic Development Chapter of the 2010 General Plan Update provides policy direction for diversifying the City's economic base, accommodating a range of businesses and industries that provide jobs for persons of many education and skills levels, and creating a business-friendly environment.
- The Community Services Chapter of the 2010 General Plan Update includes policies that will work in concert with the Healthy RC program to promote community health and thereby guard against the negative economic and public health effects associated with poor health practices.
- The Resource Conservation Chapter of the 2010 General Plan Update promotes conservation of natural and visual resources in the community and in particular, encourages wise water use and energy conservation, practices which both work toward statewide goals of reducing greenhouse gas emissions.
- The Public Facilities and Infrastructure Chapter of the 2010 General Plan Update provides plans for infrastructure improvement and maintenance over the long term in a manner that responds to anticipated development. The Chapter also includes policies that look to maximize joint use of public facilities as an approach to maximizing expenditure of public funds.
- The Public Health and Safety Chapter of the 2010 General Plan Update plans for safety facilities and response capabilities that balance with the level of anticipated growth; provides updated information and planning response with respect to fire, seismic, geotechnical, flood, and community noise hazards; and includes policies aimed toward reducing air pollutant emissions to achieve better air quality and work toward statewide goals of reducing greenhouse gas emissions.

- The Implementation component of the 2010 General Plan Update provides a framework that will guide the City's annual budgeting process, help decision makers and City staff set priorities for community and infrastructure improvements, and allow for coordinated, comprehensive management of resources over the long term.
- The General Plan Update will guide future development through comprehensive policies, conditions and design guidelines through zoning and development regulations and will reduce growth induced impacts.

The City Council hereby declares that the foregoing benefits provided to the public through approval and implementation of the 2010 General Plan Update outweighs the identified significant adverse environmental impacts of the 2010 General Plan Update that cannot be mitigated. The City Council finds that each of the 2010 General Plan Update benefits outweighs the unavoidable adverse environmental impacts identified in the Final PEIR and, therefore, finds those impacts to be acceptable.

May 19, 2010 – City Council Meeting

**Reference:
RESOLUTION NO. 10-068**

Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

Project File Name: Rancho Cucamonga 2010 General Plan Update **Applicant:** City of Rancho Cucamonga

Prepared by: City of Rancho Cucamonga **Date:** May 12, 2010

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Aesthetics						
SC 4.1-1 Future development and redevelopment within the City shall comply with the City's Grading Ordinance, as contained in the Rancho Cucamonga Municipal Code (Title 19 Environmental Protection, of Chapter 19.04). This ordinance requires the submission of grading plans for approval by the grading committee to ensure that grading activities (1) retain the natural terrain; (2) preserve significant topographic features; and (3) limit construction on identified seismic or geologic hazard areas in the City's hillside areas.	PD/BO	B	City review of grading plan/Prior to issuance of grading permit	C		2
SC 4.1-2 Future development and redevelopment within the City shall comply with the City's Hillside Development Regulations, which are found in Chapter 17.08 of the Development Code. These regulations require that development within the Hillside Residential District, in the Hillside Overlay Zone, or on sites with slopes 8 percent or greater comply with the Guidelines and development standards for site design, architecture, driveways/roadways, walls and fences, landscaping, grading, drainage, trails and corrals, public safety, and development density. These regulations seek to prevent the disturbance of natural slopes.	PD/BO	A	City review of grading/building plan	C		2
SC 4.1-3 In accordance with its Water Efficient Landscaping Ordinance, the City shall continue to evaluate proposed landscape and irrigation plans and to determine if they meet the requirements of the ordinance and can be approved. This ordinance will allow the establishment of landscaped areas that are visually appealing and drought resistant.	PD	A	City review of building plans	C		2, 3


**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)**

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/initials	Sanctions for Non-Compliance
SC 4.1-4 Future development and redevelopment within the City shall comply with the City's Tree Preservation Ordinance in order to preserve mature trees in the City, which are considered scenic and cultural assets.	PD	A	Review of Plans	A		2
SC 4.1-5 Future development and redevelopment within the City shall comply with the City's Light and Glare regulations, which are found throughout the Development Code and require lighting to be directed away and shielded from adjacent residential areas. The regulations also prohibit the creation of areas with intense light or glare. As discussed above, the regulations call for the use of fences, walls, berms, screens, and landscaping to reduce light and glare spillover. The regulations are included under the special development criteria, performance standards, general design guidelines, special use regulations, and development standards for land uses in different development districts to prevent light and glare impacts on adjacent properties.	PD	A	Review of Plans	C		2/4
SC 4.1-6 The Foothill Boulevard/Route 66 Visual Improvement Plan and Mural Program shall be implemented through future development and redevelopment along Foothill Boulevard to enhance the streetscape and to create a unified theme for this major corridor in the City.	CE/PD	A	Review of Plans	C/A		2
SC 4.1-7 Future development and redevelopment within the City shall comply with the City's Beautification Master Plans for designated Special Boulevards, as well as design guidelines for these Special Boulevards in existing and future specific plans.	CE	A	Review of Plans	C/A		2
SC 4.1-8 The Rancho Cucamonga General Plan regulates all land uses in the City. Consistency with the goals, policies and programs related to community design in the Rancho Cucamonga General Plan, as amended, shall be required for all development projects.	PD	A	Review of Plans	C		2

**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)**

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
SC 4.1-9 Future development and redevelopment within the City shall comply with the City's Development Code, which provides development standards and design guidelines for different development districts. Future development and redevelopment projects shall comply with applicable design guidelines in the Development Code.	PD	A	Review of Plans	C		2
SC 4.1-10 Future development and redevelopment within the City shall comply with the City's Design Guidelines for Residential and Commercial-Industrial land uses that promote quality development in new development and redevelopment projects. These design guidelines address site planning, subdivision layout, architecture, grading, landscaping, fencing, trails, sign programs, and master planning requirements. They are used in the design review of individual development proposals that are submitted to the City for approval.	PD/BO	A	Review of Plans	C		2
SC 4.1-11 Future development and redevelopment within the City shall comply with the City's Sign Ordinance in order to limit the visual clutter and improve streetscapes in the City by regulating the size, color, location, number, design, lighting, and types of signs that are installed in the City.	PD	A	Review of Plans	C		2
SC 4.1-12 As part of the City's Landscape Maintenance Districts, parkways and public landscapes in the City shall be continually maintained to enhance the City's positive visual image.	PW	E	On-going	A		
SC 4.1-13 Future development and redevelopment within the City shall comply with the City's Wireless Communication Ordinance to avoid the visual incompatibility of communication towers and antennas with the local streetscape or with views of the City from freeways and major roadways. Siting, design, and configuration standards shall limit the number of communication towers and antennas in the City and/or screen them from public views.	PD	A	Review of Plans	C		2

**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)**

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>SC 4.1-14 A detailed on-site lighting plan, including a photometric diagram, shall be reviewed and approved by the Planning Director and Police Department (477-2800) prior to the issuance of building permits. Such plan shall indicate style, illumination, location, height, and method of shielding so as not to adversely affect adjacent properties.</p>	PD/PO	B	Prior to the issuance of grading permits	C		2
<p>SC 4.1-15 Solar access easements shall be dedicated for the purpose of assuming that each lot or dwelling unit shall have the right to receive sunlight across adjacent lots or units for use of a solar energy system. The easements may be contained in a Declaration of Restrictions for the subdivision which shall be recorded concurrently with the recordation of the final map or issuance of permits, whichever comes first. The easements shall prohibit the casting of shadows by vegetation, structures, fixtures, or any other object, except for utility wires and similar objects, pursuant to Development Code Section 17.08.060-G-2.</p>	PD	E	Recordation of the final map or issuance of permits	C		1/2
Agricultural Resources						
<p> MM 4.2-1 Should a future project propose to develop designated Important Farmlands (Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and/or Farmland of Local Importance) pursuant to the current Farmland Mapping and Monitoring Program map, the Project Applicant shall implement measure(s) to reduce impacts related to the loss of farmland to the satisfaction of the Planning Director. Feasible mitigation measures may include, but no be limited to, the 1) purchase of land within a permanent agricultural conservation easement, as approved by the Planning Director, or at least equal quality and size as partial compensation for the direct loss of agricultural land; 2) donation of mitigation fees to a local, regional, or statewide organization or agency whose purpose include the acquisition and stewardship of agricultural conservation easements; or 3) direct conservation of a portion of designated Important Farmlands on the future project site. Should a project contribute to growth-inducing or cumulative impacts related to the loss of agricultural land, adequate compensation values in the form of permanent agricultural</p>		A	Prior to the issuance of grading permits	D		1/2


**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)**

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
conservation easements shall be evaluated on a project-specific basis.						
Air Quality						
SC 4.3-1 All new development in the City of Rancho Cucamonga would be required to comply with South Coast Air Quality Management District's Rule 445, Wood Burning Devices. Rule 445 was adopted in March 2008 to reduce emissions of PM2.5 and precludes the installation of indoor or outdoor wood burning devices (i.e. fireplaces/hearths) in new development on or after March 9, 2009.	PD	A	Review of Plans	C		2/4
SC 4.3-2 All future development and redevelopment in the City of Rancho Cucamonga shall be required to comply with the recommendations set forth in the Air Quality and Land Use Handbook: A Community Health Perspective, prepared by California Environmental Protection Agency and California Air Resources Board (April 2005), for siting new sensitive land uses.	PD	A	Review of Plans	C		2/4
SC 4.3-3 All future development and redevelopment in the City of Rancho Cucamonga shall be required to comply with South Coast Air Quality Management District's Rule 212, Standards for Approving Permits, related to permitting projects based on the anticipated output of air contaminants and proximity to sensitive receptors.	PD	A	Review of Plans	C		2/4
SC 4.3-4 All future development and redevelopment in the City of Rancho Cucamonga shall be required to comply with South Coast Air Quality Management District's Rule 1402, Control of Toxic Air Contaminants from Existing Sources, related to reducing the health risk associated with toxic air contaminants from existing sources.	PD	A	Review of Plans	C		2/4
MM 4.3-1 The City of Rancho Cucamonga shall ensure that applicants of future projects to be developed under the proposed 2010 General Plan Update implement the following measures, derived from the SCAQMD's AQMP, where feasible, in order to reduce criteria air pollutant emissions, primarily related to vehicular travel and energy. Potential measures for consideration in future projects include: <ul style="list-style-type: none"> • Provide adequate ingress and egress at all entrances to public facilities to minimize vehicle 	PD	E	Review of Plans	C		2/4



MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<ul style="list-style-type: none"> All industrial and commercial site tenants with 50 or more employees shall be required to post both bus and MetroLink schedules in conspicuous areas. All industrial and commercial site tenants with 50 or more employees shall be required to configure their operating schedules around the MetroLink schedule to the extent reasonably feasible. All residential and commercial structures shall be required to incorporate high efficiency/low polluting heating, air conditioning, appliances, and water heaters. All residential and commercial structures shall be required to incorporate thermal pane windows and weather-stripping. 	BO/PD	C	At field inspections	D		2/3
	PD	C	Review of operating plan	D		2/3
	BO	C/D	Review of plans	C		2/4
	BO	C/D	Review of plans	C		2/4
<p>MM 4.3-3 The City of Rancho Cucamonga shall ensure that future projects to be developed under the proposed 2010 General Plan Update implement the following construction-period measures to reduce criteria pollutant emissions, including, but not limited to, compliance with SCAQMD Rules as described below. These measures shall be verified either during review of project plans and specifications and/or during construction. Construction-period measures to be enforced include:</p> <ul style="list-style-type: none"> All construction equipment shall be maintained in good operating condition so as to reduce operational emissions. Contractor shall ensure that all construction equipment is being properly serviced and maintained as per manufacturers' specifications. Maintenance records shall be available at the construction site for City verification. Prior to the issuance of any grading permits, the developer shall submit Construction Plans to the City denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low-emission mobile 	BO	B/C	Review of project plans/ during construction	A/C		2

**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)**

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>construction equipment will be utilized, or that their use was investigated and found to be infeasible for the project. Contractors shall also conform to any construction measures imposed by the South Coast Air Quality Management District (SCAQMD) as well as City Planning staff.</p> <ul style="list-style-type: none"> The construction contractor shall utilize electric or clean alternative fuel-powered equipment where feasible. The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use. All construction equipment shall comply with SCAQMD Rules 402 (Nuisance) and Rule 403 (Fugitive Dust Control). All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108 (Cutback Asphalt). All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113 (Architectural Coatings). Paints and coatings shall be applied either by hand or high-volume, low-pressure spray. 						
Biological Resources						
<p> SC 4.4-1 Special status plant and wildlife species have the potential to occur within the proposed General Plan Update Study Area. Any CEQA project that involves the removal of habitat must consider if any special status species (e.g., Threatened or Endangered species, CNPS List 1B and 2 plants, or species protected under Section 15380 of CEQA) are potentially present on the project site and if the project impacts could be considered significant by the City. If potential habitat is present in an area, focused surveys shall be conducted prior to construction activities in order to document the presence or absence of a species on the project site. Botanical surveys shall be conducted during the appropriate blooming period for a species. If no special</p>	PD	B	City review of focused survey	D		1/2

**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)**

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>status species are found on the project site, no additional action is warranted. If special status species are found, appropriate mitigation would be required in coordination with the City.</p>						
<p> SC 4.4-2 Any project within the proposed General Plan Update Study Area that impacts a Federally listed species shall be required to secure take authorization through Section 7 or Section 10 of the Federal Endangered Species Act (FESA) prior to project implementation. Compensation for impacts to the listed species and their habitat shall be mitigated at a ratio no less than one to one (one acre restored for every acre impacted). Project applicants shall be required to plan, implement, monitor, and maintain the mitigated habitat according to the requirements of the Biological Opinion (Section 7) or Habitat Conservation Plan (Section 10) for the project. Prior to issuance of the first action and/or permit which would allow for site disturbance (e.g., grading permit), a detailed mitigation plan shall be prepared by a qualified biologist for approval by the City of Rancho Cucamonga and the USFWS, and shall include: (1) the responsibilities and qualifications of the personnel to implement and supervise the plan; (2) site selection; (3) site preparation and planting implementation; (4) a schedule; (5) maintenance plan/guidelines; (6) a monitoring plan; and (7) long-term preservation requirements.</p>	PD	D	Prior to the issuance of permits	D		1/2/3
<p> SC 4.4-3 Any project within the proposed General Plan Update Study Area that impacts a State-listed Threatened or Endangered species shall be required to obtain take authorization (through an Incidental Take Permit) pursuant to the California Endangered Species Act (CESA) and Section 2081 of the California Fish and Game Code. If the species is also listed under the FESA, a consistency finding per Section 2080.1 of CESA is issued when a project receives the USFWS Biological Opinion. Compensation for impacts to the listed species and their habitat shall be mitigated at a ratio no less than one to</p>	PD	D	Prior to the issuance of permits	D		1/2

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>Mitigation Measure No. / Implementing Action one (one acre restored for every acre impacted). Project applicants shall be required to plan, implement, monitor, and maintain the mitigated habitat according to the requirements of the 2080 CEQA process. Prior to issuance of the first action and/or permit which would allow for site disturbance (e.g., grading permit), a detailed Mitigation Plan shall be prepared by a qualified Biologist for approval by the City of Rancho Cucamonga and the California Department of Fish and Game (CDFG), and shall include: (1) the responsibilities and qualifications of the personnel to implement and supervise the plan; (2) site selection; (3) site preparation and planting implementation; (4) a schedule; (5) a maintenance plan/guidelines; (6) a monitoring plan; and (7) long-term preservation requirements.</p>						
<p>SC 4.4-4 To avoid conflicts with Migratory Bird Treaty Act and Bald/Golden Eagle Protection Act, construction activities involving vegetation removal shall be conducted between September 16 and March 14. If construction occurs inside the peak nesting season (between March 15 and September 15), a pre-construction survey (or possibly multiple surveys) by a qualified biologist are recommended prior to construction activities to identify any active nesting locations. If the biologist does not find any active nests within the project site, the construction work shall be allowed to proceed. If the biologist finds an active nest within the project site and determines that the nest may be impacted, the biologist shall delineate an appropriate buffer zone around the nest; the size of the buffer zone shall depend on the affected species and the type of construction activity. Any active nests observed during the survey shall be mapped on an aerial photograph. Only construction activities (if any) that have been approved by a biological monitor shall take place within the buffer zone until the nest is vacated. The biologist shall serve as a construction monitor when construction activities take place near active nest areas to ensure that no inadvertent impacts on these nests occur. Results of the pre-construction survey and any subsequent monitoring shall be provided to the CDFG and the City.</p>	PD	B/C	Prior to construction	D		1/2
<p>SC 4.4-5 To avoid conflict with Sections 3503, 3503.5, and</p>	PD	B/C	Prior to grading	D		1/2

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>3513 of the California Fish and Game Code, the Standard Condition outlined above for the Migratory Bird Treaty Act (SC 4.4-4) shall be implemented. The Migratory Bird Treaty Act mirrors the requirements for CDFG code relative to the protection of migratory birds and prohibits taking and possession of any migratory nongame bird, as designated in the Migratory Bird Treaty Act.</p>			permit			
<p>SC 4.4-6 A jurisdictional delineation shall be conducted if a project will impact jurisdictional resources. Permits from the U.S. Army Corps of Engineers (USACE) and Regional Water Quality Control Board (RWQCB) shall be required for impacts on areas within these agencies' jurisdiction. Acquisition and implementation of the permits may require mitigation. Compensation for impacts to jurisdictional resources shall be mitigated at a ratio no less than one to one (one acre restored for every acre impacted). Project applicants shall be required to plan, implement, monitor, and maintain the mitigated jurisdictional resource according to the requirements of USACE and RWQCB approval requirements. Prior to issuance of the first action and/or permit that would allow for site disturbance (e.g., grading permit), a detailed mitigation plan shall be prepared by a qualified Biologist for approval by the City of Rancho Cucamonga and the appropriate resource agencies, and shall include: (1) the responsibilities and qualifications of the personnel to implement and supervise the plan; (2) site selection; (3) site preparation and planting implementation; (4) a schedule; (5) maintenance plan/guidelines; (6) a monitoring plan; and (7) long-term preservation requirements.</p>	PD/BO/CE	D	Prior to the issuance of permits	D		1/2
<p>SC 4.4-7 The Porter-Cologne Act and Sections 1600-1616 of the California Fish and Game Code protect "Waters of the State". Agreements (Streambed Alteration Agreements) from the CDFG shall be required for impacts on areas within the CDFG jurisdiction. Acquisition and implementation of the agreement may require mitigation. Compensation for impacts to CDFG resources shall be mitigated at a ratio no less than one to one (one acre restored for every acre impacted). Project applicants shall be required to plan,</p>	PD	D	Prior to the issuance of permits	D		2

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>implement, monitor, and maintain the mitigation areas according to CDFG requirements. Prior to issuance of the first action and/or permit which would allow for site disturbance (e.g., grading permit), a detailed mitigation plan shall be prepared by a qualified biologist for approval by the City of Rancho Cucamonga and CDFG, and shall include:</p> <p>(1) the responsibilities and qualifications of the personnel to implement and supervise the plan; (2) site selection; (3) site preparation and planting implementation; (4) a schedule; (5) maintenance plan/guidelines; (6) a monitoring plan; and (7) long-term preservation requirements.</p>						
<p>SC 4.4-8 The County of San Bernardino's Code of Ordinances (Title 8, Division 8, Chapter 88.01 – Plant Protection and Management) provides regulations and guidelines for the management of plant resources in the unincorporated areas of the County on property or combinations of property under private or public ownership. Prior to the removal of a protected tree or plant within the unincorporated SOI, a removal permit shall be obtained.</p>	PD	B	Prior to removal	D		
<p>SC 4.4-9 The City's Tree Preservation Municipal Code (Title 19, Environmental Protection – Chapter 19.08) states that eucalyptus, palm, oak, sycamore, pine and other trees growing within the City are a natural aesthetic resource and are worthy of protection. Prior to removal of a Heritage Tree within the City limits, a Tree Removal Permit shall be obtained from the Planning Director and replacement trees may be required consistent with the City code.</p>	PD	B	Prior to removal	D		4/7
Climate Change						
<p>SC 4.5-1The City of Rancho Cucamonga shall actively participate in the development of the Sustainable Communities Strategy (SCS) within San Bernardino County, being prepared by SANBAG pursuant to SB 375, and agree to comply with the requirements of the SCS, including preparation of a Climate Action Plan for the City.</p>	PD	E	Review of plans/ongoing	C		
<p>SC 4.5-2The City of Rancho Cucamonga adopted Ordinance No. 823 (Chapter 17.42 of the Municipal Code), Water Efficient Landscaping in December 2009. This ordinance, following the requirements of AB 1881, was developed to improve both water conservation and water</p>	PD	A	Review of plans/ongoing	C		2,3

**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)**

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>retention. Methods include but are not limited to (1) maximizing the use of recycled water and other water conserving technology, (2) promoting the use of low water use plants, (3) designing and managing landscapes so that water demand can be decreased, and (4) promoting public education about water conservation and efficient water management.</p>						
<p>SC 4.5-3The City has adopted and is implementing the Green Team Sustainability Action Matrix. This program is applicable to the City's Municipal Operations and demonstrates the City's direction towards sustainability. Elements of the program that contribute to GHG emissions reduction include the following (Rancho Cucamonga 2010).</p>						
<p>Climate Protection</p>						
<ul style="list-style-type: none"> Complete and maintain tree inventory with goal of increasing amount of trees in city. 	CE/PW	E	Ongoing	A		
<ul style="list-style-type: none"> Put City services, including permitting and class registration, online to minimize trips and paper. 	PD	E	Ongoing	A		
<ul style="list-style-type: none"> Prohibit wood-burning fireplaces in new development. 	PD	A	At plan check	C		2
<p>Green Buildings</p>						
<ul style="list-style-type: none"> Develop a program, goals and timeline to move City operations towards net-zero and grid neutral. 	PW	E	Ongoing			
<ul style="list-style-type: none"> Explore LEED certification for future public buildings. 	PD	A	At plan check	C		
<ul style="list-style-type: none"> Energy Efficient Appliances, Electrical, and Mechanical Equipment Program allows for permit fee waiver for installation of energy efficient appliances and other mechanical equipment and provides for green building certification for two inspectors. ARRA funded. 	BO	A	At plan check	C		

**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)**

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>Energy</p> <ul style="list-style-type: none"> Home Improvement Program Energy Efficiency Revolving Loan providing low-income residents with loans for energy efficient upgrades. Adopt a resolution requiring at least 20% of City energy electricity purchases to be renewable by 2010 and 33% by 2020. Retrofit city red traffic signal lights with LEDs. Retrofit green and yellow city traffic signal lights with LEDs as replacements are needed. Design all new City buildings to maximize cost-effective energy efficiency. Retrofit all City facilities with energy-efficient lighting and lighting controls. Complete an HVAC Comprehensive Study to ensure facilities' HVAC systems run at maximum efficiency. As part of this effort, replace large City building pumps and electric motors with "variable speed drives" which respond to demand, and modernize the Civic Center's system to replace the old and inefficient compressors. Offer RCMU customers energy audits of their facilities. Offer RCMU customers rebates for lighting retrofits, HVAC tune-up, and solar installations. Replace gas-powered grounds maintenance mowers with electric whenever possible. 	<p>PD</p> <p>CE</p> <p>CE</p> <p>CE</p> <p>AD</p> <p>AD</p> <p>CE/BO</p> <p>CE</p> <p>CE</p> <p>PW</p>	<p>A</p> <p>A</p> <p>E</p> <p>E</p> <p>A</p> <p>E</p> <p>E</p> <p>A/E</p> <p>A</p> <p>E</p>	<p>Review of study</p> <p>Review of study</p> <p>Review of study</p> <p>At plan check</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Certificate of occupancy</p> <p>Ongoing</p>	<p>D</p> <p>D</p> <p>D</p> <p>C</p> <p>A</p> <p>D</p> <p>C</p> <p>D</p>		

**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)**

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<ul style="list-style-type: none"> Retrofit park lighting with efficient fixtures. 	PW	E	Ongoing			
<ul style="list-style-type: none"> Generate a baseline of City energy usage and cost; develop a plan, including goals and a timeline, to maximize energy efficiency and the use of cost-effective alternate sources of energy. 	PD	E	At plan review	D		
<ul style="list-style-type: none"> Explore additional opportunities for the use of renewable energy sources, including solar electricity, solar hot water and wind, especially near the Cajon Pass. 	AD	E	Ongoing	D		
<ul style="list-style-type: none"> Research energy efficiency of City street lights (solar and LED). 	CE	E	Ongoing	D		
<ul style="list-style-type: none"> Monitor developing energy efficiency technologies, including LEDs for lighting and new solar systems. 	CE	E	Ongoing	D		
<p>Water</p> <ul style="list-style-type: none"> Install a computerized irrigation control system to manage irrigation on over 400 individual parks and landscaped parkways. 	PW	E	Ongoing			
<ul style="list-style-type: none"> Amend code to allow use of artificial turf and encourage use at city facilities where appropriate. 	PD	E	Ongoing			
<ul style="list-style-type: none"> Test high efficiency urinals, toilets and other fixtures and install those that are viable in all City facilities 	PW	E	Ongoing	D		
<p>Waste Management</p> <ul style="list-style-type: none"> Reduce amount of paper waste. Reduce number of agenda packets produced. Post financial documents online. Transition to electronic format for City Manager's Weekly. 	PD	E	Ongoing			

**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)**

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<ul style="list-style-type: none"> Enact an ordinance requiring construction and demolition projects to divert 50% of waste. Require permittees to pay a diversion deposit. Provide residents with three collection containers (recyclables, green waste, and trash). Provide programs for businesses, multi-unit residences, and school programs to meet the needs of the facilities. 	CE	E	Ongoing	D		
<p>Transportation</p>	PD					
<ul style="list-style-type: none"> Implement 4/10 work schedule to reduce employee driving. 	CE	E	Ongoing	D		
<ul style="list-style-type: none"> Install electric vehicle charging stations (The City installed 21 electric vehicle charging stations in high traffic City facilities and parks, including the Civic Center and the Metrolink Train Station.) 	PW					
<ul style="list-style-type: none"> Replace gas-powered utility carts with electric carts (15 replaced so far). 	PW					
<ul style="list-style-type: none"> Replace City vehicles with new energy and/or fuel efficient models such as hybrid electric vehicles when replacing vehicles or increasing the City's fleet (City has 6 hybrids, and plans to acquire 22 more). 	PW					
<ul style="list-style-type: none"> Replace diesel-powered vehicles with Compressed Natural Gas (CNG) vehicles, including street sweepers, dump trucks, heavy trucks, fire equipment, and tractors. (Anticipates all to be replaced by 2020). 	PW					
<ul style="list-style-type: none"> Build a CNG fueling station to serve the new Green fleet. Explore options of extending access to other public agencies and public. 	PW					

**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)**

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<ul style="list-style-type: none"> Utilize automatic vehicle locator (AVL) technology to optimize City vehicle routing. 	PW					
<ul style="list-style-type: none"> Expand the partnerships with all local and regional transit and transportation agencies and other organizations to maintain and enhance local transportation options. 	AD					
<ul style="list-style-type: none"> Partner with local transit agencies to promote use of public transportation. 	AD					
<ul style="list-style-type: none"> Explore employee bicycling programs. 	AD					
<ul style="list-style-type: none"> Explore providing shuttle linking hotels, commercial centers and civic center. 	AD					
<ul style="list-style-type: none"> Provide carpool and explore vanpool opportunities for City employees. 	AD					
<p><u>Procurement</u></p> <ul style="list-style-type: none"> Maximize online/electronic procurement 	AD					
<ul style="list-style-type: none"> Fleet optimization: assisting Fleet to procure vehicles that includes providing gas efficient vehicles, replacing vehicles when needed, etc. 	PW					
<ul style="list-style-type: none"> When opportunities arise, reconfigure office space to create better working environments, i.e., views and natural light. 	AD					
<ul style="list-style-type: none"> Electronic bidding to reduce paper. 	AD					
<ul style="list-style-type: none"> Develop a policy to only purchase Energy Star-rated or higher energy-efficient equipment. 	AD					

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>Education</p> <ul style="list-style-type: none"> Educate all City Employees on current and future sustainability policies. Promote the City's green efforts to the community and other stakeholders. Facilitate partnerships with the city's businesses to encourage the implementation of green practices. Explore all appropriate partnerships with public agencies, school districts, utility companies, and other organizations in order to maximize sustainability education initiatives (essential partners). Report annually on the status of the Sustainability Action Plan. Develop a Recognition Program to honor local businesses and others who practice sustainability initiatives. Take advantage of City events to promote sustainability. 	AD					
<p>MM 4.5-1 The City of Rancho Cucamonga will review the proposed 2010 General Plan Update policies included in Section 4.5.4 with a goal of developing enforceable actions for reducing GHG emissions consistent with City practice and philosophy.</p>	PD	A		D		
<p>MM 4.5-2 The City of Rancho Cucamonga will develop, adopt, and implement a Climate Action Plan (CAP) that incorporates and is consistent with the GHG emissions reductions goals of the State, San Bernardino County, and</p>	PD	A		D		

**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)**

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>the SCAQMD or alternatively, the City will adopt and implement the applicable portions of a higher level CAP, such as that of San Bernardino County or SANBAG. An acceptable CAP shall include an emissions inventory; emission targets that apply at reasonable intervals through the life of the plan; enforceable GHG control measures; monitoring and reporting; and mechanisms to allow for the revision of the plan, if necessary, to stay on target, and must be adopted in a public process following environmental review, as described in CEQA Guidelines Section 15183.5.</p>	<p align="center">PD</p>	<p align="center">A</p>		<p align="center">Review of plans</p>	<p align="center">C</p>	<p align="center">2</p>
<p>MM 4.5-3 The City of Rancho Cucamonga shall join the proposed Joint Powers Authority (JPA) to be called the San Bernardino Valley Clean Energy District. This JPA is being formed in response to California AB 811, and would allow property owners to finance renewable generation and energy efficiency improvements that are permanently fixed to the property owner's residential, commercial, industrial, or other real property through low-interest loans that would be repaid as an item on the property owner's property tax bill. The loans could not be used to finance the purchase or installation of appliances that are not permanently fixed to the real property.</p> <p>Cultural Resources</p>						
<p>SC 4.6-1 If a future project pursuant to the 2010 General Plan Update contains a designated Historical Landmark, the site shall be developed and maintained in accordance with the applicable Historic Landmark Alteration Permit. Any further modifications to the site including, but not limited to, exterior alterations and/or interior alterations which affect the exterior of the buildings or structures, removal of landmark trees, demolition, relocation, reconstruction of buildings or structures, or changes to the site, shall require a modification to the Historic Landmark Alteration Permit subject to Historic Preservation Commission review and approval.</p>	<p align="center">PD</p>	<p align="center">A</p>	<p align="center">Review of plans/during construction</p>	<p align="center">A/D/C</p>		<p align="center">2/4</p>
<p>SC 4.6-2 If human remains are discovered on-site before or</p>						

**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)**

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>during grading, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98 and California Health and Safety Code Section 7050.5.</p>	PD/BO	C	During grading and construction	A/D3/4		
<p>MM 4.6-1 Prior to the issuance of grading permits for any future development within the General Plan Study Area, project applicants shall ensure that, to the maximum extent possible, direct or indirect impacts to any known properties that are deemed eligible for inclusion on the National Register of Historic Places (NRHP), the California Register of Historic Resources (CRHR), or a local designation be avoided and/or preserved consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Should avoidance and/or preservation not be a feasible option, a qualified architectural historian shall develop a mitigation program which may include, but not be limited to, formal documentation of the structure using historical narrative and photographic documentation, facade preservation, or monumentation. Properties are not equally significant, and some retain more significance than others. Therefore, prior to development decisions being made, a qualified architectural historian shall be retained to evaluate the circumstance regarding the property and planned development, and to make management decisions regarding documentation of the property.</p>	PD	B	Prior to the issuance of grading permits	D		3/4
<p>MM 4.6-2 Prior to the issuance of a grading permit for any future development within the 2010 General Plan Update Study Area, the project applicant shall retain a qualified archaeologist to assess if any of the 18 known archaeological sites identified within the Study Area, or other unknown archaeological sites, may be within the proposed construction impact or buffer zone areas. To the maximum extent feasible, known archaeological sites shall be avoided through project design modifications. If avoidance is not feasible, those sites that will be impacted shall be subjected to a Phase II evaluation, which may include further archival research and ethnographic research as well as subsurface testing to determine (1) the horizontal</p>	PD/BO	B	Prior to the issuance of grading permits	A/D		2

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>and the vertical extent of a resource; (2) the stratigraphic integrity of a resource; and (3) the density and diversity of artifactual material. The Phase II evaluation shall include a report describing the findings and recommendations for further evaluation if required.</p> <p>Should the Phase II evaluation identify a significant resource where avoidance and/or preservation are not feasible, a Phase III mitigation or data recovery phase shall be conducted. The Phase III work shall provide sufficient scientific information to fully mitigate the impacts of development on these sites and shall be performed in accordance with the standards of the State Historic Preservation Office (SHPO).</p> <p>Excavated finds shall be offered to the City of Rancho Cucamonga or its designee on a first refusal basis. If the artifacts are refuse, the landowner may retain said finds if the project applicant provides written assurance that they will be properly preserved in the City of Rancho Cucamonga, unless (1) said finds are of special significance or (2) a museum in the City of Rancho Cucamonga indicates a desire to study and/or display them, in which case the items shall be donated to the City or its designees. If the project applicable provides no such assurance, the City shall retain the artifacts and shall be subject to the same stipulations set forth in this mitigation measure for disposition of artifacts. Final mitigation shall be carried out based upon the recommendations in the Phase II Report, and the City of Rancho Cucamonga Planning Director shall make a determination as to the site's disposition based on the recommendation of the qualified archaeologist. Possible determinations include, but are not limited to, preservation, salvage, partial salvage, or no mitigation necessary.</p> <p>MM 4.6-3 if any prehistoric archaeological resources are encountered before or during grading, the developer will retain a qualified archaeologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. With the assistance of the archaeologist, the City of Rancho Cucamonga will:</p> <ul style="list-style-type: none"> • Enact interim measures to protect undesignated sites from demolition or significant modification 						
	PD/BO	B/C	During grading and construction	A/D		3/4

**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)**

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>without an opportunity for the City to establish its archaeological value.</p> <ul style="list-style-type: none"> Consider establishing provisions to require incorporation of archaeological sites within new developments, using their special qualities as a theme or focal point. Pursue educating the public about the archaeological heritage of the area. Propose mitigation measures and recommend conditions of approval to eliminate adverse project effects on significant, important, and unique prehistoric resources, following appropriate CEQA guidelines. Prepare a technical resources management report, documenting the inventory, evaluation, and proposed mitigation of resources within the project area. Submit one copy of the completed report, with original illustrations, to the San Bernardino County Archaeological Information Center for permanent archiving. 						
<p>MM 4.6-4 If any paleontological resource (i.e. plant or animal fossils) are encountered before or during grading, the developer will retain a qualified paleontologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. The paleontologist shall submit a report of findings that will also provide specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate. Where mitigation monitoring is appropriate, the program must include, but not be limited to, the following measures:</p> <ul style="list-style-type: none"> Assign a paleontological monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full-time during the interval of earth-disturbing activities. 	PD	B	During grading and construction/ report review	A/D		4



**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)**

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<ul style="list-style-type: none"> Should fossils be found within an area being cleared or graded, divert earth-disturbing activities elsewhere until the monitor has completed salvage. If construction personnel make the discovery, the grading contractor should immediately divert construction and notify the monitor of the find. Prepare, identify, and curate all recovered fossils for documentation in the summary report and transfer to an appropriate depository (i.e., San Bernardino County Museum). Submit summary report to City of Rancho Cucamonga. Transfer collected specimens with a copy to the report to San Bernardino County Museum. 	BO	B/C	During grading and construction	A/D	PD/BO	4
	PD	D	Review of report	D		3
	PD	D	Review of report	D		3
Geology and Soils						
<p>SC 4.7-1In accordance with the Natural Hazards Disclosure Act, agents and sellers of real property located within a designated Alquist Priolo Earthquake Hazard Zone shall disclose to any prospective purchaser that the property is within an Earthquake Hazard Zone pursuant to the requirements of the Act.</p>	Ad	A	Review of report	D		3
<p>SC 4.7-2In accordance with the Alquist-Priolo Earthquake Fault Zone Act, development within the designated Earthquake Fault Zone for the Red Hill Fault and Cucamonga Fault are required to prepare detailed geotechnical investigations for land subdivisions and developments of four units or more. The California Geological Survey (CGS) has developed general guidelines for fault hazard evaluations, as contained in CGS Note 49. Compliance with the A-P Act would reduce hazards from surface rupture along the Red Hill and Cucamonga Faults.</p>	PD/BO/CE	A	Review of report	D		2/4
<p>SC 4.7-3Development of projects pursuant to the proposed</p>	BO/CE	A	Review of report	D		2/4

**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)**

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
2010 General Plan Update shall comply with the City's modifications to the Alquist-Priolo Earthquake Fault Zone Act that call for geotechnical investigations for all proposed structures designed for human occupancy within the expanded A-P Zones, including a zone along a splay of the Cucamonga Fault and another zone along the scarp at Red Hill. Also, geotechnical investigations are required for essential and critical facilities along the buried/uncertain segment of the Red Hill Fault, with a setback requirement of at least 50 feet.						
SC 4.7-4 In accordance with the City's Building Regulations, as contained in Title 15, Buildings and Construction of the Rancho Cucamonga Municipal Code, which includes adoption of the 2007 California Building Code (CBC), all construction shall comply with the CBC and the amendments and exemptions to the CBC that the City has adopted. This Title requires site-specific investigation and establishes construction standards and inspection procedures to ensure that development does not pose a threat to public safety.	BO	C	Review of report and during review of plans	A/D		2/4
SC 4.7-5 In hillside areas, residential developments shall be graded and constructed consistent with the standards contained in the Hillside Development Regulations Section 17.24.070.	BO	C	Review of plans	A/C		2/4
SC 4.7-6 Development projects pursuant to the proposed 2010 General Plan Update shall comply with the City's Grading Ordinance which is contained in Title 19, Environmental Protection – Chapter 19.04 of the Rancho Cucamonga Municipal Code and requires the submission of grading plans for approval by the grading committee to ensure that grading activities retain the natural terrain; preserve significant topographic features; and limit construction on identified seismic or geologic hazard areas in the hillside areas of the City.	BO	B	City review of grading plans	C		2
SC 4.7-7 Development of projects pursuant to the proposed 2010 General Plan Update shall comply with Title 8, Health and Safety – Chapter 8.16 of the Rancho Cucamonga Municipal Code which adopts the County's Soil Erosion Control Ordinance, as contained in Chapter 88.02 the San	BO	C	City review of grading plans/prior to issue of grading permit	A		2

**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)**

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>Bernardino County Development Code and requires individual property owners within designated soil erosion hazard areas to make reasonable efforts to prevent dust blowing from their property. Exhibit 4.7-4, Soil Erosion Hazard Area, shows the designated soil erosion hazard area in and near the City of Rancho Cucamonga. Dust-control measures are required for various ground-disturbing activities to prevent dust and debris from affecting adjacent properties during high wind conditions.</p>						
<p>SC 4.7-8All future building pads shall be seeded and irrigated for erosion control. Detailed plans shall be included in the landscape and irrigation plans and added to Erosion Control Plan to be submitted for Planning Department approval prior to the issuance of building permits.</p>	PD/BO	A/C	Prior to the issuance of building permits	C		2/4
<p> SC 4.7-9 A geological report shall be prepared for an individual project by a qualified engineer or geologist and submitted at the time of application for grading plan check.</p>	BO	A	At plan check	C		2
<p>SC 4.7-10 The final grading plan, appropriate certifications and compaction reports shall be completed, submitted, and approved by the Building and Safety Official prior to the issuance of building permits.</p>	BO	D	Prior to the issuance of building permits	C		2
<p>SC 4.7-11 A separate grading plan check submittal is required for all new construction projects and for existing buildings where improvements being proposed will generate 50 cubic yards or more of combined cut and fill. The grading plan shall be prepared, stamped, and signed by a California registered Civil Engineer.</p>	BO	A	Review of grading plan	D		2
<p> SC 4.7-12 A soils report shall be prepared by a qualified engineer licensed by the State of California to perform such work.</p>	BO	B	At plan check	D		2
<p>SC 4.7-13 As required under Article 4 of Title 3, Division 3, Chapter 1 of the San Bernardino County Code, the installation, use and maintenance of sewage holding tanks shall be regulated by the County Division of Environmental Health Services (DEHS) so that tanks do not affect public</p>	BO	E	At plan check	D		2

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
health or safety. The DEHS is responsible for issuing permits to construct and use septic tanks, as well as to routinely inspect the tanks for proper operation. Under this regulation, if a sewage collection line becomes available to a property served by a septic tank, the property owner shall connect to the sewer line within 90 days and to abandon the septic tank in accordance with County regulations.						
SC 4.7-14 Development of projects pursuant to the proposed 2010 General Plan Update shall comply with Chapter 5 of the Santa Ana Region Basin Plan which states that the use of septic systems within the Santa Ana River watershed shall be limited to lots developed with no more than two dwelling units per acre and prohibits these systems in specific areas with water quality problems and where public sewer systems are in place.	BO	E	At plan check	C		2/3
SC 4.7-15 For projects using septic tank facilities, written certification of acceptability, including all supportive information, shall be obtained from the City of Rancho Cucamonga and submitted to the Building Official prior to the issuance of Septic Tank Permits, and prior to issuance of building permits.	BO	E	Prior to the issuance of Septic Tanks Permits/ building permits	B		2/3
Hazards and Hazardous Materials						
SC 4.8-1 Future development and redevelopment shall comply with the Hazardous Materials Transportation Act, as administered by the U.S. Department of Transportation, and which governs the transport of hazardous materials, such as contaminated soil, asbestos, or lead-containing materials. Vehicles transporting hazardous waste materials are required to comply with the regulations, as implemented by the California Department of Transportation (Caltrans).	AD	E				
SC 4.8-2 Future development and redevelopment shall comply with the Resource Conservation and Recovery Act regarding the generation, transportation, treatment, storage, and disposal of hazardous waste; the management of non-hazardous solid wastes; and underground tanks that store petroleum and other hazardous substances. As part of this Act, corrective action by the owner or operator of leaking underground storage tank (LUST) or clean up of LUSTs by the USEPA would reduce hazards associated	CE/BO	E				


**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)**

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
with ground and water contamination by tank leaks, spills, or accidental releases.						
SC 4.8-3 Future development and redevelopment shall comply with the California Hazardous Waste Control Act, which regulates facilities that generate or treat hazardous wastes. Permits for individual facilities allow the Department of Toxic Substances Control (DTSC) and/or the Certified Unified Program Agency (CUPA), in this case the San Bernardino County Fire Department) to inspect the facilities for compliance and to enforce the provision of the Act.	FC	E/A	Review of plan/approval	B		3/7/8
SC 4.8-4 As the designated CUPA, the San Bernardino County Fire Department shall implement the State and Federal regulations for all future development and redevelopment related to: <ul style="list-style-type: none"> • Hazardous Materials Release Response Plans and Inventories (Business Plans); • California Accidental Release Prevention Program; • Underground Storage Program; • Hazardous Waste Generator and On-site Hazardous Waste Treatment Programs; and • California Uniform Fire Code: Hazardous Material Management Plans and Hazardous Material Inventory Statements. 	FC	A/E	Review of plan and field inspection	B		7/8
SC 4.8-5 Future development and redevelopment shall comply with the California Accidental Release Prevention Program (CalARP), which prevents the accidental release of regulated toxic and flammable substances. It does so by requiring stationary sources using hazardous materials that exceed a threshold quantity to develop and submit a Risk Management Plan that addresses the potential impacts of accidental hazardous materials releases and that includes measures to reduce hazards through prevention, response, and remediation measures.	AD			D		
SC 4.8-6 Future development and redevelopment shall comply with South Coast Air Quality Management District (SCAQMD) Rule 1403, which provides guidelines for the proper removal and disposal of asbestos-containing materials. In accordance with Rule 1403, structures that may contain asbestos are required to be subject to an	BO	E	Plan review and the field inspection	A		2/3/4

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>asbestos survey by a Certified Asbestos Consultant (certified by the Occupational Safety and Health Administration [OSHA]) to identify building materials that contain asbestos. Asbestos removal should include prior notification (to the SCAQMD) and compliance with removal procedures and time schedules; asbestos handling and clean-up procedures; and storage, disposal, and land filling requirements under this rule.</p>						
<p>SC 4.8-7Future development and redevelopment shall comply with the <i>California Code of Regulations</i> (Title 8, Section 1532.1), which requires removal of lead-based paint or other materials containing lead to be performed and monitored by contractors with appropriate certifications from the California Department of Health Services. All demolition that could result in the release of lead must be conducted to protect the general population and construction workers from respiratory and other hazards associated with exposure to these materials.</p>	AD	E		A		
<p>SC 4.8-8Future development and redevelopment shall comply with the <i>California Health and Safety Code</i> (Sections 39650 et seq.) and the <i>California Code of Regulations</i> (Title 8, Section 1529), which prohibit emissions of asbestos from asbestos-related demolition or construction activities; require medical examinations and monitoring of employees engaged in activities that could disturb asbestos; specify precautions and safe work practices that must be followed to minimize the potential for release of asbestos fibers; and require notice to Federal and local government agencies prior to beginning renovation or demolition that could disturb asbestos. The standards were developed to protect the general population and construction workers from respiratory and other hazards associated with exposure to these materials.</p>	AD/BO	C	Prior to renovation or demolition	A		2/3/14
<p>SC 4.8-9Future development and redevelopment shall comply with Part 77 of the Federal Aviation Regulations (FAR), which requires notification the Federal Aviation Administration (FAA) to be notified of any project that may encroach upon established navigable airspace. Once notified, the FAA is responsible for the review of site and building plans to determine the effects of proposed</p>	BO/PD	A	Review of plans/Prior to construction	C		2/4

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>construction on air navigation. Measures are then identified to ensure the continued safety of air navigation. Likewise, FAA notification, review, and approval are required for any construction or alteration of a temporary or permanent structure, equipment, highway, railroad, roadway, or natural growth that:</p> <ul style="list-style-type: none"> • Is more than 200 feet in height • Extends into an imaginary surface extending outward and upward at a slope of 100 to 1 for a horizontal distance of 20,000 feet from the nearest point of the nearest runway that is 3,200 feet or longer • Extends into an imaginary surface extending outward and upward at a slope of 50 to 1 for a horizontal distance of 10,000 feet from the nearest point of the nearest runway that is less than 3,200 feet long. 						
<p> SC 4.8-10 Future development shall prepare a Fire Protection Plan that includes measures consistent with the unique problems resulting from the location, topography, geology, flammable vegetation, and climate of the proposed development site. The Plan must also address water supply, access, building ignition fire resistance, fire protection systems and equipment, defensible space, and vegetation management. Maintenance requirements for incinerators, outdoor fireplaces, permanent barbecues and grills, and firebreak fuel modification areas are imposed on new developments.</p>	FC	A	At plan check	D/A		1/2/3
<p>SC 4.8-11 The State Board of Forestry and the California Department of Forestry and Fire Protection (CDF) shall continue to implement the California Fire Plan for all Future development, redevelopment, and existing development within the City of Rancho Cucamonga or the City's Sphere of Influence, to reduce wildland fire hazards at the San Bernardino National Forest and foothills in Rancho Cucamonga.</p>	FC	A	At plan check	D/B		1/2
<p>SC 4.8-12 The City shall implement its Fire Protection District Strategic Plan to increase fire protection and</p>	FC	E	Ongoing	A		

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>emergency services in the northern end of the City. The Strategic Plan calls for continued efforts to assess and identify high risk areas in the community, development of seasonal programs to communicate the mitigation program goals and objectives to the public, development of fuel modification/brush abatement programs, and a gates and lock access program. The District's Wildland Fire Team shall continue to hone their skills on wildland firefighting techniques, as well as test preparation plans and inter-department communications.</p>						
<p>MM 4.8-1 Future development and redevelopment shall comply with Chapter 7A of the California Building Code (CBC), which includes building standards for the Wildland-Urban Interface Fire Area. The standards call for the use of ignition-resistant materials and design to inhibit the intrusion of flame or burning embers projected by a vegetation fire and help reduce losses resulting from repeated cycles of interface fire disasters. These standards shall apply to the areas within the designated Very High Fire Hazard Severity Zone at the northern end of the City and Sphere of Influence (SOI).</p>	BO/FC	A	Review of plan check	C		2
Hydrology and Water Quality						
<p>SC 4.9-1 Chapter 19.20 of the Rancho Cucamonga Municipal Code is the City's Storm Water and Urban Runoff Management and Discharge Control Ordinance, which provides regulations to comply with the CWA, the California Water Quality Control Act, and the City's NPDES permit. This ordinance prohibits the discharge of specific pollutants into the storm water; regulates connections to the storm drain system; and requires development projects to implement permanent BMPs on individual sites to reduce pollutants in the storm water.</p>	BO/CE	E	Review of study	D		2
<p>SC 4.9-2 The Santa Ana RWQCB implements the Water Quality Control Plan for the Santa Ana River Basin through the through issuance of individual WDRs; discharge prohibitions; water quality certifications; programs for salt management, non-point sources, and storm water; and monitoring and regulatory enforcement actions, as necessary. Individual developments are required to obtain</p>	BO/CE	A	Review of study	D		2

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
water quality certifications and/or WDRs and comply with the discharge prohibitions, TMDLs, and various programs of the Board.						
SC 4.9-3 In compliance with the terms of the adjudications for the Chino and Cucamonga Groundwater Basins, the CVWD and other participating entities shall pump groundwater according to their prescriptive water rights as managed by the Chino Basin Watermaster.	AD	A		B		
SC 4.9-4 The City's Floodplain Management Regulations (Chapter 19.12 of the Rancho Cucamonga Municipal Code) require all structures and land uses within the designated floodplains to be reasonably safe from flooding and not increase the base flood by more than one foot where base flood elevations have been determined but a floodway has not been designated. This is accomplished by the implementation of flood hazard reduction measures, which would include anchoring; flood-resistant materials; drainage around structures; elevation of lowest floor above base flood elevation; flood proofing; elimination of infiltration of floodwater or discharges from water and sewer lines; prohibition of floodway encroachment; and mobile home and recreational vehicle standards.	CE	A	At plan check	C		2
SC 4.9-5 Storm drainage system improvements in the City are constructed in accordance with the Master Plan of Drainage-Westside Area and the Etiwanda/San Sevaine Area Drainage Policy, with its associated Etiwanda Area Master Plan of Drainage. These drainage master plans address the flood control needs of a fully developed drainage area and identify the regional and local facilities needed to adequately convey a 100-year storm event. Storm drainage system improvements in other areas of the City are constructed in accordance with the storm drain plan in the applicable Specific Plan or Community Plan. Buildout of the proposed 2010 General Plan Update shall comply with the applicable drainage master plans.	CE	A	During plan check and in field	A		3
SC 4.9-6 The Santa Ana River Mainstream Project will provide increased flood protection to the communities within Orange, San Bernardino and Riverside Counties by constructing structural improvements at dams, levees,		A	In the field	B		


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(Continued)**

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>SC 4.9-7 Adequate provisions shall be made for acceptance and disposal of surface drainage entering the property from adjacent areas.</p> <p>SC 4.9-8 The San Bernardino County Department of Public Works owns and maintains the channelized creeks, debris basins, levees, and spreading grounds located in and north of the City, which reduce storm water flows in canyons and flood hazards. Buildout of the proposed 2010 General Plan Update shall be subject to the County's ongoing maintenance of debris basins, channels, and spreading grounds reduces hazards associated with flooding, mudflow, and debris flows from the mountains (Eke 2009).</p> <p>SC 4.9-9 The proposed 2010 General Plan Update shall comply with requirements set forth by the USACE in the Emergency Action and Notification Subplan for the San Antonio Dam, which identifies actions and responsibilities for warning, evacuation, and post-disaster recovery that will be followed in the event of dam failure.</p> <p>MM 4.9-1 Prior to issuance of grading permits, the permit applicant shall submit to Building Official for approval, Storm Water Pollution Prevention Plan (SWPPP) specifically identifying Best Management Practices (BMPs) that shall be used on-site to reduce pollutants during construction activities entering the storm drain system to the maximum extent practicable.</p> <p>MM 4.9-2 Prior to issuance of grading or paving permits, applicant shall obtain a Notice of Intent (NOI) to comply with</p>	<p>CE/BO</p> <p>BO</p> <p>CE</p> <p>AD</p> <p>BO</p> <p>BO</p>	<p>D</p> <p>E</p> <p>A</p> <p>A</p> <p>B</p> <p>B</p>	<p>City approval of final map/ issuance of building permits</p> <p>Review of study</p> <p>Ongoing</p> <p>Ongoing</p> <p>Prior to the issuance of grading permits</p>	<p>D</p> <p>D</p> <p>D</p> <p>D</p> <p>D</p> <p>D</p>	<p></p> <p></p> <p></p> <p></p> <p></p> <p></p>	<p></p> <p>2</p> <p></p> <p></p> <p>2</p> <p>2</p>

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number (shall be submitted to the City Building Official for coverage under the NPDES General Construction Permit.			Prior to the issuance of grading/paving permits			
MM 4.9-3 Prior to issuance of building permits, the applicant shall submit to the Building and Safety Official for approval of a Water Quality Management Plan (WQMP), including a project description and identifying Best Management Practices (BMPs) that will be used on-site to reduce pollutants into the storm drain system to the maximum extent practicable. The WQMP shall identify the structural and non-structural measures consistent with the current Guidelines for New Development and Redevelopment adopted by the City of Rancho Cucamonga.	BO	D	Prior to the issuance of grading permits	D		2
MM 4.9-4 The developer shall implement the BMPs identified in the Water Quality Management Plan prepared by (name/date) to reduce pollutants after construction entering the storm drain system to the maximum extent practical.	CE/BO	D	In the field	A		3
MM 4.9-5 An Erosion Control Plan shall be prepared, included in the Grading Plan, and implemented for the proposed project that identifies specific measures to control on-site and off-site erosion from the time ground disturbing activities are initiated through completion of grading. This Erosion Control Plan shall include the following measures at a minimum: a) Specify the timing of grading and construction to minimize soil exposure to rainy periods experienced in Southern California, and b) An inspection and maintenance program shall be included to ensure that any erosion which does occur either on-site or off-site as a result of this project will be corrected through a remediation or restoration program within a specified time frame.	BO	C	Plan review	A/D		2
MM 4.9-6 During construction, temporary berms such as sandbags or gravel dikes must be used to prevent discharge of debris or sediment from the site when there is rainfall or other runoff.	BO/CE	C	During construction	A		4

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
MM 4.9-7 During construction, to remove pollutants, street cleaning will be performed prior to storm events and after the use of water trucks to control dust in order to prevent discharge of debris or sediment from the site.	BO/CE	C	During construction	A		4
MM 4.9-8 Landscaping plans shall include provisions for controlling and minimizing the use of fertilizers/pesticides/herbicides. Landscaped areas shall be monitored and maintained for at least two years to ensure adequate coverage and stable growth. Plans for these areas, including monitoring provisions for a minimum of two years, shall be submitted to the City for review and approval prior to the issuance of grading permits.	PD	B	Prior to the issuance of grading permits	C		2
Land Use and Planning						
SC 4.10-1 As the primary land use policy document for the City, the Rancho Cucamonga General Plan regulates all future development and redevelopment in the City. All future development projects must be consistent with the goals, policies and programs of the 2010 General Plan Update, as amended.	PD	A	At review of plans	C		2
SC 4.10-2 The City's Development Code provides development standards and design guidelines for the development or redevelopment of individual parcels in the City. Future development and redevelopment projects shall be required to comply with pertinent zoning regulations.	PD	A	At review of plans	C		2
 MM 5.10-1 The City of Rancho Cucamonga Planning Department shall monitor all development that takes place within the Study Area against the projected target densities detailed in Tables LU-16, LU-17, and LU-18 of the proposed 2010 General Plan Update. As buildout of the proposed 2010 General Plan Update Study Area approaches 80 percent of the total additional development allowed, the City of Rancho Cucamonga shall initiate environmental analysis to address full buildout of the proposed 2010 General Plan Update or prepare an update to the General Plan to be completed prior to reaching the established target densities herein.	PD	A	Review of plans	C/D		


**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)**

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Noise						
SC 4.12-1 Prior to approval of grading plans and/or prior to issuance of building permits, plans shall include a note indicating that noise-generating project construction activities shall not occur between the hours of 8:00 PM and 6:30 AM and on Sundays and national holidays. This requirement is identified under item 4 of the Special Provisions paragraph in Chapter 17.02.120 of the Municipal Code.	BO	C	Prior to the issuance of grading plans/building permits	C		4
SC 4.12-2 Future development and redevelopment in the City shall comply with Section 17.02.120 of the City of Rancho Cucamonga's Municipal Code, which sets limits for interior and exterior noise levels.	PD	A	Review of plans	C/A		3/4
SC 4.12-3 Future development and redevelopment in the City shall comply with Title 24 of the California Administrative Code, which requires that residential structures (other than detached single-family dwellings) be designed such that the interior community noise equivalent level (CNEL) with windows closed shall not exceed 45 A-weighted decibels (dBA) in any habitable room.	PD	A	At field inspection	C		3/4
MM 4.12-1 Prior to the issuance of any grading plans, the City shall condition approval of subdivisions that are adjacent to any developed/occupied noise sensitive land uses by requiring applications to submit a construction-related noise mitigation plan to the City for review and approval. The Plan shall depict the location of the construction equipment and how the noise from this equipment would be mitigated during construction of the project.	PD	C	Prior to the issuance of grading plans	C/D		1/2
MM 4.12-2 Construction or grading noise levels shall not exceed the standards specified in Development Code Section 17.02.120-D, as measured at the property line. Developer shall hire a consultant to perform weekly noise level monitoring as specified in Development Code Section 17.02.120. Monitoring at other times may be required by the Building Official. Said consultant shall report their findings to the Building Official within 24 hours; however, if noise levels exceed the above standards, then the consultant shall immediately notify the Building Official. If noise levels	BO	C	During grading and construction	A		4

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>exceed the above standards, then construction activities shall be reduced in intensity to a level of compliance with the City's noise standards or construction halted.</p> <p>MM 4.12-3 The restriction-related noise mitigation plan required as part of the previous noise mitigation measure shall specify that haul truck deliveries be subject to the same hours specified for construction equipment (i.e., Monday through Saturday, 6:30 AM and 8:00 PM and not allowed on Sundays and national holidays). Additionally, the plan shall denote any construction traffic haul route where heavy trucks would exceed 100 daily trips (counting those both to and from the construction site). To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings. The construction-related noise mitigation plan shall also incorporate any other restrictions imposed by City staff.</p>	BO/CE	C	In the field	A		4
<p>MM 4.12-4 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.</p>	PD	C	During construction	C		4
<p>MM 4.12-5 Applicants for new proposed land uses shall specify increased setbacks such that land uses do not lie within the 65 dBA CNEL overlay zone for commercial, office and sensitive uses (60 dBA CNEL for residential use). This would ensure that proposed land uses are not exposed to excessive noise from roadways, railroads and other nearby noise sources and that exterior and interior noise levels do not exceed the goals of the 2010 General Plan Update Public Health and Safety Chapter and the City's noise standards. If increased setbacks are not provided, an applicant may provide barriers between the noise source and the proposed development; site design that reduces the noise levels at exterior living areas; and/or sound insulation or specialized construction methods to block out exterior noise.</p> <p>Prior to the Development Application CEQA review, a developer shall contract for a site-specific noise study for the specific project that identifies existing and projected noise levels and measures to maintain noise levels within City standards. The noise study shall be performed by an acoustic consultant experienced in such studies and the</p>	BO/PD	B	Prior to final occupancy release	D		1/2

**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)**

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>consultant's qualifications and methodology to be used in the study must be presented to City staff for consideration. The final acoustical report shall be submitted for Planning Director review and approval prior to the issuance of building permits. The report shall discuss the level of interior noise attenuation to below 45 dBA CNEL, the building materials and construction techniques provided, and if appropriate, verify the adequacy of the mitigation measures. The building plans will be checked for conformance with the mitigation measures contained in the report.</p> <p>The applicant shall submit certification from an acoustical engineer that all recommendations of the acoustical report were implemented in construction, including measurements of interior and exterior noise levels to document compliance with City standards. Certification shall be submitted to the Building & Safety Department prior to final occupancy release of the affected homes.</p> <p>Noise levels shall be monitored after construction to verify the adequacy of the mitigation measures, with noise levels monitored by actual noise level readings taken on- and off-site.</p> <p>A final acoustical report shall be submitted for Planning Director review and approval prior to final occupancy release. The final report shall make a determination that the mitigation measures have reduced noise levels to below City standards, such as, residential exterior noise levels to below 60 dBA and interior noise attenuation to below 45 dBA.</p>						
<p> MM 4.12-6 No industrial facilities shall be constructed within 500 feet of any commercial land uses or within 2,800 feet of any residential land uses without preparation of a noise analysis. This analysis shall document the nature of the industrial facility, as well as noise producing operation associated with the facility. Noise control measures shall be incorporated into the development of the facility to ensure compliance with the City's noise standards.</p>	PD	A	During plan check	D		2
<p>MM 4.12-7 Restrictions on commercial, industrial and other non-residential activities shall be imposed by the City, so as not to create any noise that would exceed exterior and</p>	BO	E	In the field	A		4/7


**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)**

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>interior noise standards. This may include restrictions on business operations to maintain noise levels at 60 dB or less during the hours of 10 PM until 7 AM and at 65 dB or less during the hours of 7 AM until 10 PM; establishment of set hours of operation; and regulations on loading and unloading activities such that no person shall cause the loading, unloading, opening, closing, or other handling of boxes, crates, containers, building materials, garbage cans, or other similar objects between the hours of 10 PM and 7 AM unless otherwise specified herein, in a manner which would cause a noise disturbance to a residential area.</p>						
<p>MM 4.12-8 Residential developments and redevelopments at the southern edge of the City shall prepare an acoustical study to determine site exposure to airport noise and identify noise control measures that would be incorporated into the project to achieve compliance with the City's interior and exterior noise standards for residential uses. These noise control measures may include locating outdoor living areas at the northern section of the site or north of the proposed structure; enclosed common recreational areas; provision of a wall, berm or other barrier to the noise source; and sound insulation or specialized construction methods to block out exterior noise. The acoustical report shall be submitted for Planning Director review and approval prior to the issuance of building permits. The report shall discuss the level of interior noise attenuation to below 45 CNEL, the building materials and construction techniques provided, and if appropriate, verify the adequacy of the mitigation measures. The building plans will be checked for conformance with the mitigation measures contained in the report. The applicant shall submit certification from an acoustical engineer that all recommendations of the acoustical report were implemented in construction, including measurements of interior and exterior noise levels to document compliance with City standards. Certification shall be submitted to the Building & Safety Department prior to final occupancy release of the affected homes. Noise levels shall be monitored after construction to verify</p>	PD	D	Prior to the issuance of building permits	D		1/2

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>the adequacy of the mitigation measures, with noise levels monitored by actual noise level readings taken on- and off-site.</p> <p>A final acoustical report shall be submitted for Planning Director review and approval prior to final occupancy release. The final report shall make a determination that the mitigation measures have reduced noise levels to below City standards, such as, residential exterior noise levels to below 60 dBA and interior noise attenuation to below 45 dBA.</p>						
Public Services						
<p>SC 4.14-1 Prior to issuance of the first building permit for a specific project, the Property Owner/Developer shall comply with all applicable codes, ordinances and standard conditions, including the current edition of the California Fire Code and the Rancho Cucamonga Municipal Code, regarding fire prevention and suppression measures, fire hydrants, automatic fire extinguishing systems, fire access, and water availability, among other measures.</p>	FC	A	Plan Review	C		2
<p>SC 4.14-2 Prior to the issuance of the first building permit for a specific project, the Property Owner/Developer shall pay applicable developer's fees to the impacted school district(s) pursuant to Section 65995 of the <i>California Government Code</i>. Under State law, payment of the developer fees provides full and complete mitigation of the project's impacts on school facilities. Evidence that these fees have been paid in compliance with Senate Bill (SB) 50 shall be submitted to the Building Department.</p>	BO	D	Prior to the issuance of building permits	D		2
<p>SC 4.15.1 For residential development, recreation areas/facilities shall be provided as required by the Development Code.</p>	PD	A	Plan review	C		1/2
<p>SC 4.15.2 Implementation of the proposed General Plan Update shall comply with the City's Local Park Ordinance, as contained Chapter 16.32 (Park and Recreational Land) of the City's Municipal Code, which requires developers of residential projects to dedicate land and/or pay in-lieu park fees for the provision of parkland at a standard of 3 to 5 acres per 1,000 residents.</p>	CE	A	Ongoing	D		

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Transportation/Traffic						
<p> SC 4.16-1 Future development applications in the City shall be required to provide traffic impact analyses for review and approval by the City during the permit process to identify the traffic impacts of the project and the needed roadway and intersection improvements. Any identified on-site improvements and improvements to abutting roadways would need to be made part of the development. Coupled with the payment of DIF for the improvement of off-site roadways and intersections, traffic impacts would be mitigated on a project-by-project basis.</p>	CE/PD	A	At plan check/prior to work	D		2
<p>SC 4.16-2 All future work within streets, sidewalks, and public places in the City shall comply with Title 12 of the Municipal Code, which requires an encroachment permit from the City and compliance with set standards that include those in the Work Area Protection and Traffic Control Manual. Application for the permit shall be made as part of the City's plan check process and prior to any work on public areas or rights-of-way.</p>	CE/PD	B	At plan check/prior to work	C		2/4
<p>SC 4.16-3 Improvements to the City's transportation network are planned as part of the SCAG's Regional Transportation Improvement Plan (RTIP); the SANBAG's Measure I 2010-2040 Strategic Plan; and the City's Nexus Improvement/development impact fee (DIF) Program. Future development and redevelopment shall pay applicable DIF during the plan check process. The DIF, along with the use of State and Federal funds, is expected to implement various freeway, highway, roadway projects in and near Rancho Cucamonga.</p>	CE/PD	B	At plan check/prior to work	C		2
<p>SC 4.16-4 All future roadway improvements shall comply with the City's Roadway Functional Design Guidelines, which include the number of lanes, median improvements, access restrictions, intersection spacing, curbside parking, required rights-of-way, and easement access based on the roadway designation. Closely related to roadway design would be the provision of adequate line of sight, in accordance with the City's Intersection Line of Sight design guidelines and General Design Guidelines that address</p>	CE/PD	B	At plan check/in the field	C		2

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>points of access, reduction of conflicts between vehicular and pedestrian traffic, minimal impacts on adjacent properties, adequate maneuvering areas, separation of vehicular and pedestrian traffic and interconnected public and private sidewalks. Roadway improvement plans shall show compliance with these standards, as reviewed by the City's Building and Safety Department during the plan check process.</p>						
<p>SC 4.16-5 The City shall continue to implement Title 10 of the Municipal Code, which establishes various responsibilities and programs to regulate vehicles and traffic in the City. The enforcement of traffic regulations would promote safety on streets, sidewalks and driveways through speed limits, parking permits, truck routes, pedestrian rights and duties, intersection controls, and other restrictions.</p>	AD	E	Ongoing	D		
<p>SC 4.16-6 Future development and redevelopment shall comply with the City's Trip Reduction Ordinance, which calls for the provision of amenities or programs to encourage the use of alternative modes of travel by employees; patrons; and visitors of commercial, industrial, office, and mixed use developments. These include shower facilities, preferred parking, bicycle storage, video conference facilities, transit improvements, and other measures to reduce vehicle trips in the City. These facilities shall be shown in the site improvement and building plans submitted to the City during the permit process.</p>	PD	A	City review of plans	C		2
<p>SC 4.16-7 Future developments with 250 employees or more shall comply with the South Coast Air Quality Management District's (SCAQMD's) Rule 2202, which requires the implementation of trip reduction measures as a means of reducing pollutant emission in the air basin. An employer subject to this Rule shall annually register with the SCAQMD to implement an emission reduction program, in accordance with this Rule.</p>	BO/PD	E		B		

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
SC 4.16-8 The City shall develop trails in accordance with the Hiking and Riding Trails Master Plan to provide opportunities for hiking, riding, and bicycle use throughout the City. Concurrently, the City shall also implement its Bicycle Plan for the development of bikeways, bike lanes, and bike routes throughout the City. Future development and redevelopment on sites where hiking, riding, and bicycle trails are planned shall provide the necessary improvements and/or land dedication to facilitate the implementation of the Hiking and Riding Trails Master Plan.	PD/CE	A	City review of plans	C		1/2
SC 4.16-9 Future development and redevelopment shall comply with SANBAG's Long Range Transit Plan, which calls for improvements to the transit systems that serve the County, including the provision of premium transit service, bus transit improvements and rail system improvements. Accommodations for bus bays, bus stops, transit centers, and other facilities shall be provided by future development and redevelopment in accordance with the Long Range Transit Plan, and in consultation with SANBAG. Implementation of this plan is expected to encourage greater transit use in the County.	PD/CE	A	City review of plans	C		2
Utilities and Service Systems						
SC 4.17-1 The City of Rancho Cucamonga shall ensure that all future projects implemented pursuant to the 2010 General Plan Update that are subject to SB 610 and/or SB 221 shall comply with all applicable requirements in order to demonstrate the availability of an adequate and reliable water supply.	PD	A	City review of plans	C		2/1
SC 4.17-2 The City of Rancho Cucamonga shall ensure that all future projects implemented under the 2010 General Plan Update that result in a new or modified point source comply with all applicable San Bernardino County Stormwater NPDES Permit rules.	BO	A	Review of study	D		2
SC 4.17-3 Water and sewer plans shall be designed and constructed to meet the requirements of the Cucamonga Valley Water District (CVWD), Rancho Cucamonga Fire Protection District, and the Environmental Health Department of the County of San Bernardino. A letter of	FC	A/B/D	Prior to final map approval/ issuance of permits	C/B/A		2/4/7

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
compliance from the CVWD is required prior to final map approval or issuance of permits, whichever occurs first. Such letter must have been issued by the water district within 90 days prior to the final map approval in the case of subdivision or prior to the issuance of permits in the case of all other residential projects.						
SC 4.17-4 The City of Rancho Cucamonga shall ensure that all future projects implemented under the 2010 General Plan Update shall comply with all State Energy Efficiency Standards and City of Rancho Cucamonga codes in effect at the time of application for building permits. (Commonly referred to as Title 24, these standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. Title 24 covers the use of energy-efficient building standards, including ventilation, insulation, and construction and the use of energy saving appliances, conditioning systems, water heating, and lighting.) Plans submitted for building permits shall include written notes demonstrating compliance with energy standards and shall be reviewed and approved by the Planning Department prior to building permit issuance.	PD	D	Prior to the issuance of building permits	C		2
SC 4.17-5 For existing structures, underground on-site utilities are to be located and shown on building plans submitted for building permit application.	PD	A	During review of plans	C		
SC 4.17-6 Provide separate utility services to each parcel including sanitary sewerage system, water, gas, electric, power, telephone, and cable TV (all underground) in accordance with the Utility Standards. Easements shall be provided as required.	CE	A	During review of plans	C		2
SC 4.17-7 The developer shall be responsible for the relocation of existing utilities as necessary.	CE	A	During review of plans	C		2

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Key to Checklist Abbreviations

Responsible Person	Monitoring Frequency	Method of Verification	Sanctions
PD: Planning Director CE: City Engineer or designee BO: Building Official or designee PO: Police Captain or designee FC: Fire Chief or designee PW: Public Works AD: Administration	A: With Each New Development B: Prior to Construction C: Throughout Construction D: On Completion E: Operating	A: On-site Inspection B: Other Agency Permit / Approval C: Plan Check D: Separate Submittal (Reports/Studies/Plans)	1: Withhold Recordation of Final Map 2: Withhold Grading or Building Permit 3: Withhold Certificate of Occupancy 4: Stop Work Order 5: Retain Deposit or Bonds 6: Revoke CUP 7: Citation 8: Withhold Operating Permit



Warning Triangle Icon: For immediate consideration upon review of development application.