

1.0 INTRODUCTION

PURPOSE AND TYPE OF THIS ENVIRONMENTAL IMPACT REPORT

This Environmental Impact Report (EIR) has been prepared to evaluate the potential environmental impacts associated with the of the Etiwanda Heights Neighborhood and Conservation Plan (EHNCP or Plan). This EIR is a Program EIR and has been prepared in conformance with the California Environmental Quality Act (CEQA) (California Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (Title 14, California Code of Regulations, Chapter 3, Section 15000 et seq.). The City of Rancho Cucamonga (City) is the Lead Agency under CEQA and is responsible for preparing the Program EIR (State Clearinghouse No. 2017091027). The City, as the Lead Agency, will review and consider this Program EIR in conjunction with its decision to approve, revise, or deny the proposed Plan. This EIR is further intended to serve as the primary environmental document for all future entitlements associated with implementation of the Specific Plan, including all discretionary approvals requested or required to implement the Plan. Subsequent actions will be reviewed pursuant to the provisions of Section 21166 of the Public Resources Code and Section 15162 of the State CEQA Guidelines.

Section 15168 of the CEQA Guidelines states the following with respect to Program EIRs:

15168. Program EIR

- (a) *General. A program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either:*
- (1) *Geographically,*
 - (2) *As logical parts in the chain of contemplated actions,*
 - (3) *In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or*
 - (4) *As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.*
- (b) *Advantages. Use of a program EIR can provide the following advantages. The program EIR can:*
- (1) *Provide an occasion for a more exhaustive consideration of effects and alternatives than would be practical in an EIR on an individual action,*
 - (2) *Ensure consideration of cumulative impacts that might be slighted in a case-by-case analysis,*

- (3) *Avoid duplicative reconsideration of basic policy considerations,*
 - (4) *Allow the Lead Agency to consider broad policy alternatives and program-wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts, and*
 - (5) *Allow reduction in paperwork.*
- (c) *Use With Later Activities. Later activities in the program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared.*
- (1) *If a later activity would have effects that were not examined in the program EIR, a new initial study would need to be prepared leading to either an EIR or a negative declaration. That later analysis may tier from the program EIR as provided in Section 15152.*
 - (2) *If the agency finds that pursuant to Section 15162, no subsequent EIR would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required. Whether a later activity is within the scope of a program EIR is a factual question that the lead agency determines based on substantial evidence in the record. Factors that an agency may consider in making that determination include, but are not limited to, consistency of the later activity with the type of allowable land use, overall planned density and building intensity, geographic area analyzed for environmental impacts, and covered infrastructure, as described in the program EIR.*
 - (3) *An agency shall incorporate feasible mitigation measures and alternatives developed in the program EIR into later activities in the program.*
 - (4) *Where the later activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were within the scope of the program EIR.*
 - (5) *A program EIR will be most helpful in dealing with later activities if it provides a description of planned activities that would implement the program and deals with the effects of the program as specifically and comprehensively as possible. With a good and detailed project description and analysis of the program, many later activities could be found to be within the scope of the project described in the program EIR, and no further environmental documents would be required.*

This EIR provides a comprehensive evaluation of the reasonably anticipated scope of the Plan.

It is intended to serve as an informational document for public agency decision makers and the general public regarding the objectives and components of the proposed Plan. This document also provides information about potentially significant environmental impacts that may be associated with the

planning, construction, and operation of the proposed Plan; identifies feasible mitigation measures; and offers alternatives that may be adopted to reduce or eliminate any significant impacts. In addition, this EIR is the primary reference document in the formulation and implementation of a mitigation monitoring and reporting program for the proposed Plan.

The City of Rancho Cucamonga, as Lead Agency, has the responsibility for processing and approving the Plan, and other public agencies (i.e., responsible and trustee agencies) that may use this EIR in their decision-making or permitting processes will consider the information in this EIR along with other information that may be presented during the CEQA process.

In accordance with the State CEQA Guidelines, public agencies are required to make written findings for each environmental impact of the project identified in the EIR. If the lead agency and responsible agencies decide that the benefits of the proposed project outweigh any identified unmitigated significant environmental effects, they will be required to adopt a statement of overriding considerations supporting their actions. The discretionary actions involved in the implementation of the proposed Plan by the City of Rancho Cucamonga as well as responsible and trustee agencies are described in **Section 2.4: Intended Use of the EIR**.

SCOPE OF THE DRAFT EIR

Scoping Process

In compliance with Section 15201 of the State CEQA Guidelines, the City has taken steps to provide opportunities for public participation in the environmental process. An Initial Study (IS) and Notice of Preparation (NOP) were distributed on December 4, 2018, to federal, State, regional, and local government agencies and interested parties for a 49-day public review period to solicit comments and to inform agencies and the public of the proposed Plan. The Plan was described; potential environmental effects associated with Plan implementation were identified; and agencies and the public were invited to review and comment on the Initial Study and NOP. A copy of the IS/NOP and responses received are included in **Appendix A**.

The City received comments from eight public agencies, two organizations, two native American tribes, and 43 individual members of the community. The NOP and received comments are contained in Appendix A of this Draft EIR. Agencies or interested persons, whether they responded during the public review period of the NOP or not, will have an opportunity to comment on the EIR during the public review period or during public hearings to be conducted by the City on the EIR and Project.

The City initially released the NOP for the NESAP proposal on September 11, 2017 and conducted public scoping until October 10, 2017. The Scoping Meeting was held on September 27, 2017. Subsequently, the

City held four neighborhood meetings on October 26, November 2, November 9, and November 16 of 2017. During those neighborhood meetings, community members raised many concerns about the proposal, including concerns about traffic, aesthetics, fire hazards, water demand, compatibility of use, intensity, and impacts to open space and habitat. On December 29, 2017, the City released an amended NOP to clarify some aspects of the project description, running the second comment period until January 29, 2018.

Review and Comment on the Draft Environmental Impact Report

CEQA requires that the Lead Agency provide the public and agencies the opportunity to review and comment on the Draft EIR. The City is providing a 45-day period for review and comment on this Draft EIR, starting April 29, 2019, and ending June 14, 2019.

Copies of this Draft EIR have been sent to the State Clearinghouse, responsible agencies, other agencies that have commented on the NOP, as well as to all interested parties that have requested notice and copies of the Draft EIR. A complete distribution list is included in **Appendix B** of this Draft EIR.

The Draft EIR is also available for review at the following locations:

- Public Information and Services Counter - Planning Department, Rancho Cucamonga, 10500 Civic Center Drive, Rancho Cucamonga, CA 91730 (909) 477-2700;
- Archibald Library, 7368 Archibald Avenue, Rancho Cucamonga, CA 91730 (909) 477-2720;
- Biane Library - 12505 Cultural Center Drive, Rancho Cucamonga, CA 91739 (909) 477-2720.

In addition, the Draft EIR is available at the City's website at:

https://www.cityofrc.us/cityhall/planning/current_projects/etiwanda_heights_neighborhood_n_conservation_plan/default.asp

Interested individuals, organizations, responsible agencies, and other agencies can provide written comments about the Draft EIR addressed to:

Candyce Burnett, City Planner
City of Rancho Cucamonga
(909) 477-2750
Candyce.Burnett@cityofrc.us

When submitting comments, please note **"Etiwanda Heights Neighborhood and Conservation Plan EIR"** in the subject line and include the name of the contact person within the commenting agency (if applicable).

After completion of the 45-day review period, a Final EIR will be prepared that includes responses to comments submitted on the Draft EIR and any necessary corrections or additions to the Draft EIR. The Final EIR will be made available to agencies and the public prior to the City's determination on the proposed Plan. Once the Final EIR is complete, the City may certify the Final EIR, prepare Findings, adopt a mitigation monitoring and reporting program, and issue a Notice of Determination, which is the final step in the CEQA process.

ORGANIZATION OF THE EIR

As stated, a principal objective of CEQA is to ensure that the environmental review process is a public one. In meeting this objective, an EIR informs members of the public, reviewing agencies, and decision makers of the physical impacts associated with a project. To this end, specific features have been incorporated into this EIR to make it more understandable for non-technically oriented reviewers while providing the technical information necessary for the City to proceed with processing the proposed Project. Sections of the Draft EIR are organized as follows:

The **Executive Summary** contains a brief summary of the proposed Plan; necessary actions; potential significant effects with proposed mitigation measures; alternatives; areas of controversy known to the Lead Agency, including issues raised by agencies and the public; and issues to be resolved.

Section 1.0: Introduction contains information on the CEQA process and organization of the EIR.

Section 2.0: Project Description presents a detailed description of the proposed Plan, including identification of all discretionary actions requiring approval to allow the implementation of the Plan.

Section 3.0: Environmental Setting describes the environmental setting of the Plan Area and surrounding areas, including a brief description of existing land uses and zoning.

Section 4.0: Consideration and Discussion of Environmental Impacts contains analysis of the potential environmental effect of the proposed EHNCP, cumulative impacts, and mitigation measures for each environmental topic with potentially significant impacts identified in the EIR.

Section 5.0: Alternatives discusses alternatives to the proposed Plan that have been developed and analyzed to provide additional information on ways to avoid or lessen any significant impacts of the Plan.

Section 6.0: Other CEQA Considerations includes discussion of potential impacts determined not to be significant, as well as a discussion of significant irreversible environmental changes that would be caused by the proposed Plan should it be implemented, with a brief description of potentially irreversible uses of nonrenewable resources that would result from the Plan. This section also includes a discussion of growth-

inducing impacts and the potential for the proposed Plan to remove impediments to growth, foster economic growth, result in a precedent-setting action, and develop or encroach on isolated open space.

Section 7.0: Organizations and Persons Consulted lists persons involved in the preparation of this Draft EIR or who contributed information incorporated into this Draft EIR.

Section 8.0: References lists the principal documents, reports, maps, and other information sources reviewed or referenced in the preparation of this EIR.

Appendices include technical information and other materials used in the preparation of this EIR.