

This replacement for Appendix A includes the 2019 Notice of Preparation, comments received by the City in response to the 2019 NOP, and the comments received by the City in response to the NOP distributed by the City in 2017 for the North Eastern Sphere Annexation Specific Plan previously proposed for this same area.

This replacement for Appendix A includes the comments received by the City in response to the 2019 NOP, which were omitted in error. These NOP comments were received and reviewed by the City and have been taken into account with the regard to the information and analysis in Chapter 4, Environmental Impact Analysis, of the EHNCP Draft EIR.

## **APPENDIX A REPLACEMENT**

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### **Notice of Preparation and Comment Letters**

## **APPENDIX A.1**

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### **2019 Notice of Preparation**

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BOARD OF SUPERVISORS

2018 DEC -5 PM 12: 07

COUNTY OF SAN BERNARDINO  
CALIFORNIA

City of Rancho Cucamonga  
Revised and Reissued Notice of Preparation  
Draft Environmental Impact Report

**Etiwanda Heights Neighborhood & Conservation Plan Project**  
(Formerly the North Eastern Sphere Annexation Project)

The City of Rancho Cucamonga (City) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA) for the Etiwanda Heights Neighborhood and Conservation Plan Project (EHNCP or Project) as described below. The EHNCP is the evolution of the North Eastern Sphere Annexation Project as originally described in a Notice of Preparation (NOP) distributed by the City in September 2017 and reissued in December 2017. Thereafter, the City hosted community meetings to invite public input on preliminary concepts for this planning area. Based on the feedback received through these meetings, the City conducted additional community outreach to better understand the priorities of the Rancho Cucamonga community and develop an updated conceptual plan.

This NOP was prepared to (1) notify the public that the City will prepare a Draft EIR to further assess potential adverse environmental impacts that may result from implementing the proposed Project; and (2) solicit information on the scope of the environmental analysis for the proposed Project. The City, as the lead agency, is seeking the views of responsible and trustee agencies and interested parties on the scope and content of the analysis of the potential environmental effects of the Project and reasonable alternatives and mitigation measures to be explored in the Draft EIR.

**Date:** December 4, 2018

**Project Title:** Etiwanda Heights Neighborhood and Conservation Plan Project

**Lead Agency:** City of Rancho Cucamonga  
Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

**SCH No.:** 2017091027

**Project Applicant:** City of Rancho Cucamonga

**Public Review Period:** December 4, 2018, to January 21, 2019, at 5:00 P.M.

CLERK OF THE BOARD

Received on: 12/05/18

Remove on: 01/17/19

The City has issued this NOP for public review and comment pursuant to CEQA Guidelines Sections 15082(a) and 15375. Section 15082(b) requires responses to be provided within 30 days of receipt of a NOP, however, the City is extending the response period for this NOP to 49 days (from December 4, 2018 to January 21, 2019) to provide adequate time for review and comment over the end-of-the-year period that includes several

## **Project Location and Setting**

The EHNCP area (Project site) is located along the northeastern edge of the City at the base of the San Gabriel Mountains. The site is located west of Interstate 15 (I-15), north of Interstate 210 (I-210), south of the San Gabriel Mountains, and north of existing residential neighborhoods in the City of Rancho Cucamonga (see **Figure 1: Project Location**). As shown in **Figure 2: City Boundaries and Sphere of Influence**, the western edge and southeast corner of the Project site are currently within the City and the remainder consists of unincorporated area in the County of San Bernardino (County) within the City's Sphere of Influence (SOI).

The EHNCP area includes the 4,388 acres shown in **Figure 3: Planning Areas**. For purposes of long-term planning for this area, the City identifies the northern 3,176 acres as the Conservation Priority Area and the lower 1,212 acres as the Neighborhood Priority Area. The Conservation Priority Area includes public and private land. The Neighborhood Priority Area includes land owned by the San Bernardino County Flood Control District no longer needed for flood control purposes.

As shown in **Figure 4: Site Features**, the Conservation Priority Area includes the majority of the existing North Etiwanda Preserve (Preserve). To the east of the Preserve is some existing rural residential development and the Limei Fang-Ling Yen Mountain Temple. The debris basins for Day and Deer Creeks are located west of the Preserve and discharge into the improved channels for both creeks that border the eastern and western edges of the Neighborhood Priority Area, respectively. Utility corridors containing electric transmission lines border the southern edge of the Conservation Priority Area and the eastern edge of the Neighborhood Priority Area.

The Neighborhood Priority Area also contains the Day Creek Levee, Deer/Day Separation Levee, Day and Deer Creek Flood Control Channels, and a closed Sand and Gravel Mine. Portions of the Neighborhood Priority Area are currently within the City's Etiwanda North Specific Plan area. The Neighborhood Priority Area is surrounded on the east, south, and west by existing single family neighborhoods in the City. The Day Creek neighborhood borders the project area to the east; the Caryn neighborhood borders the project area to the south; and the Deer Creek and Haven View Estates neighborhoods borders the project area to the west. Los Osos High School borders the Neighborhood Priority area to the south.

## **Project Description**

**Background:** In 2007, San Bernardino County informed the City of the County's intent to sell up to 1,070 acres of the 1,212 acres of surplus property that previously had been needed for flood control purposes. The County initiated a process in 2008 to find a development partner to plan, sell, and develop its land, but these discussions ceased during the Great Recession. This land is currently regulated by the County's zoning, which would allow residential and commercial development under the County's standards. City leadership recognized that development on the County's land would occur in the future and wanted to be prepared for the eventual sale of this surplus property by the County. Therefore, the City of Rancho Cucamonga initiated long-range planning efforts for the 4,388-acre area within the northern portion of the City's Sphere of Influence in 2015.

Between the summer of 2015 and the fall of 2017, the City developed an initial plan for the North Eastern Sphere Annexation Proposal (NESAP) for this 4,388-acre area. This initial plan included maintaining the



**Objectives:** Based on extensive community input, the City has identified the following primary objectives for the EHNCP: (1) Conserving the natural resources and open space character of this unique foothill area; (2) Establishing local control by annexing this area to the City and developing and adopting a community-based, economically feasible plan; (3) Providing a range of open space and park areas offering a range of recreation opportunities; (4) Allowing the development of high-quality, single-family neighborhoods in the Neighborhood Priority Area that are compatible in character with the existing surrounding neighborhoods; (5) Improving access by extending Wilson Avenue, Rochester Avenue, and Milliken Avenue into the Neighborhood Priority Area and providing a network of walkable and bikeable streets; and (6) Providing a limited amount of small-scale neighborhood shops and restaurants to meet the daily needs of residents in the existing and future foothill neighborhoods.

**Project Characteristics:** The EHNCP Conceptual Plan is shown in **Figure 5: Conceptual Plan**. The upper 380 acres of the 1,212-acre Neighborhood Priority Area would remain as open space, with other open space, parks, and new neighborhoods planned in the lower portion of this area. Overall, approximately 450 acres of the Neighborhood Priority Area would remain as open space or contain parks and other open space areas. As shown in **Figure 5**, the extension of Wilson Avenue through the Neighborhood Priority Area is proposed, along with the extension of Rochester Avenue connecting to Wilson Avenue.

Locations are identified for a new 600–student, K–8 school on approximately 12 acres north of Wilson Avenue, and for neighborhood shops and restaurants around the intersection of Wilson and Rochester Avenues. Other civic uses will be provided within the new neighborhoods and could include a branch library, community center, nature/interpretive center, and/or other neighborhood-serving uses. A network of parks and open space areas linked by pedestrian/equestrian trails and neighborhood streets would be provided in the Neighborhood Priority Area. These pedestrian/equestrian trails would connect to existing trails in the upper portion of the Neighborhood Priority Area and the Conservation Priority Area. The EHNCP would maintain the City’s existing Equestrian/Rural Overlay District over the plan area. Limited low-density rural residential development would be allowed in the Conservation Priority Area, where the priority of the EHNCP is preserving the natural open space character of this foothill area.

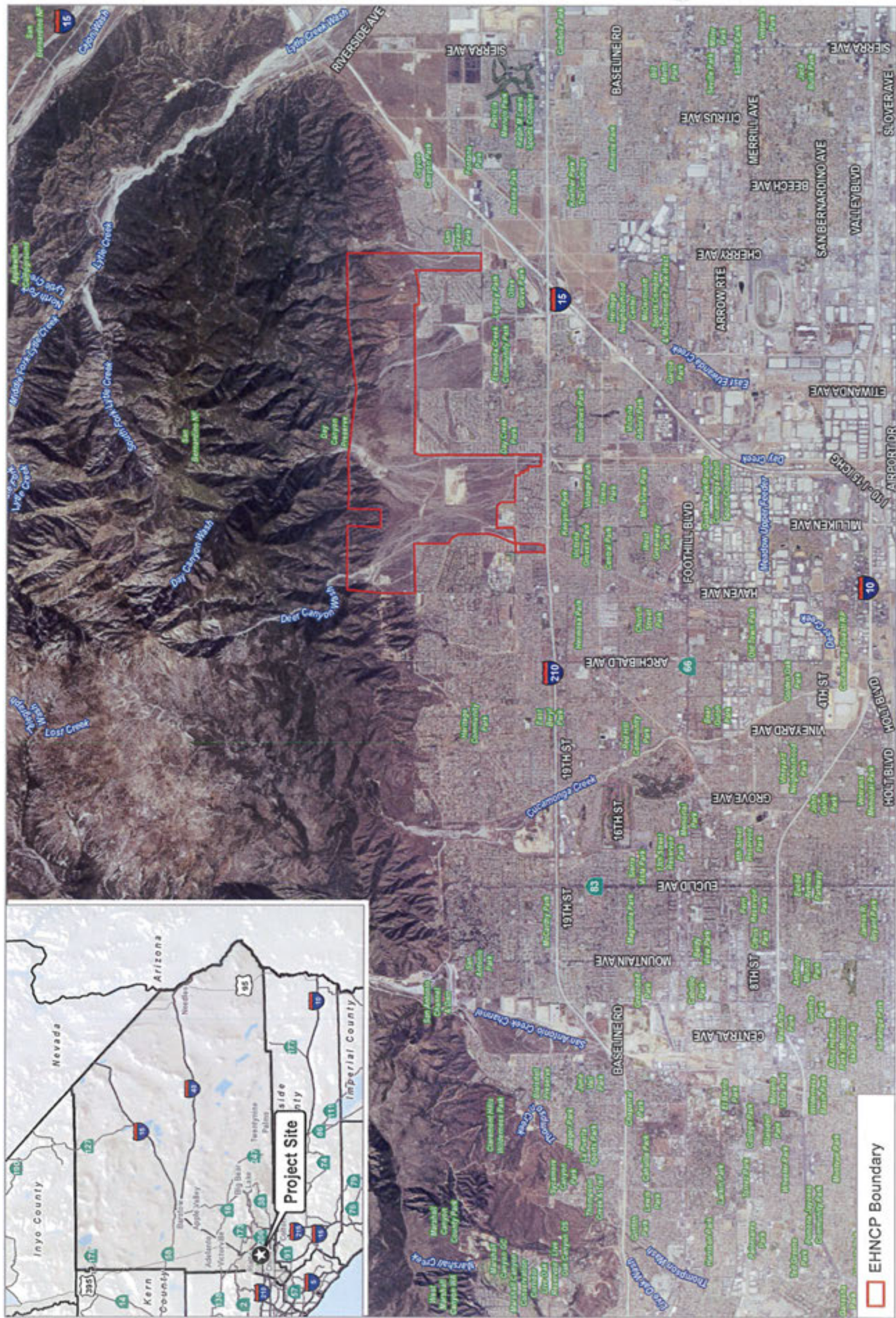
The EHNCP Project will include the establishment of a habitat conservation program or similar mechanism for all conservation and mitigation lands within the EHNCP Area.

For purposes of environmental review, a total of 3,000 residential units—of which 2,900 will be in the new neighborhoods in the Neighborhood Priority Area, with up to an additional 100 units in the Conservation Priority Area—will all be evaluated in the EIR along with up to 180,000 square feet of neighborhood shops and restaurants and other civic uses described above.

**Probable Environmental Effects:** Based on a preliminary review of the EHNCP Project, as defined in Section 15060(d) of the CEQA Guidelines, studies of the Project site, and the responses the City received to the September and December 2017 NOPs issued by the City for the North Eastern Sphere Annexation Project, the City has determined the proposed Project may have a significant effect on the environment and will prepare an EIR evaluating the following topics, including potential construction, operational, and cumulative impacts:

- **Aesthetics** – The changes to the visual character of the Project site and surrounding area, the effects of the Project on available scenic vistas, ambient nighttime light levels, and the creation of new sources of daytime or nighttime glare will be evaluated. Based on the characteristics, including height, of the residential, neighborhood shops and restaurants, and civic uses proposed, potential changes in shade and shadow patterns are not anticipated to result in substantial impacts. No further analysis of this topic is proposed.
- **Agriculture and Forestry Resources** – The potential effects of the Project on the San Bernardino National Forest, located north of the Project site, will be evaluated.
- **Air Quality** – The impact of air quality emissions from construction of the Project and occupancy and operation of the new uses that would be allowed by the proposed EHNCP Specific Plan will be evaluated in accordance with the guidance provided by the South Coast Air Quality Management District (SCAQMD).
- **Biological Resources** – Biological surveys were conducted from 2015 to 2017 to identify and document existing conditions within the Project site. The potential direct and indirect effects of the proposed Project on biological resources within and near the Project site will be evaluated.
- **Cultural Resources** – Cultural resource surveys were conducted from 2015 to 2018 to identify and document existing conditions within the Project site. The potential direct and indirect effects of the proposed Project on cultural resources within and near the Project site will be evaluated.
- **Geology and Soils** – The potential for effects related to the existing geologic and soils conditions with the Project Site, including the potential effect of seismic events on the Red Hill and Rancho Cucamonga Faults, will be evaluated.
- **Greenhouse Gases** – The potential effects of greenhouse gas emissions from construction of the Project and occupancy and operation the new uses and the consistency of the Project with applicable local, regional, and state policies to reduce greenhouse gas emissions will be evaluated.
- **Hazards and Hazardous Materials** – The potential for the presence of hazardous materials on the Project site from historic uses to affect the proposed uses will be evaluated.
- **Hydrology and Water Quality** – Changes to existing drainage patterns and water quality will be evaluated based on a hydrology study of the Project site and the proposed Project.
- **Land Use and Planning** – The consistency of the Project with applicable local and regional land use plans and policies will be evaluated.
- **Mineral Resources** – The Project site contains areas designated as Mineral Resource Zone (MRZ) 2 by the State Geologist, indicating the presence of significant mineral deposits. Specifically, the alluvial fans associated with Day and Deer Creeks contain sand and aggregate resources. As discussed above, a closed sand and gravel mine is located in the Neighborhood Priority Area. The potential effects of the Project on access





EHNCP Boundary



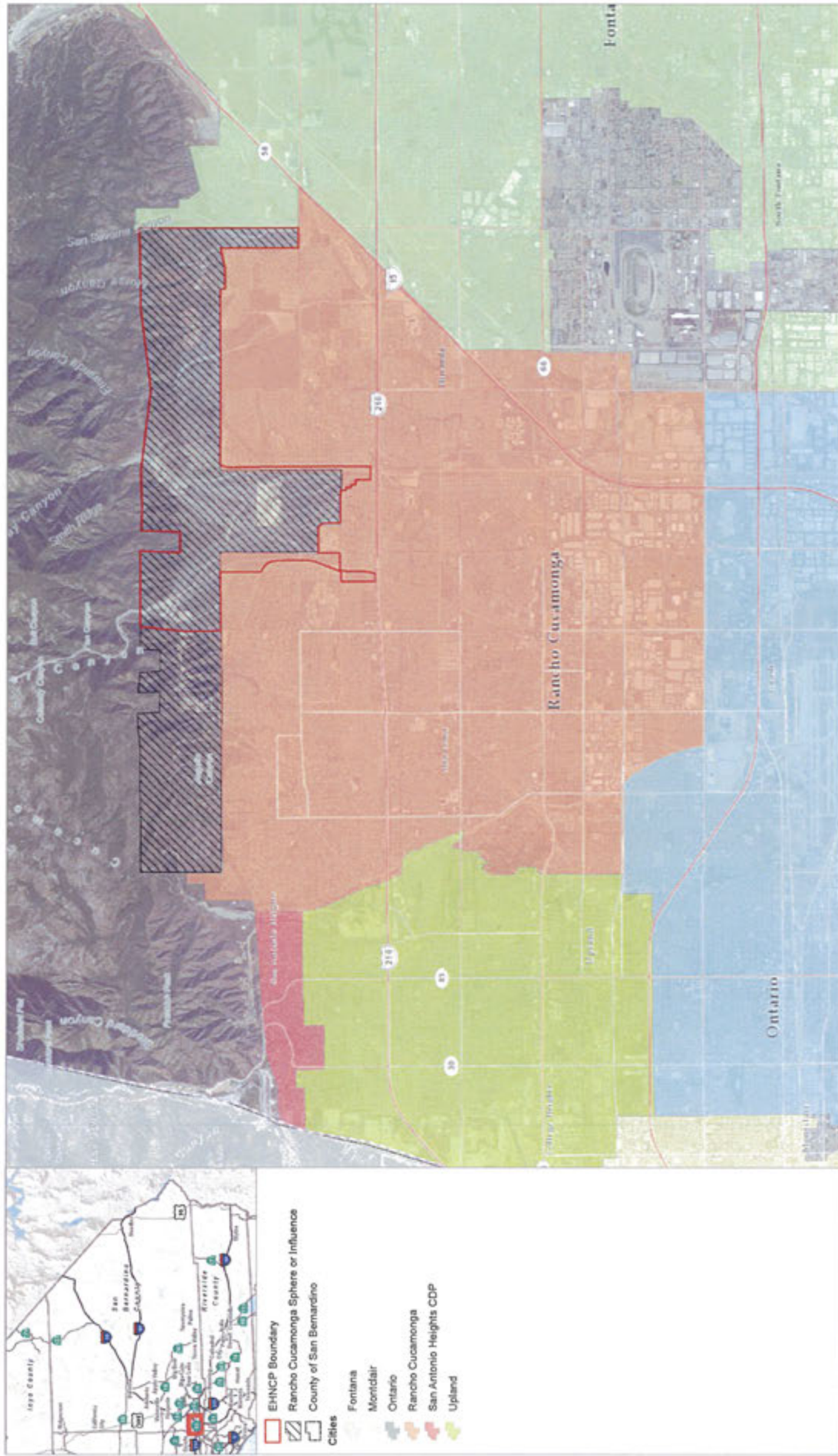
SOURCE: Sargent Town Planning, 2017; NAIP, 2016



**FIGURE 1**  
**Project Location**  
Etiwanda Heights Neighborhood and Conservation Plan (EHNCP)

City of Rancho Cucamonga, CA



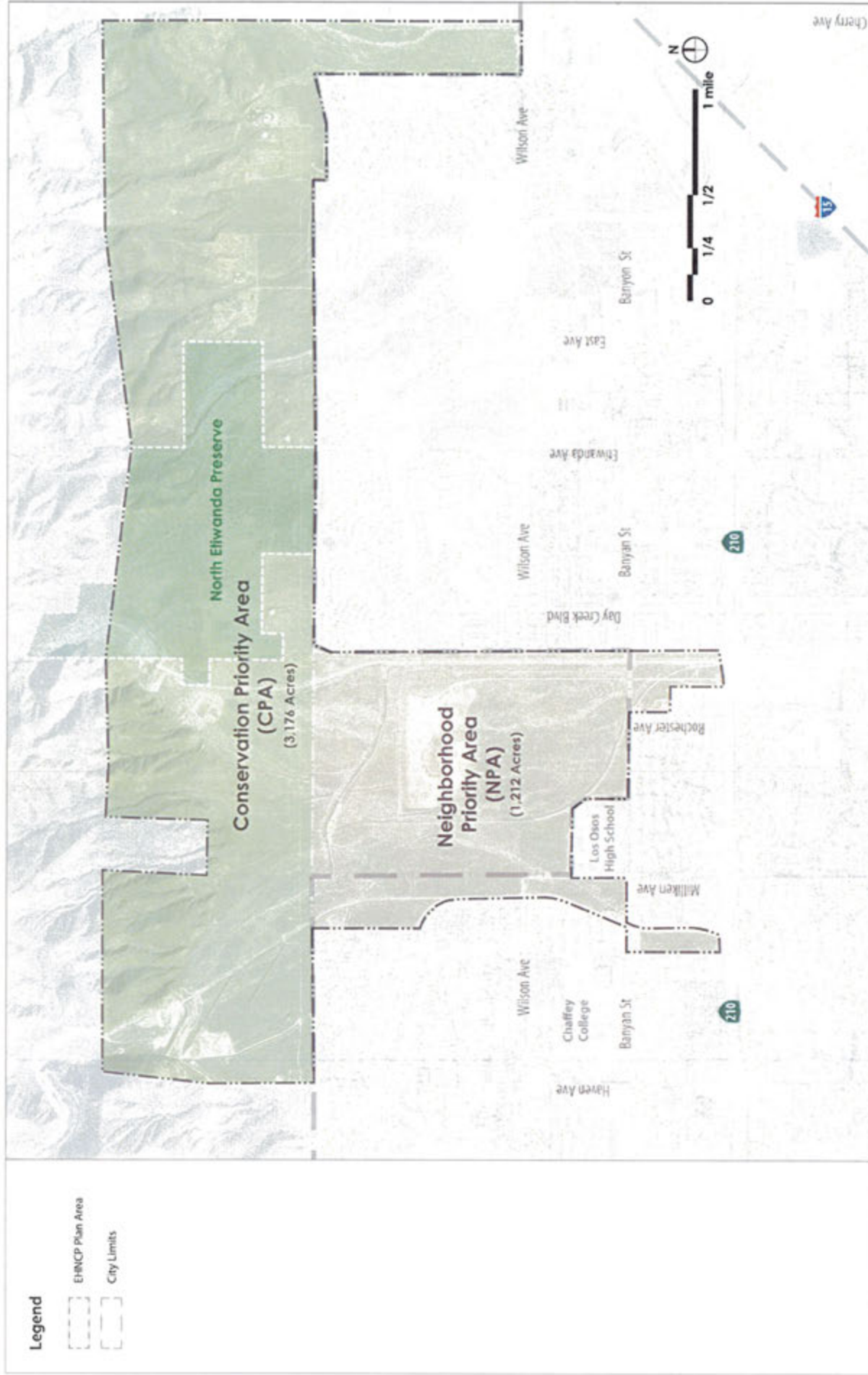


SOURCE: Sargent Town Planning, 2017; San Bernardino County, 2016; ESRI, 2017; NAIP, 2016



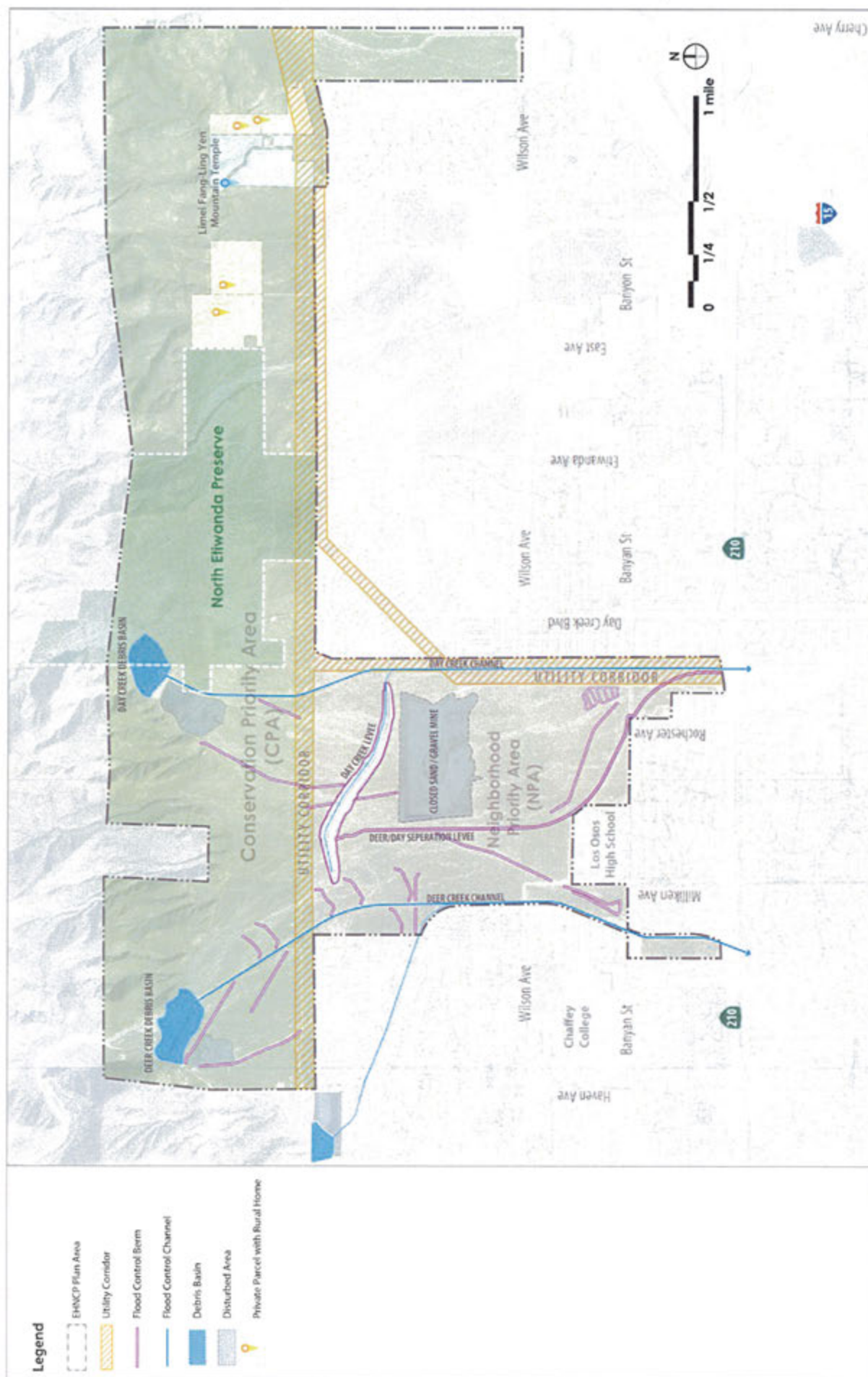
City of Rancho Cucamonga, CA

**FIGURE 2**  
**City Boundaries and Sphere of Influence**  
 Etiwanda Heights Neighborhood and Conservation Plan (EHNCP)



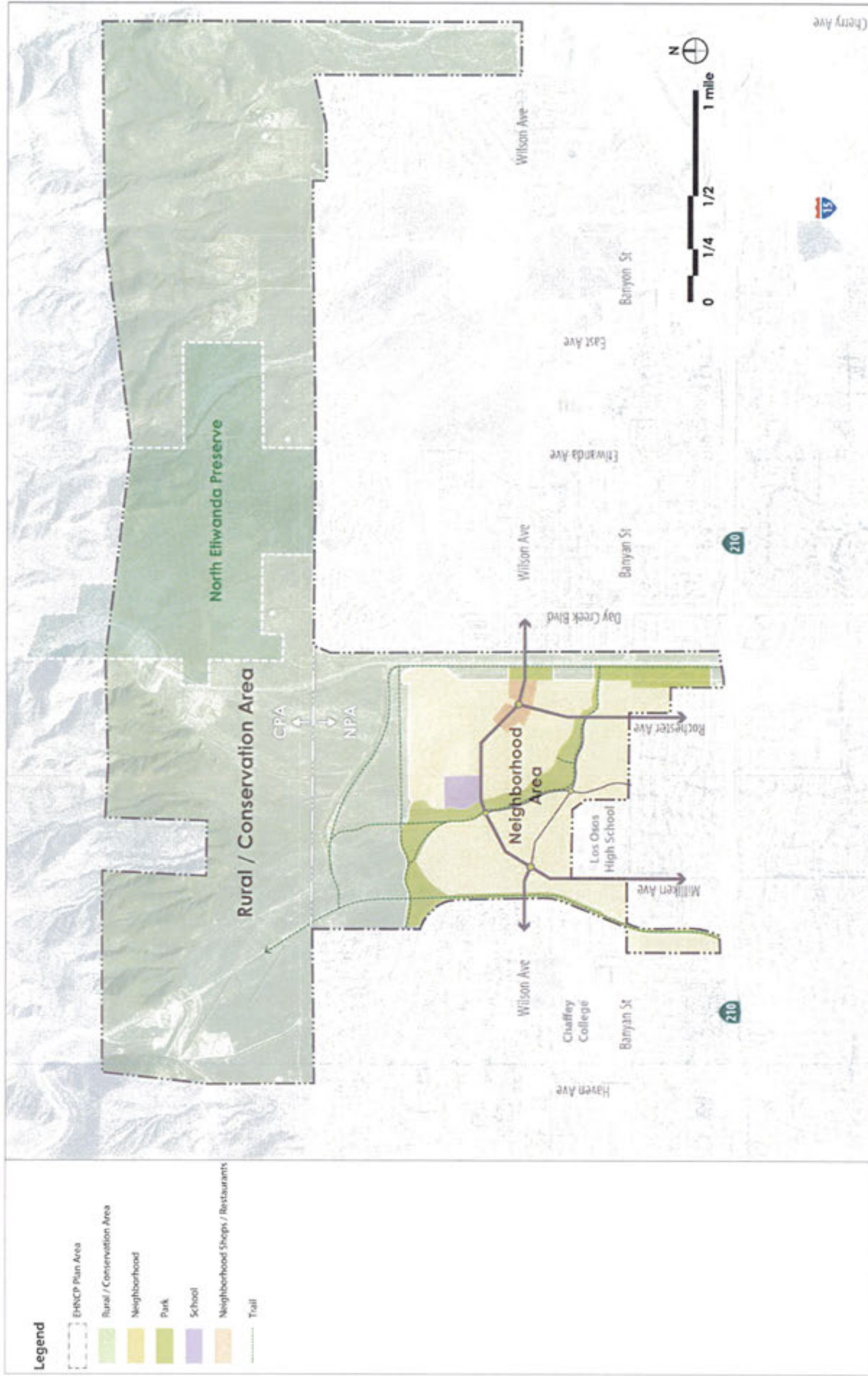
**FIGURE 3**  
**Planning Areas**  
Etiwanda Heights Neighborhood and Conservation Plan (EHNCP)



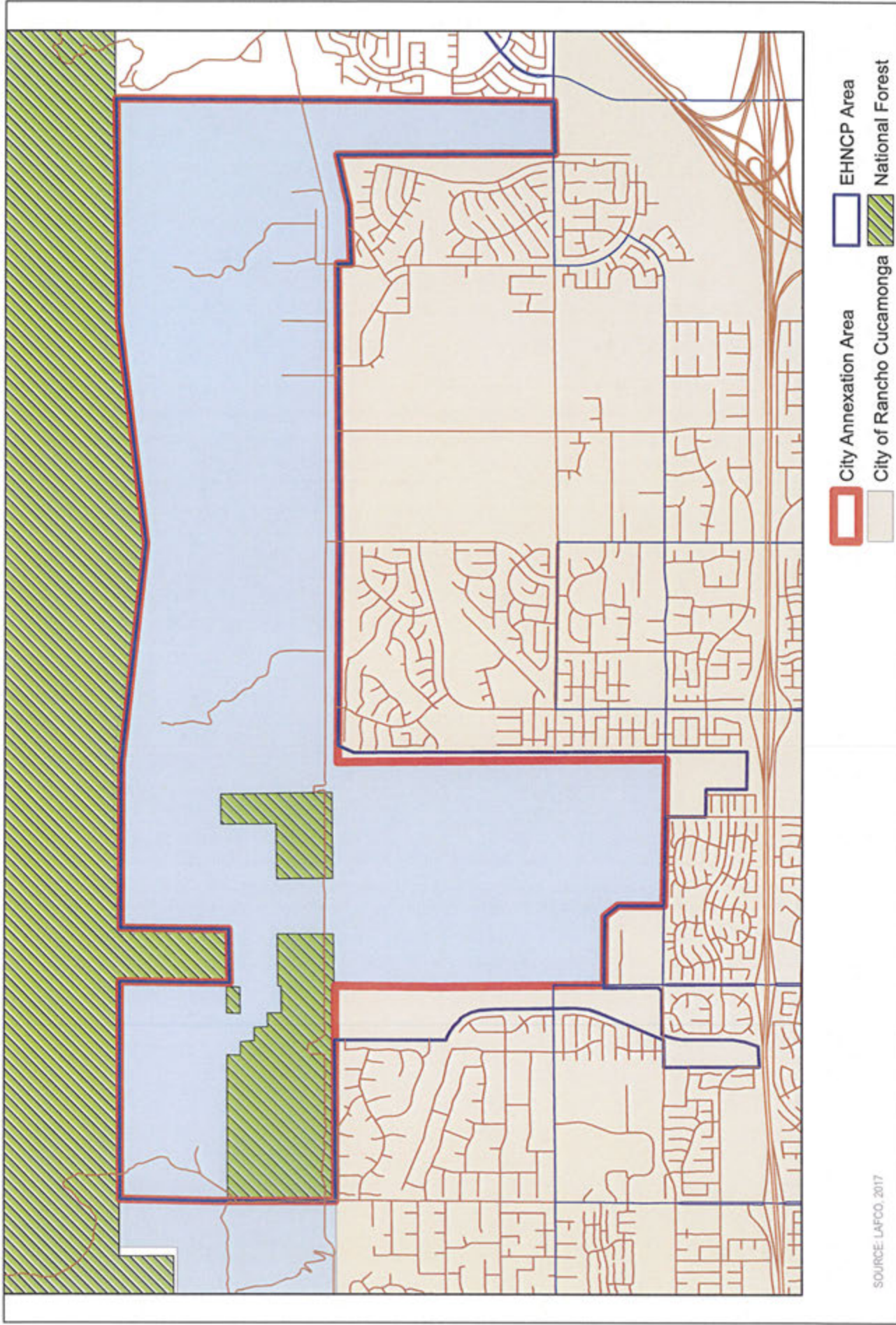


**FIGURE 4**  
**Site Features**  
Eliwanda Heights Neighborhood and Conservation Plan (EHNCP)





**FIGURE 5**  
**Conceptual Plan**  
 Etiwanda Heights Neighborhood and Conservation Plan (EHNCP)



**FIGURE 6**  
**City of Rancho Cucamonga Annexation Boundary**  
 Etiwanda Heights Neighborhood and Conservation Plan (EHNCP)





**APPENDIX A.2.a**

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**Agencies**



State of California - Natural Resources Agency  
CDFW OF FISH AND WILDLIFE  
Inland Deserts Region  
3602 Inland Empire Blvd., Suite C-220  
Ontario, CA 91764  
(909) 484-0167  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

EDMUND G. BROWN, Jr., Governor  
CHARLTON H. BONHAM, Director



January 22, 2019  
*Sent via email*

Mr. Tom Grahm  
Associate Planner  
City of Rancho Cucamonga  
10500 Civic Center Drive  
Ranch Cucamonga, CA 91730  
[Tom.Grahm@cityofrc.us](mailto:Tom.Grahm@cityofrc.us)

Subject: Notice of Preparation of a Draft Environmental Impact Report for the  
Etiwanda Heights Neighborhood and Conservation Plan Project (Formerly  
the North Eastern Sphere Annexation Project)  
State Clearinghouse No. 2017091027

Dear Mr. Grahm:

The California Department of Fish and Wildlife (CDFW) appreciates the opportunity to comment on the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Etiwanda Heights Neighborhood and Conservation Plan Project (Project) [State Clearinghouse No. 2017091027]. CDFW is responding to the NOP as a Trustee Agency for fish and wildlife resources (California Fish and Game Code Sections 711.7 and 1802, and the California Environmental Quality Act [CEQA] Guidelines Section 15386), and as a Responsible Agency regarding any discretionary actions (CEQA Guidelines Section 15381), such as the issuance of a Lake or Streambed Alteration Agreement (California Fish and Game Code Sections 1600 *et seq.*) and/or a California Endangered Species Act (CESA) Permit for Incidental Take of Endangered, Threatened, and/or Candidate species (California Fish and Game Code Sections 2080 and 2080.1).

The revised Project involves zoning and annexation of approximately 4,338 acres of land under the jurisdiction of the County of San Bernardino into the City of Rancho Cucamonga (City). The revised Project includes the increase of development from 579 acres to the development of 1,212 acres, including 380 acres of open space, in the southern portion of the proposed project site, and up to 3,000 residential units and associated infrastructure; and the development of a conservation program. The Project is located along the northeastern edge of the City at the base of the San Gabriel Mountains and generally lies west of Interstate 15 (I-15), north of Interstate 210 (I-210), and north of residential development within the City. The Project proposes to

incorporate the existing North Etiwanda Preserve, currently owned and operated by the County of San Bernardino, into the Project footprint and the Project mitigation.

## **COMMENTS AND RECOMMENDATIONS**

CDFW has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and the habitat necessary for biologically sustainable populations of those species (i.e., biological resources); and administers the Natural Community Conservation Planning Program (NCCP Program). CDFW offers the comments and recommendations presented below to assist the City (the CEQA lead agency) in adequately identifying and/or mitigating the Project's significant, or potentially significant, impacts on biological resources. The comments and recommendations are also offered to enable CDFW to adequately review and comment on the proposed Project with respect to impacts on biological resources. CDFW recommends that the forthcoming DEIR address the following:

### **Assessment of Biological Resources**

Section 15125(c) of the CEQA Guidelines states that knowledge of the regional setting of a project is critical to the assessment of environmental impacts and that special emphasis should be placed on environmental resources that are rare or unique to the region. To enable CDFW staff to adequately review and comment on the project, the DEIR should include a complete assessment of the flora and fauna within and adjacent to the project footprint, with particular emphasis on identifying rare, threatened, endangered, and other sensitive species and their associated habitats. CDFW recommends that the DEIR specifically include:

1. An assessment of the various habitat types located within the Project footprint, and a map that identifies the location of each habitat type. CDFW recommends that floristic, alliance- and/or association based mapping and assessment be completed following *The Manual of California Vegetation*, second edition (Sawyer et al. 2009). Adjoining habitat areas should also be included in this assessment where site activities could lead to direct or indirect impacts offsite. Habitat mapping at the alliance level will help establish baseline vegetation conditions.
2. A general biological inventory of the fish, amphibian, reptile, bird, and mammal species that are present or have the potential to be present within each habitat type onsite and within adjacent areas that could be affected by the Project. CDFW's California Natural Diversity Database (CNDDDB) in Sacramento should be contacted at (916) 322-2493 or [CNDDDB@wildlife.ca.gov](mailto:CNDDDB@wildlife.ca.gov) to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code, in the vicinity of the proposed Project. CDFW recommends that CNDDDB Field Survey Forms be completed and submitted to CNDDDB to document survey results. Online forms can



be obtained and submitted at: <https://www.wildlife.ca.gov/Data/CNDDDB/Submitting-Data>

Please note that CDFW's CNDDDB is not exhaustive in terms of the data it houses, nor is it an absence database. CDFW recommends that it be used as a starting point in gathering information about the *potential presence* of species within the general area of the Project site.

3. A complete, *recent* inventory of rare, threatened, endangered, and other sensitive species located within the Project footprint and within offsite areas with the potential to be affected, including California Species of Special Concern (CSSC) and California Fully Protected Species (Fish and Game Code § 3511). Species to be addressed should include all those which meet the CEQA definition (CEQA Guidelines § 15380). The inventory should address seasonal variations in use of the Project area and should not be limited to resident species. Focused species-specific surveys, completed by a qualified biologist and conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with CDFW and the U.S. Fish and Wildlife Service, where necessary. Note that CDFW generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of the proposed Project may warrant periodic updated surveys for certain sensitive taxa, particularly if the Project is proposed to occur over a protracted time frame, or in phases, or if surveys are completed during periods of drought.

Based on CDFW's local biological knowledge of the Project area, and review of CNDDDB, the Project site has a high potential to support both nesting and foraging habitat for burrowing owl (*Athene cunicularia*), a California Species of Special Concern. As such, CDFW recommends that City, during preparation of the DEIR, follow the recommendations and guidelines provided in the Staff Report on Burrowing Owl Mitigation (Department of Fish and Game, March 2012); available for download from CDFW's website at: <https://www.wildlife.ca.gov/Conservation/Survey-Protocols>

The Staff Report on Burrowing Owl Mitigation specifies that project impact evaluations include:

- a. A habitat assessment;
- b. Surveys; and
- c. An impact assessment

As stated in the *Staff Report on Burrowing Owl Mitigation*, the three progressive steps are effective in evaluating whether a project will result in impacts to burrowing owls, and the information gained from the steps will inform any subsequent

avoidance, minimization, and mitigation measures. Habitat assessments are conducted to evaluate the likelihood that a site supports burrowing owl. Burrowing owl surveys provide information needed to determine the potential effects of proposed projects and activities on burrowing owls, and to avoid take in accordance with Fish and Game Code sections 86, 3503, and 3503.5. Impact assessments evaluate the extent to which burrowing owls and their habitat may be impacted, directly or indirectly, on and within a reasonable distance of a proposed CEQA project activity or non-CEQA project.

4. A thorough, recent, floristic-based assessment of special status plants and natural communities, following CDFW's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (see <https://www.wildlife.ca.gov/Conservation/Plants>).
5. Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region (CEQA Guidelines § 15125[c]).

#### **Analysis of Direct, Indirect, and Cumulative Impacts to Biological Resources**

The DEIR should provide a thorough discussion of the direct, indirect, and cumulative impacts expected to adversely affect biological resources as a result of the Project. To ensure that Project impacts to biological resources are fully analyzed, the following information should be included in the DEIR:

1. A discussion of potential impacts from lighting, noise, human activity (e.g., recreation), defensible space, and wildlife-human interactions created by zoning of development projects or other Project activities adjacent to natural areas, exotic and/or invasive species, and drainage. The latter subject should address project-related changes on drainage patterns and water quality within, upstream, and downstream of the Project site, including: volume, velocity, and frequency of existing and post-Project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-Project fate of runoff from the Project site.

With respect to defensible space: please ensure that the DEIR fully describes and identifies the location, acreage, and composition of defensible space *within* the proposed Project footprint. Please ensure that any graphics and descriptions of defensible space associated with this Project comply with the City and San Bernardino County Fire (or other applicable agency) regulations/ requirements. The City, through their planning processes, should be ensuring that defensible space is provided and accounted for *within proposed development areas*, and not transferred to adjacent open space or conservations lands.



Please note that lands proposed to be managed for defensible space purposes will have lower conservation resource value as they require in-perpetuity vegetation management.

2. A discussion of potential indirect Project impacts on biological resources, including resources in areas adjacent to the Project footprint, such as nearby public lands (e.g. North Etiwanda Preserve, National Forests, State Parks, etc.), open space, adjacent natural habitats, riparian ecosystems, wildlife corridors, and any designated and/or proposed reserve or mitigation lands (e.g., preserved lands associated with a Natural Community Conservation Plan, or other conserved lands).

Please note that the Project area supports significant biological resources and contains habitat connections, providing for wildlife movement across the broader landscape, sustaining both transitory and permanent wildlife populations. CDFW encourages Project design that avoids and preserves onsite features that contribute to habitat connectivity. The DEIR should include a discussion of both direct and indirect impacts to wildlife movement and connectivity, including maintenance of wildlife corridor/movement areas to adjacent undisturbed habitats.

3. An evaluation of impacts to adjacent open space lands from both the construction of the Project and long-term operational and maintenance needs. Based on review of aerial photography and the Project description, the Project has the potential to impact the North Etiwanda Preserve and San Bernardino National Forest (SBNF) lands and stream resources within the SBNF, both to the north, and south, of the Project area. CDFW encourages the City to contact the North Etiwanda preserve and SBNF to determine if any portion of the Project will impact their respective lands, and to work collaboratively to avoid and minimize impacts.
4. A cumulative effects analysis developed as described under CEQA Guidelines § 15130. Please include all potential direct and indirect Project related impacts to streams, riparian areas, wetlands, alluvial fan habitats, wildlife corridors or wildlife movement areas, aquatic habitats, sensitive species and other sensitive habitats, open lands, open space, and adjacent natural habitats in the cumulative effects analysis. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

### **Alternatives Analysis**

Note that the DEIR must describe and analyze a range of reasonable alternatives to the Project that are potentially feasible, would "feasibly attain most of the basic objectives of the project," and would avoid or substantially lessen any of the Project's significant effects (CEQA Guidelines § 15126.6[a]).

### **Mitigation Measures for Project Impacts to Biological Resources**

The DEIR should include appropriate and adequate avoidance, minimization, and/or mitigation measures for all direct, indirect, and cumulative impacts that are expected to occur as a result of the construction and long-term operation and maintenance of the Project. When proposing measures to avoid, minimize, or mitigate impacts, CDFW recommends consideration of the following:

1. *Fully Protected Species*: Several Fully Protected Species (Fish and Game Code § 3511) have the potential to occur within or adjacent to the Project area, including, but not limited to: American peregrine falcon (*Falco peregrinus anatum*), bald eagle (*Haliaeetus leucocephalus*), golden eagle (*Aquila chrysaetos*), white-tailed kite (*Elanus leucurus*), and ring-tailed cat (*Bassariscus astutus*).
2. Fully protected species may not be taken or possessed at any time. Project activities described in the DEIR should be designed to completely avoid any fully protected species that have the potential to be present within or adjacent to the Project area. CDFW also recommends that the DEIR fully analyze potential adverse impacts to fully protected species due to habitat modification, loss of foraging habitat, and/or interruption of migratory and breeding behaviors. CDFW recommends that the Lead Agency include in the analysis how appropriate avoidance, minimization and mitigation measures will reduce indirect impacts to fully protected species.
3. *Sensitive Plant Communities*: CDFW considers sensitive plant communities to be imperiled habitats having both local and regional significance. Plant communities, alliances, and associations with a statewide ranking of S-1, S-2, S-3, and S-4 should be considered sensitive and declining at the local and regional level. These ranks can be obtained by querying the CNDDDB and are included in *The Manual of California Vegetation* (Sawyer et al. 2009). The DEIR should include measures to fully avoid and otherwise protect sensitive plant communities from Project-related direct and indirect impacts.
4. *Mitigation*: CDFW considers adverse Project-related impacts to sensitive species and habitats to be significant to both local and regional ecosystems, and the DEIR should include mitigation measures for adverse Project-related impacts to these resources. Mitigation measures should emphasize avoidance and reduction of Project impacts. For unavoidable impacts, onsite habitat restoration and/or enhancement should be evaluated and discussed in detail. If onsite mitigation is not feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, offsite mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed.

The DEIR should include measures to perpetually protect the targeted habitat values within mitigation areas from direct and indirect adverse impacts in order to meet mitigation objectives to offset Project-induced qualitative and quantitative losses of biological values. Specific issues that should be addressed include restrictions on access, proposed land dedications, long-term monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc.

If burrowing owls and/or their habitat may be impacted from the Project, CDFW recommends that the City include specific mitigation in the DEIR. CEQA Guidelines §15126.4, subdivision (a)(1)(8) states that formulation of feasible mitigation measures should not be deferred until some future date. The Court of Appeal in *San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645 struck down mitigation measures which required formulating management plans developed in consultation with State and Federal wildlife agencies after Project approval. Courts have also repeatedly not supported conclusions that impacts are mitigable when essential studies, and therefore impact assessments, are incomplete (*Sundstrom v. County of Mendocino* (1988) 202 Cal. App. 3d. 296; *Gentry v. City of Murrieta* (1995) 36 Cal. App. 4th 1359; *Endangered Habitat League, Inc. v. County of Orange* (2005) 131 Cal. App. 4th 777).

CDFW recommends that the DEIR specify mitigation that is roughly proportional to the level of impacts, including cumulative impacts, in accordance with the provisions of CEQA (CEQA Guidelines, §§ 15126.4(a)(4)(B), 15064, 15065, and 16355). Furthermore, in order for mitigation measures to be effective, they must be specific, enforceable, and feasible actions that will improve environmental conditions. Current scientific literature supports the conclusion that mitigation for permanent burrowing owl habitat loss necessitates replacement with an equivalent or greater habitat area for breeding, foraging, wintering, dispersal, presence of burrows, burrow surrogates, presence of fossorial mammal dens, well drained soils, and abundant and available prey within close proximity to the burrow.

5. *Habitat Revegetation/Restoration Plans*: Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant restoration techniques. Plans should identify the assumptions used to develop the proposed restoration strategy. Each plan should include, at a minimum: (a) the location of restoration sites and assessment of appropriate reference sites; (b) the plant species to be used, sources of local propagules, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) a local seed and cuttings and planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity. Monitoring

of restoration areas should extend across a sufficient time frame to ensure that the new habitat is established, self-sustaining, and capable of surviving drought.

CDFW recommends that local onsite propagules from the Project area and nearby vicinity be collected and used for restoration purposes. Onsite seed collection should be initiated in the near future in order to accumulate sufficient propagule material for subsequent use in future years. Onsite vegetation mapping at the alliance and/or association level should be used to develop appropriate restoration goals and local plant palettes. Reference areas should be identified to help guide restoration efforts. Specific restoration plans should be developed for various Project components as appropriate.

Restoration objectives should include protecting special habitat elements or re-creating them in areas affected by the Project; examples could include retention of woody material, logs, snags, rocks, and brush piles.

6. *Nesting Birds and Migratory Bird Treaty Act*: Please note that it is the Project proponent's responsibility to comply with all applicable laws related to nesting birds and birds of prey. Migratory non-game native bird species are protected by international treaty under the federal Migratory Bird Treaty Act (MBTA) of 1918, as amended (16 U.S.C. 703 *et seq.*). In addition, sections 3503, 3503.5, and 3513 of the Fish and Game Code (FGC) afford protective measures as follows: Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by FGC or any regulation made pursuant thereto; Section 3503.5 states that it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by FGC or any regulation adopted pursuant thereto; and Section 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

CDFW recommends that the DEIR include the results of avian surveys, as well as specific avoidance and minimization measures to ensure that impacts to nesting birds do not occur. Project-specific avoidance and minimization measures may include, but not be limited to: Project phasing and timing, monitoring of Project-related noise (where applicable), sound walls, and buffers, where appropriate. The DEIR should also include specific avoidance and minimization measures that will be implemented should a nest be located within the Project site. If pre-construction surveys are proposed in the DEIR, CDFW recommends that they be required no more than three (3) days prior to vegetation clearing or ground disturbance activities, as instances of nesting could be missed if surveys are conducted sooner.

7. *Moving out of Harm's Way*: The proposed Project is anticipated to result in the



clearing of natural habitats that support native species. To avoid direct mortality, CDFW recommends that the lead agency condition the DEIR to require that a CDFW-approved qualified biologist be retained to be onsite prior to and during all ground- and habitat-disturbing activities to move out of harm's way special status species or other wildlife of low or limited mobility that would otherwise be injured or killed from Project-related activities. Movement of wildlife out of harm's way should be limited to only those individuals that would otherwise be injured or killed, and individuals should be moved only as far as necessary to ensure their safety (i.e., CDFW does not recommend relocation to other areas). Furthermore, it should be noted that the temporary relocation of onsite wildlife does not constitute effective mitigation for the purposes of offsetting project impacts associated with habitat loss.

8. *Translocation of Species*: CDFW generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species as studies have shown that these efforts are experimental in nature and largely unsuccessful.

### **California Endangered Species Act**

CDFW is responsible for ensuring appropriate conservation of fish and wildlife resources including threatened, endangered, and/or candidate plant and animal species, pursuant to CESA. CDFW recommends that a CESA Incidental Take Permit (ITP) be obtained if the Project has the potential to result in "take" (California Fish and Game Code Section 86 defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") of State-listed CESA species, either through construction or over the life of the project. CESA ITPs are issued to conserve, protect, enhance, and restore State-listed CESA species and their habitats.

CDFW encourages early consultation, as significant modification to the proposed Project and avoidance, minimization, and mitigation measures may be necessary to obtain a CESA ITP. Please note that the proposed avoidance, minimization, and mitigation measures must be sufficient for CDFW to conclude that the Project's impacts are fully mitigated and the measures, when taken in aggregate, must meet the full mitigation standard. The California Fish and Game Code requires that CDFW comply with CEQA for the issuance of a CESA ITP. CDFW recommends the DEIR address all Project impacts to listed species and specify a mitigation monitoring and reporting program that will meet the requirements of CESA.

### **Lake and Streambed Alteration Program**

Based on review of aerial photography drainage features traverse the site. Depending on how the Project is designed and constructed, it is likely that the Project applicant will need to notify CDFW per Fish and Game Code section 1602. Fish and Game Code section 1602 requires an entity to notify CDFW prior to commencing any activity that

may do one or more of the following: substantially divert or obstruct the natural flow of any river, stream or lake; substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or deposit debris, waste or other materials that could pass into any river, stream or lake. Please note that "any river, stream or lake" includes those that are episodic (i.e., those that are dry for periods of time) as well as those that are perennial (i.e., those that flow year round). This includes ephemeral streams, desert washes, and watercourses with a subsurface flow. It may also apply to work undertaken within the flood plain of a body of water.

Upon receipt of a complete notification, CDFW determines if the proposed Project activities may substantially adversely affect existing fish and wildlife resources and whether a Lake and Streambed Alteration (LSA) Agreement is required. An LSA Agreement includes measures necessary to protect existing fish and wildlife resources. CDFW may suggest ways to modify the Project that would eliminate or reduce harmful impacts to fish and wildlife resources.

CDFW's issuance of an LSA Agreement is a "project" subject to CEQA (see Pub. Resources Code 21065). To facilitate issuance of an LSA Agreement, if necessary, the DEIR should fully identify the potential impacts to the lake, stream, or riparian resources, and provide adequate avoidance, mitigation, and monitoring and reporting commitments. Early consultation with CDFW is recommended, since modification of the proposed Project may be required to avoid or reduce impacts to fish and wildlife resources. To obtain a Lake or Streambed Alteration notification package, please go to <https://www.wildlife.ca.gov/Conservation/LSA/Forms>.

### **Additional Comments and Recommendations**

To ameliorate the water demands of this Project, CDFW recommends incorporation of water-wise concepts in Project landscape design plans. In particular CDFW recommends xeriscaping with locally native California species, and installing water-efficient and targeted irrigation systems (such as drip irrigation). Local water agencies/districts, and resource conservation districts in your area may be able to provide information on plant nurseries that carry locally native species, and some facilities display drought-tolerant locally native species demonstration gardens (for example the Rancho Santa Ana Botanic Garden in Claremont). Information on drought-tolerant landscaping and water-efficient irrigation systems is available on California's Save our Water website: <http://saveourwater.com/what-you-can-do/tips/landscaping/>

### **Further Coordination**

CDFW appreciates the opportunity to comment on the NOP of a DEIR for the Etiwanda Heights Neighborhood and Conservation Plan Project (SCH No. 2017091027) and recommends that the City address CDFW's comments and concerns in the forthcoming

DEIR. CDFW is available to meet with the City, and the North Etiwanda Preserve managers to clarify the mitigation proposal for the Project.

If you should have any questions pertaining to the comments provided in this letter, or wish to schedule a meeting and/or site visit, please contact Jeff Brandt at (909) 987-7161 or at [jeff.brandt@wildlife.ca.gov](mailto:jeff.brandt@wildlife.ca.gov).

Sincerely,



Scott Wilson  
Environmental Program Manager  
Inland Deserts Region

Literature Cited

Sawyer, J. O., T. Keeler-Wolf, and J. M. Evens. 2009. A manual of California Vegetation, 2<sup>nd</sup> ed. California Native Plant Society Press, Sacramento, California.  
<http://vegetation.cnps.org/>

**Martin E. Zvirbulis**  
Secretary/General Manager/CEO

January 15, 2019

Mr. Tom Grahn  
Associate Planner  
City of Rancho Cucamonga  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

**SUBJECT: COMMENTS ON REVISED AND REISSUED NOP FOR ETIWANDA HEIGHTS  
NEIGHBORHOOD & CONSERVATION PLAN PROJECT**

Dear Mr. Grahn,

Cucamonga Valley Water District (CVWD, District) appreciate the opportunity to review and comment on the revised and reissued Notice of Preparation (NOP) for Etiwanda Heights Neighborhood and Conservation Plan Project. The project consists of annexation of approximately 1,212 acres of Neighborhood Priority Area (NPA) and 3,176 acres of Conservation Priority Area (CPA) of mostly undeveloped land currently under the jurisdiction of the County of San Bernardino to the City of Rancho Cucamonga.

The District has reviewed the NOP and as a water and wastewater purveyor, it is our responsibility to serve the residents of City of Rancho Cucamonga (City) with high quality, reliable water supply and wastewater services. Based on the review, CVWD offers the following comments on the NOP for your consideration as the documents are finalized.

Section: Probable Environmental Effects, Utilities and Service Systems suggest “The EIR will also consider any changes to water district boundaries as may be proposed by the local Agency Formation Commission for San Bernardino County (SB LAFCO)”. Page 5 of the NOP indicated that there is a limited low-density rural residential development proposed within the CPA. This area is beyond the District’s, Inland Empire Utilities Agency’s (IEUA), and the Metropolitan Water District’s (MWD) service boundary.

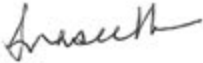
The source of water supply to this area being imported water from MWD and IEUA is the regional wastewater treatment agency and wholesale distributor of imported water. In addition to the annexation to the water district (CVWD) boundary, NOP should also mention the annexation of the CPA under the jurisdiction of the County into the IEUA, and the MWD, subject to the review and approval by the LAFCO of San Bernardino County as well as District’s Board. This will allow CVWD to deliver water or provide required wastewater services to the development beyond the current service boundary of the above mentioned agencies.



The District again appreciates the opportunity to review and comment on the NOP. The District also requests to be notified of any modification made to the proposed NOP prior to the adoption by the City.

If you have any questions please contact, Eduardo Espinoza (Director of Engineering) at (909)483-7449, or e-mail at [EduardoE@cvwdwater.com](mailto:EduardoE@cvwdwater.com), or you may call me at (909)483-7313 or by e-mail at [PraseethaK@cvwdwater.com](mailto:PraseethaK@cvwdwater.com).

Sincerely,



Praseetha Krishnan, P.E.  
Associate Engineer



Thu 1/17/2019 9:47 AM

Grahn, Tom <Tom.Grahn@cityofrc.us>

**FW: Etiwanda Heights Neighborhood & Conservation Plan (EHNCP) Project**

To Tony Locacciato; Jean Ward; Burris, Matt; David Sargent

You forwarded this message on 1/17/2019 9:49 AM.

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**Subject:** Etiwanda Heights Neighborhood & Conservation Plan (EHNCP) Project

Tom,

Good Morning. The district staff has been reviewing the EHNCP for the last month and have come to a conclusion that we need to request more acreage for schools in the proposed development. Our initial request for the site to accommodate 600 students was when the projected number of homes was approximately 1200 residences. With the possibility of 3000 residents in this area and the current generation rate from our last School Facilities Needs Analysis (SFNA) of 0.5429 per residence, the number of students is estimated at 1629 for K-8. We will need a much larger site. Please work on providing one 30 acre site or 2 – 17 acre sites. Please call me if you have questions.

Thanks,

Doug Claflin  
Assistant Superintendent of Business Services  
Etiwanda School District  
909-803-3124





# LAFCO

**Local Agency  
Formation Commission**  
*for San Bernardino County*

1170 West 3rd Street, Unit 150  
San Bernardino, CA 92415-0490  
909.388.0480 | Fax 909.388.0481  
lafco@lafco.sbcounty.gov  
www.sbcilafco.org

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ACQUANETTA WARREN  
City Member

**EXECUTIVE OFFICER**

SAMUEL MARTINEZ

**LEGAL COUNSEL**

PAULA DE SOUSA MILLS

January 21, 2019

Mr. Tom Grahn, Associate Planner  
City of Rancho Cucamonga  
Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

RE: Etiwanda Heights Neighborhood & Conservation Plan Project

Dear Mr. Grahn:

The Local Agency Formation Commission (hereafter LAFCO or the Commission) received a copy of the Notice of Preparation (NOP) of the revised and reissued Notice of Preparation of a draft Environmental Impact Report (EIR) for the Etiwanda Heights Neighborhood and Conservation Plan Project (formerly the North Eastern Sphere Annexation Project). The following are the LAFCO comments and concerns:

- LAFCO will be responsible agency as defined by the California Environmental Quality Act (CEQA). Therefore, it is essential that the draft EIR prepared for this proposed project contain an adequate discussion of all potential environmental impacts so that it can be evaluated and accepted by the Commission when it considers the proposed reorganization at some time in the future.

As noted previously, the NOP does not describe fully the overall project, which will require a reorganization to include not only the annexation to the City of Rancho Cucamonga, but also the annexations to the other City service providers such as the Cucamonga Valley Water District, the water and sewer collection service provider and the Inland Empire Utilities Agency (IEUA), the regional wastewater collection and treatment service provider. In addition, IEUA is a member agency of the Metropolitan Water District of Southern California (MET), which is a consortium of cities and water agencies that import State Water Project water to supplement local water supplies. Therefore, the reorganization will also include the annexation to MET (whose boundaries are coterminous to those of IEUA). The document should also include a discussion of the environmental consequences that would result in the extension of infrastructure facilities to the project area.

- The NOP references the Etiwanda North Specific Plan area. The location of this Plan area is not shown in any of the NOP graphics. Please incorporate a map showing its Plan area and include a more detailed discussion of the changes to this plan and environmental consequences, if any.
- Under Biological Resources, LAFCO notes that biology resource issues commonly require current (within one year) field surveys. Given the recent rainfall events in the region, a new spring survey is justified and should be conducted to verify biology findings of the earlier reports.
- Under Hydrology, LAFCO suggests the City consider evaluating the project's effects on the Chino Groundwater Basin and on groundwater quality in the upper portion of the Basin from the proposed urban development at this location in the Basin.
- Under Land Use and Planning, please include a comprehensive comparison of potential development under the County's current land use designations with that permitted under the proposed City land use designations.
- Under Mineral Resources, LAFCO suggests a broad level evaluation of the loss in volume of minerals from the use of the area for urban purposes. It is also suggested this evaluation be in the context of cumulative effects on sand and gravel availability in the future.
- Under Population and Housing issues, please include an evaluation of developing this area in the context of SCAGs regional growth policy issues, including SB 375 and other regional directives towards higher density development with access to alternative modes of transportation.
- Under Public Services, LAFCO suggests the City provide much of the information regarding ability to provide all future public services in the future when developed. The document should include a discussion and evaluation of the removal of the State Responsibility Area (SRA) designation for wildland fire protection, which automatically occurs upon annexation to the City as outlined in State law.
- Finally, LAFCO would like to ask whether the City intends to address the new State CEQA Guidelines in reviewing the project. Although the NOP may qualify the project to be reviewed under the old State Guidelines, upon completion of its review, the new guidelines will be in place. LAFCO has no preference between the two State Guideline versions; however, if the City decides to stay with the old Guidelines, it should clearly state its rationale for doing so and decide whether to address new topics in its document, such as energy (not just energy conservation), wildfires and transportation vehicle miles traveled issues.

Thank you for allowing LAFCO to provide comments to the NOP. If you have any questions concerning the information outlined above, please do not hesitate to contact

me at (909) 388-0480. Please maintain LAFCO on your distribution list to receive further information related to this process. We look forward to working with the City on its future processing of this project.

Sincerely,



SAMUEL MARTINEZ  
Executive Officer

cc: Tom Dodson, Tom Dodson & Associates, LAFCO Environmental Consultant  
Martin Zvirbulis, General Manager/CEO, Cucamonga Valley Water District  
Kirby Brill, Interim General Manager, Inland Empire Utilities Agency  
Ethel Young, Annexations Real Property Development and Management Group,  
Metropolitan Water District of Southern California





THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA

*Office of the General Manager*

January 18, 2019

**VIA EMAIL AND USPS**

Mr. Tom Grahm  
City of Rancho Cucamonga  
Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

Dear Mr. Grahm:

Revised and Reissued Notice of Preparation of a  
Draft Environmental Impact Report for the Etiwanda Heights Neighborhood  
& Conservation Plan Project (Formerly the North Eastern Sphere Annexation Project)

The Metropolitan Water District of Southern California (Metropolitan) reviewed the revised and reissued Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Etiwanda Heights Neighborhood and Conservation Plan (Project).

The project was previously called the North Eastern Sphere Annexation Project and Metropolitan provided a comment letter in January 2018 (enclosed). Our letter indicated the proposed project's boundary is partially within Metropolitan's service area, provided recommended language for the EIR regarding potential future annexation, and identified the Rialto Feeder and associated facilities are within the project area. The concerns described in the January 2018 comment letter have not changed and are consistent with this revised and reissued NOP. See attached January 2018 comment letter.

Additionally, the NOP identified existing rural residential homes and the Limei Fang-Ling Yen Mountain Temple are located in the proposed Conservation Priority Area (CPA). These parcels are located outside of Metropolitan's service area. If the City decides to provide municipal service from the public water system to any areas in the CPA in the future, those areas will need to be annexed into Metropolitan and Inland Empire Utilities Agency.

Mr. Tom Grahn

Page 2

January 18, 2019

Thank you for involving Metropolitan in your planning process. Please contact Ms. Brenda Marines at (213) 217-7902 or [bmarines@mwdh2o.com](mailto:bmarines@mwdh2o.com) if you require further assistance.

Very truly yours,



Sean Carlson

Team Manager, Environmental Planning Section

BSM:bsm

SharePoint\Etiwanda Heights Neighborhood & Conservation Plan\_Draft EIR

Enclosure:

(1) Comment Letter dated January 25, 2018

cc w/enclosure:

San Bernardino LAFCO

Samuel Martinez, Executive Officer

[smartinez@lafco.sbcounty.gov](mailto:smartinez@lafco.sbcounty.gov)

Inland Empire Utilities Agency

Kenneth Tam, Senior Associate Engineer

[ktam@ieua.org](mailto:ktam@ieua.org)



THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA

Office of the General Manager

January 25, 2018

**VIA US MAIL AND EMAIL**

Mr. Tom Grahm  
City of Rancho Cucamonga  
Community Development Department  
Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

Dear Mr. Grahm:

Revised Notice of Preparation of a  
Draft Environmental Impact Report for the North Eastern Sphere Annexation Project

The Metropolitan Water District of Southern California (Metropolitan) reviewed the revised Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the North Eastern Sphere Annexation Project (Project). The city of Rancho Cucamonga is acting as the Lead Agency under the California Environmental Quality Act (CEQA) for this project. The key components of the proposed project include pre-zoning and annexation of approximately 4,088 acres of undeveloped land, reorganization of the undeveloped land into the appropriate local jurisdictions, establishment of a habitat conservation program, adoption of the North Eastern Sphere Annexation Specific Plan for development (single family homes, schools, open space designation), and other administrative activities related to the proposed project. This letter contains Metropolitan's response to the Public Notice as an affected public agency.

Metropolitan reviewed the project description of the proposed project to determine the proximity of its facilities within the project area. We determine the proposed project is partially within Metropolitan's service area. The proposed project site south of Decliff Drive and along the base of the San Gabriel Mountains is within Metropolitan's member agency, Inland Empire Utilities Agency's (IEUA), boundaries. The area north of Decliff Drive is not currently within Metropolitan's service area and will need to be annexed prior to water being served. If the parcel ever develops and is to receive imported water it is to annex to Metropolitan and IEUA. Metropolitan is a responsible agency with respect to the annexation and needs to be listed in the agency approval list related to EIR actions.

The Draft EIR needs to include in the project description a brief statement on the proposed annexation to Metropolitan, IEUA, and San Bernardino LAFCO, including water standby charges, establishment of a habitat conservation program, and other required conditions for annexation. Then, in the appropriate impact section (e.g., water supplies or utilities), there needs to be an analysis of this proposed annexation so that Metropolitan and others can rely on the EIR



for their own discretionary actions. We encourage the city to work with Metropolitan, IEUA, and San Bernardino LAFCO on annexation procedures by contacting Ethel Young at (213) 217-7677.

Additionally, Metropolitan owns and operates a pipeline and associated facilities within the boundaries of the proposed project location. Metropolitan's Rialto Pipeline, is a 96-inch-inside-diameter pre-stressed concrete pipe with appurtenant Service Connections CB-13 and -15, manhole structures, and accompanying varied fee and permanent easement rights-of-way, run along Banyan Street through the project's Development Priority Area and through San Sevaine Creek in the Conservation Priority Area, within the city of Rancho Cucamonga. Please see the attached map for locations of Metropolitan's pipeline alignment.

Metropolitan is concerned with potential impacts to these pipeline facilities that may result from future excavation, construction, utilities, or any redevelopment activities under the proposed Project. Development and redevelopment associated with the proposed Project must not restrict any of Metropolitan's day-to-day operations and/or access to its facilities. Detailed prints of drawings of Metropolitan's pipeline and rights-of-way may be obtained by calling Metropolitan's Substructures Information Line at (213) 217-7663. To assist in preparing plans that are compatible with Metropolitan's facilities, easements, and properties, we have enclosed a copy of the "Guidelines for Developments in the Area of Facilities, Fee Properties, and/or easements of The Metropolitan Water District of Southern California." Please note that all submitted designs or plans must clearly identify Metropolitan's facilities and rights-of-way.

We encourage projects within its service area to include water conservation measures. While Metropolitan continues to build new supplies and develop means for more efficient use of current system. Water conservation, reclaimed water use, and groundwater recharge programs are integral components to regional water supply planning. Metropolitan supports mitigation measures such as using water efficient fixtures, drought-tolerant landscaping, and reclaimed water to offset any increase in water use associated with the proposed project.

We appreciate the opportunity to provide input to your planning process and look forward to receiving the Draft EIR and future environmental documentation on this Project. If we can be of further assistance, please contact Ms. Brenda S. Marines at (213) 217-7902.

Very truly yours,



Vikki Dee Bradshaw  
Team Manager, Environmental Planning Section

Mr. Tom Grahm  
Page 3  
January 25, 2018

Enclosures:

- 1.Guidelines
- 2.North Eastern Sphere Annexation Project Map

cc:

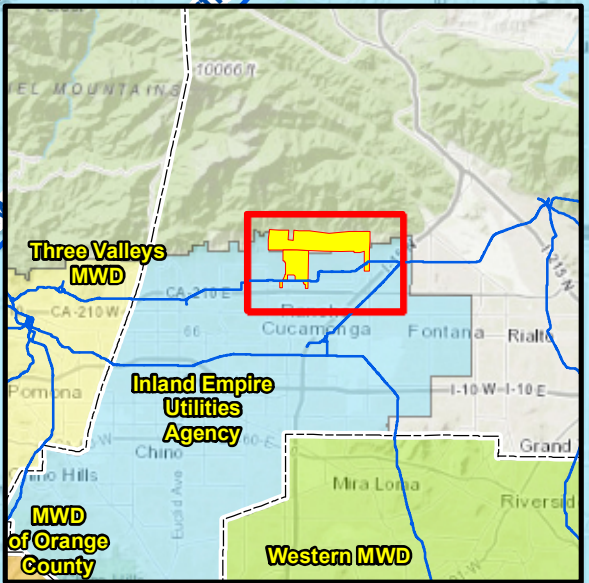
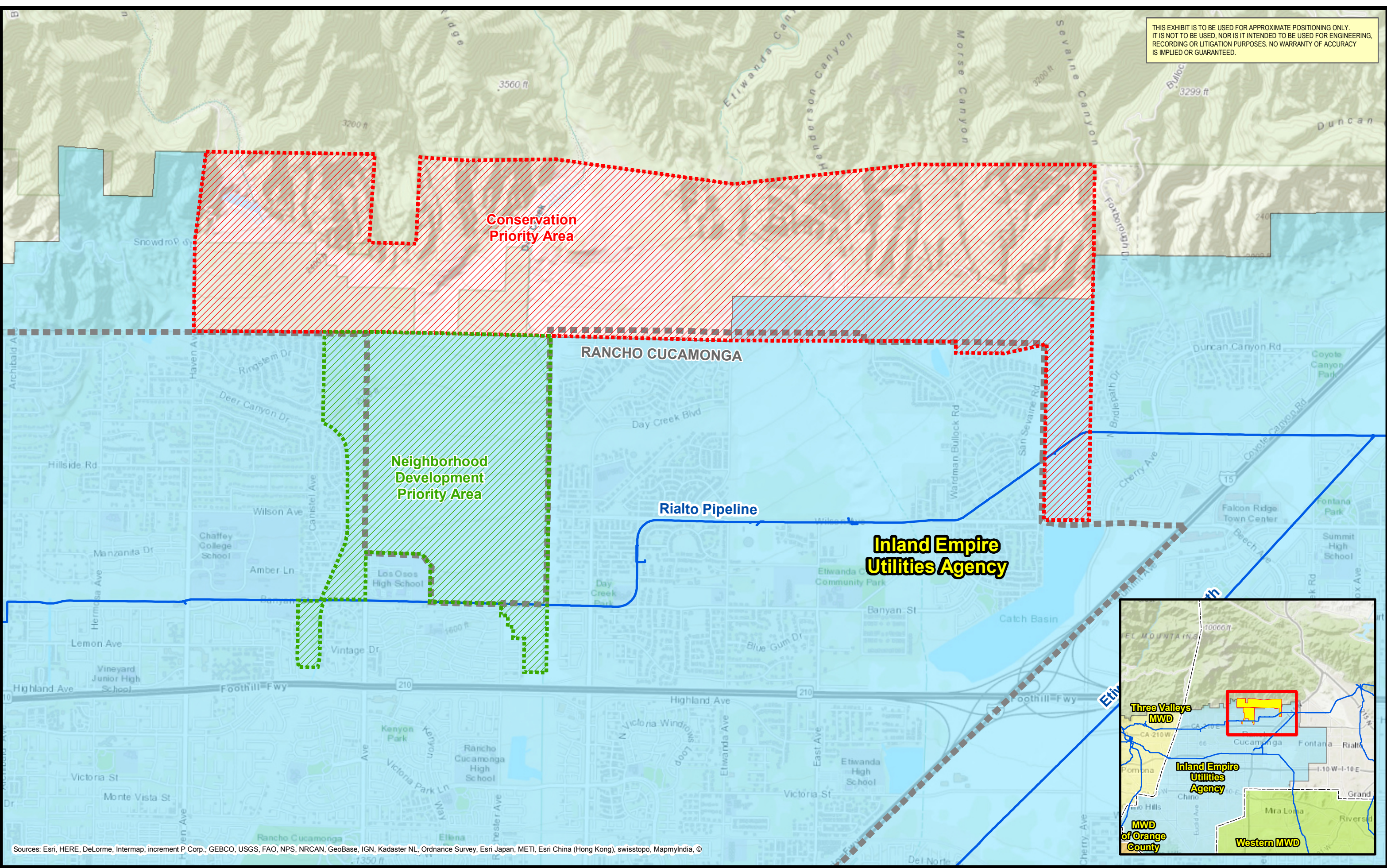
San Bernardino LAFCO  
Kathy McDonald, Executive Officer  
[kmcdonald@lafco.sbcounty.gov](mailto:kmcdonald@lafco.sbcounty.gov)

Inland Empire Utilities Agency  
Ken Tam, Senior Associate Engineer  
[ktam@ieua.org](mailto:ktam@ieua.org)



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\\slrapp01\CR\ESR\Engineering\TP\Projects\Annexations\GIS\San\_Bernardino\SanBernardinoRanchoCucamonga\_NorthEasternSphereAnnexation.mxd [Printed 1/22/2018] Photography Date: Esri Prepared by: Enrique Chen (Geodetics & Mapping Team) Checked by: Ethel Young Job#: GIS18-01-04







## Department of Public Works

- Flood Control
- Operations
- Solid Waste Management
- Surveyor
- Transportation

Kevin Blakeslee, P.E.  
Director

### Transmitted Via Email

January 16, 2019

City of Rancho Cucamonga  
Attn: Tom Grahn, Associate Planner  
Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, CA. 91730

File: 10(ENV)-4.01

**RE: CEQA – NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE ETIWANDA HEIGHTS NEIGHBORHOOD AND CONSERVATION PLAN PROJECT**

Dear Mr. Grahn:

Thank you for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. **We received this request on December 10, 2018** and pursuant to our review, the following comments are provided:

**Permits/Operations Support Division (Melissa Walker, Chief, 909-387-7995):**

1. Any proposed work within the Summit Avenue road right-of-way would require a Transportation encroachment permit from the County of San Bernardino Department of Public Works. Also, since this project is near various San Bernardino County Flood Control District (District) properties, any proposed work within the District right-of-way would require an encroachment permit from the District. Any District facilities built by the United States Army Corps of Engineers (USACE) would require the District to obtain approval (408-permit) from the USACE. The necessity for any, or all of these permits, and any impacts associated with them, should be addressed in the DEIR prior to adoption and certification.

We respectfully request to be included on the circulation list for all project notices, public reviews, or public hearings. In closing, I would like to thank you again for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. Should you have any questions or need additional clarification, please contact the individuals who provided the specific comment, as listed above.

Sincerely,

**Michael R. Perry**  
Supervising Planner  
Environmental Management

MRP:PE:sr  
Email: [Tom.grahn@cityofrc.us](mailto:Tom.grahn@cityofrc.us)

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Linda Parks, Ventura County

Transportation  
Curt Hagman, San Bernardino  
County

January 21, 2019

Mr. Tom Grahn, Associate Planner  
City of Rancho Cucamonga, Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, California 91730  
Phone: (909) 774-4312  
E-mail: [tom.grahn@cityofrc.us](mailto:tom.grahn@cityofrc.us)

### **RE: SCAG Comments on the Revised Notice of Preparation of a Draft Environmental Impact Report for the Etiwanda Heights Neighborhood and Conservation Plan Project [SCAG NO. IGR9384]**

Dear Mr. Grahn,

Thank you for submitting the Revised Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Etiwanda Heights Neighborhood and Conservation Plan Project ("proposed project") to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review (IGR) of programs proposed for Federal financial assistance and direct Federal development activities, pursuant to Presidential Executive Order 12372. Additionally, SCAG reviews the Environmental Impact Reports of projects of regional significance for consistency with regional plans pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

SCAG is also the designated Regional Transportation Planning Agency under state law, and is responsible for preparation of the Regional Transportation Plan (RTP) including the Sustainable Communities Strategy (SCS) pursuant to Senate Bill (SB) 375. As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans.<sup>1</sup> SCAG's feedback is intended to assist local jurisdictions and project proponents to implement projects that have the potential to contribute to attainment of Regional Transportation Plan/Sustainable Community Strategies (RTP/SCS) goals and align with RTP/SCS policies.

SCAG staff has reviewed the Revised NOP of a DEIR for the proposed project. The proposed project consists of a new specific plan that would annex 4,088 acres of County land into the City, establish a 3,176 acre Conservation Priority Area where 483 acres are proposed for habitat conservation and restoration, and up to 3,000 residential units on a project area of 4,388 acres.

**When available, please send environmental documentation to SCAG's Los Angeles office in Los Angeles (900 Wilshire Boulevard, Ste. 1700, Los Angeles, California 90017) or by email to [au@scag.ca.gov](mailto:au@scag.ca.gov) providing, at a minimum, the full public comment period for review.**

If you have any questions regarding the attached comments, please contact the Inter-Governmental Review (IGR) Program, attn.: Anita Au, Associate Regional Planner, at (213) 236-1874 or [au@scag.ca.gov](mailto:au@scag.ca.gov). Thank you.

Sincerely,

Ping Chang  
Manager, Compliance and Performance Monitoring

<sup>1</sup> Lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with the 2016 RTP/SCS for the purpose of determining consistency for CEQA. Any "consistency" finding by SCAG pursuant to the IGR process should not be construed as a determination of consistency with the 2016 RTP/SCS for CEQA.

**COMMENTS ON THE REVISED NOTICE OF PREPARATION OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE  
ETIWANDA HEIGHTS NEIGHBORHOOD AND CONSERVATION PLAN PROJECT  
[SCAG NO. IGR9384]**

**CONSISTENCY WITH RTP/SCS**

SCAG reviews environmental documents for regionally significant projects for their consistency with the adopted RTP/SCS. For the purpose of determining consistency with CEQA, lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with the RTP/SCS.

**2016 RTP/SCS GOALS**

The SCAG Regional Council adopted the 2016 RTP/SCS in April 2016. The 2016 RTP/SCS seeks to improve mobility, promote sustainability, facilitate economic development and preserve the quality of life for the residents in the region. The long-range visioning plan balances future mobility and housing needs with goals for the environment, the regional economy, social equity and environmental justice, and public health (see <http://scagrtpscs.net/Pages/FINAL2016RTPSCS.aspx>). The goals included in the 2016 RTP/SCS may be pertinent to the proposed project. These goals are meant to provide guidance for considering the proposed project within the context of regional goals and policies. Among the relevant goals of the 2016 RTP/SCS are the following:

SCAG 2016 RTP/SCS GOALS	
RTP/SCS G1:	<i>Align the plan investments and policies with improving regional economic development and competitiveness</i>
RTP/SCS G2:	<i>Maximize mobility and accessibility for all people and goods in the region</i>
RTP/SCS G3:	<i>Ensure travel safety and reliability for all people and goods in the region</i>
RTP/SCS G4:	<i>Preserve and ensure a sustainable regional transportation system</i>
RTP/SCS G5:	<i>Maximize the productivity of our transportation system</i>
RTP/SCS G6:	<i>Protect the environment and health for our residents by improving air quality and encouraging active transportation (e.g., bicycling and walking)</i>
RTP/SCS G7:	<i>Actively encourage and create incentives for energy efficiency, where possible</i>
RTP/SCS G8:	<i>Encourage land use and growth patterns that facilitate transit and active transportation</i>
RTP/SCS G9:	<i>Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies*</i>
*SCAG does not yet have an agreed-upon security performance measure.	

For ease of review, we encourage the use of a side-by-side comparison of SCAG goals with discussions of the consistency, non-consistency or non-applicability of the goals and supportive analysis in a table format. Suggested format is as follows:



SCAG 2016 RTP/SCS GOALS	
Goal	Analysis
RTP/SCS G1: <i>Align the plan investments and policies with improving regional economic development and competitiveness</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
RTP/SCS G2: <i>Maximize mobility and accessibility for all people and goods in the region</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
etc.	etc.

## 2016 RTP/SCS STRATEGIES

To achieve the goals of the 2016 RTP/SCS, a wide range of land use and transportation strategies are included in the 2016 RTP/SCS. Technical appendances of the 2016 RTP/SCS provide additional supporting information in detail. To view the 2016 RTP/SCS, please visit: <http://scagrtpscs.net/Pages/FINAL2016RTPSCS.aspx>. The 2016 RTP/SCS builds upon the progress from the 2012 RTP/SCS and continues to focus on integrated, coordinated, and balanced planning for land use and transportation that the SCAG region strives toward a more sustainable region, while the region meets and exceeds in meeting all of applicable statutory requirements pertinent to the 2016 RTP/SCS. These strategies within the regional context are provided as guidance for lead agencies such as local jurisdictions when the proposed project is under consideration.

## DEMOGRAPHICS AND GROWTH FORECASTS

Local input plays an important role in developing a reasonable growth forecast for the 2016 RTP/SCS. SCAG used a bottom-up local review and input process and engaged local jurisdictions in establishing the base geographic and socioeconomic projections including population, household and employment. At the time of this letter, the most recently adopted SCAG jurisdictional-level growth forecasts that were developed in accordance with the bottom-up local review and input process consist of the 2020, 2035, and 2040 population, households and employment forecasts. To view them, please visit <http://www.scag.ca.gov/Documents/2016GrowthForecastByJurisdiction.pdf>. The growth forecasts for the region and applicable jurisdictions are below.

	Adopted SCAG Region Wide Forecasts			Adopted City of Rancho Cucamonga Forecasts		
	Year 2020	Year 2035	Year 2040	Year 2020	Year 2035	Year 2040
Population	19,663,000	22,091,000	22,138,800	173,900	198,300	204,300
Households	6,458,000	7,325,000	7,412,300	57,100	70,200	73,100
Employment	8,414,000	9,441,000	9,871,500	82,300	101,800	104,600

## MITIGATION MEASURES

SCAG staff recommends that you review the Final Program Environmental Impact Report (Final PEIR) for the 2016 RTP/SCS for guidance, as appropriate. SCAG's Regional Council certified the Final PEIR and adopted the associated Findings of Fact and a Statement of Overriding Considerations (FOF/SOC) and Mitigation Monitoring and Reporting Program (MMRP) on April 7, 2016 (please see: <http://scagrtpscs.net/Pages/FINAL2016PEIR.aspx>). The Final PEIR includes a list of project-level performance standards-based mitigation measures that may be considered for adoption and implementation by lead, responsible, or trustee agencies in the region, as applicable and feasible. Project-level mitigation measures are within responsibility, authority, and/or jurisdiction of project-implementing agency or other public agency serving as lead agency under CEQA in subsequent project- and site- specific design, CEQA review, and decision-making processes, to meet the performance standards for each of the CEQA resource categories.

SENT VIA USPS AND E-MAIL:

January 8, 2019

[tom.grahn@cityofrc.us](mailto:tom.grahn@cityofrc.us)

Tom Grahn, Associate Planner  
City of Rancho Cucamonga, Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

**Revised Notice of Preparation of a Draft Environmental Impact Report for the  
Proposed Etiwanda Heights Neighborhood & Conservation Plan Project  
(Formerly the North Eastern Sphere Annexation Project<sup>1</sup>)**

South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the Proposed Project that should be included in the Draft Environmental Impact Report (EIR). Please send SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address shown in the letterhead. **In addition, please send with the Draft EIR all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files<sup>2</sup>. These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, SCAQMD staff will be unable to complete our review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

**Air Quality Analysis**

SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from SCAQMD's Subscription Services Department by calling (909) 396-3720. More guidance developed since this Handbook is also available on SCAQMD's website at: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: [www.caleemod.com](http://www.caleemod.com).

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<sup>1</sup> SCAQMD staff provided comments on the Notice of Preparation for the North Eastern Sphere Annexation Specific Plan project on January 24, 2018. SCAQMD staff comments can be accessed at: <http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2018/revisednopanannexation-011618.pdf>.

<sup>2</sup> Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

SCAQMD has also developed both regional and localized significance thresholds. SCAQMD staff requests that the Lead Agency quantify criteria pollutant emissions and compare the results to SCAQMD's CEQA regional pollutant emissions significance thresholds to determine air quality impacts. SCAQMD's CEQA regional pollutant emissions significance thresholds can be found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the Proposed Project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by SCAQMD staff or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis.

#### Mobile Source Health Risk Assessment

Notwithstanding the court rulings, SCAQMD staff recognizes that the Lead Agencies that approve CEQA documents retain the authority to include any additional information they deem relevant to assessing and mitigating the environmental impacts of a project. Because of SCAQMD staff's concern about the potential public health impacts of siting sensitive populations within close proximity of freeways, SCAQMD staff recommends that, prior to approving the project, Lead Agencies consider the impacts of air pollutants on people who will live at a new project and provide mitigation where necessary.

When specific development is reasonably foreseeable as result of the goals, policies, and guidelines in the Proposed Project, the Lead Agency should identify any potential adverse health risk impacts using its best efforts to find out and a good-faith effort at full disclosure in the CEQA document. Based on a review of aerial photographs and information in the Revised Notice of Preparation, SCAQMD staff found that the Neighborhood Area of the Proposed Project will be located in proximity to Interstate Highway 210 (I-210). Because of the close proximity to the existing freeways, residents at the Proposed Project<sup>3</sup> would be exposed to diesel particulate matter (DPM), which has been classified by the state as a toxic air contaminant and a carcinogen. Since future residences of the Proposed Project would be exposed to toxic emissions from the nearby sources of air pollution (e.g., diesel fueled highway vehicles), SCAQMD staff

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<sup>3</sup> According to the Project Description in the Revised Notice of Preparation, the Proposed Project would include, among others, residential uses with 3,800 units.



recommends that the Lead Agency conduct a health risk assessment (HRA)<sup>4</sup> to disclose the potential health risks to the residents from the emissions coming from vehicles traveling on I-210 in the Draft EIR<sup>5</sup>.

#### Guidance Regarding Residences Sited Near a High-Volume Freeway or Other Sources of Air Pollution

SCAQMD staff recognizes that there are many factors Lead Agencies must consider when making local planning and land use decisions. To facilitate stronger collaboration between Lead Agencies and the SCAQMD to reduce community exposure to source-specific and cumulative air pollution impacts, the SCAQMD adopted the Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning in 2005. This Guidance Document provides suggested policies that local governments can use in their General Plans or through local planning to prevent or reduce potential air pollution impacts and protect public health. SCAQMD staff recommends that the Lead Agency review this Guidance Document as a tool when making local planning and land use decisions. This Guidance Document is available on SCAQMD's website at: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf>. Additional guidance on siting incompatible land uses (such as placing homes near freeways or other polluting sources) can be found in the California Air Resources Board's (CARB) *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>. Guidance<sup>6</sup> on strategies to reduce air pollution exposure near high-volume roadways can be found at: [https://www.arb.ca.gov/ch/rd\\_technical\\_advisory\\_final.PDF](https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF).

#### Mitigation Measures

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize these impacts. Pursuant to CEQA Guidelines Section 15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying potential mitigation measures for the Proposed Project, including:

- Chapter 11 of SCAQMD's CEQA Air Quality Handbook
- SCAQMD's CEQA web pages available here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions and Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities
- SCAQMD's Mitigation Monitoring and Reporting Plan (MMRP) for the 2016 Air Quality Management Plan (2016 AQMP) available here (starting on page 86): <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2017/2017-mar3-035.pdf>
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

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<sup>4</sup> South Coast Air Quality Management District. *Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*. Accessed at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>.

<sup>5</sup> SCAQMD has developed the CEQA significance threshold of 10 in one million for cancer risk. When SCAQMD acts as the Lead Agency, SCAQMD staff conducts a HRA, compares the maximum cancer risk to the threshold of 10 in one million to determine the level of significance for health risk impacts, and identifies mitigation measures if the risk is found to be significant.

<sup>6</sup> In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's Air Quality and Land Use Handbook: A Community Health Perspective. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: <https://www.arb.ca.gov/ch/landuse.htm>.

As stated above, the Proposed Project is located in proximity to I-210. Many strategies are available to reduce exposure, including, but are not limited to, building filtration systems with MERV13 or better, or in some cases, MERV 15 or better is recommended; building design, orientation, location; vegetation barriers or landscaping screening, etc. Because of the potential adverse health risks involved with siting sensitive receptors near freeways, it is essential that any proposed strategy must be carefully evaluated before implementation.

In the event that enhanced filtration units are installed at the Proposed Project either as a mitigation measure or project design feature requirement, SCAQMD staff recommends that the Lead Agency consider the limitations of the enhanced filtration. For example, in a study that SCAQMD conducted to investigate filters<sup>7</sup>, a cost burden is expected to be within the range of \$120 to \$240 per year to replace each filter. In addition, because the filters would not have any effectiveness unless the HVAC system is running, there may be increased energy costs to the residents. It is typically assumed that the filters operate 100 percent of the time while residents are indoors, and the environmental analysis does not generally account for the times when the residents have their windows or doors open or are in common space areas of the project. In addition, these filters have no ability to filter out any toxic gases from vehicle exhaust. Therefore, the presumed effectiveness and feasibility of any filtration units should be carefully evaluated in more detail prior to assuming that they will sufficiently alleviate exposures to DPM emissions.

If enhanced filtration units are installed at the Proposed Project, and to ensure that they are enforceable throughout the lifetime of the Proposed Project as well as effective in reducing exposures to DPM emissions, SCAQMD staff recommends that the Lead Agency provide additional details regarding the ongoing, regular maintenance of filters in the Draft EIR. To facilitate a good faith effort at full disclosure and provide useful information to future residents who will live at the Proposed Project, the Draft EIR should include the following information, at a minimum:

- Disclose the potential health impacts to prospective residents from living in a close proximity of I-210 and the reduced effectiveness of air filtration system when windows are open and/or when residents are outdoor (e.g., in the common usable open space areas);
- Identify the responsible implementing and enforcement agency such as the Lead Agency to ensure that enhanced filtration units are installed on-site at the Proposed Project before a permit of occupancy is issued;
- Identify the responsible implementing and enforcement agency such as the Lead Agency to ensure that enhanced filtration units are inspected regularly;
- Provide information to residents on where the MERV filters can be purchased;
- Disclose the potential increase in energy costs for running the HVAC system to prospective residents;
- Provide recommended schedules (e.g., every year or every six months) for replacing the enhanced filtration units to prospective residents;
- Identify the responsible entity such as residents themselves, Homeowner's Association, or property management for ensuring enhanced filtration units are replaced on time, if appropriate and feasible (if residents should be responsible for the periodic and regular purchase and replacement of the enhanced filtration units, the Lead Agency should include this information in the disclosure form);

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<sup>7</sup> This study evaluated filters rated MERV 13 or better. Accessed at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/aqmdpilotstudyfinalreport.pdf>. Also see 2012 Peer Review Journal article by SCAQMD: <http://d7.iqair.com/sites/default/files/pdf/Polidori-et-al-2012.pdf>.

- Identify, provide, and disclose any ongoing cost sharing strategies, if any, for the purchase and replacement of the enhanced filtration units;
- Set City-wide or Proposed Project-specific criteria for assessing progress in installing and replacing the enhanced filtration units; and
- Develop a City-wide or Proposed Project-specific process for evaluating the effectiveness of the enhanced filtration units at the Proposed Project.

**Alternatives**

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a “no project” alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the Draft EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the Proposed Project.

**Permits and SCAQMD Rules**

In the event that the Proposed Project requires a permit from SCAQMD, SCAQMD should be identified as a Responsible Agency for the Proposed Project. The assumptions in the air quality analysis in the Final EIR will be the basis for permit conditions and limits. For more information on permits, please visit SCAQMD’s webpage at: <http://www.aqmd.gov/home/permits>. Questions on permits can be directed to SCAQMD’s Engineering and Permitting staff at (909) 396-3385.

**Data Sources**

SCAQMD rules and relevant air quality reports and data are available by calling SCAQMD’s Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available at SCAQMD’s webpage at: <http://www.aqmd.gov>.

SCAQMD staff is available to work with the Lead Agency to ensure that project air quality and health risk impacts are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at [lsun@aqmd.gov](mailto:lsun@aqmd.gov) or (909) 396-3308.

Sincerely,

*Lijin Sun*

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources







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January 21, 2019

## **Re: Etiwanda Heights Neighborhood and Conservation Plan Project**

This letter has been prepared by the Habitat Defense Council ("HDC") and the Riverside-San Bernardino Chapter of the California Native Plant Society (CNPS) in connection with the Notice of Preparation ("NOP") of a Draft Environmental Impact Report ("DEIR") for the Etiwanda Heights Neighborhood & Conservation Plan. The HDC and CNPS are concerned with the preservation and protection of unique natural ecosystems that contain the rich biodiversity that makes the California Floristic Province one of only thirty-five biodiversity hotspots on the planet (Myers 2000; Lamoreux, J. F., et al. 2006; Pimm, S. L., et al. 2014). The California Floristic Province earned inclusion into the original hotspot study for having high rates of endemism (42% of the California Floristic Province's plant species are found nowhere else on the planet, Burge et al. 2016) and being extremely threatened and/or having lost most of its historic species and/or natural ranges. The California Native Plant Society is a non-profit volunteer organization dedicated to the conservation and preservation of California's native flora. The Riverside-San Bernardino Chapter of CNPS works to increase the public awareness of the significance of native plants and to preserve the native vegetation of Riverside and southwestern San Bernardino Counties.

## **Comments Regarding the Biological Existing Conditions Study**

In anticipation of the preparation of the DEIR, we have reviewed the Biological Existing Conditions ("BEC") study prepared by Dudek in November 2018. We understand that the majority of the findings of the Biological Existing Conditions study document will comprise the Biological Technical Section of the DEIR. Here we take the opportunity to address issues, inaccuracies and oversights that we have identified thus far:

### **1. Novel Vegetation Types and Changes in Rarity Rankings**

Several vegetation types were identified by the consulting biologists that were unable to be keyed in the *Manual of California Vegetation*. Per the BEC, unrecognized types include: Hairy Yerba Santa Scrub, Hairy Yerba Santa – White Sage Scrub, Pinebush Scrub; a CNPS biologist also

identified Hairy Yerba Santa Scrub – California Sagebrush Scrub in the south east corner of the Neighborhood Priority Area (“NPA”) south of Banyan (it should be noted that this area was inaccurately described as California Sagebrush Scrub in the BEC mapping). The existence of novel vegetation types within the project area is not surprising as the south facing alluvial fans along California’s only major east-west running mountain range (Transverse Range) present a unique soil substrate and topographic combination that contributes to the rare assemblages found in this area. As alluvial fans form, sediment is sorted and deposited according to size of debris with larger boulders and rocks being deposited at the upper end of the fan and finer sediments lower down as water velocity and debris transport power is decreased. The lower fan area designated as the Neighborhood Priority Area in the NOP is the last large intact example of these finer sediment fan deposits and the associated unique plant assemblages. A much deeper analysis of this area’s history, soil composition and plant assemblages than what has currently been assembled should be conducted and presented in the DEIR. It is expected that there may be other novel vegetation types present; this should be determined during subsequent site visits and mapping efforts.

The City should consult with the California Native Plant Society and the California Department of Fish and Wildlife (“CDFW”) to further identify and define these and other novel vegetation types within the project area and specifically within the NPA especially when closely allied with other recognized sensitive vegetation communities. Additionally, the existence of novel vegetation types within the project footprint should be a major consideration in moving forward with avoidance and mitigation measures in the DEIR. Describe how these novel stands are likely one of a kind, how they would be impacted by the project and how their elimination would constitute a severe impact to the regional ecology.

There were at least two updates to the Natural Communities Lists and rankings for sensitive status posted in 2018 that affect the rankings reported in the study. The most recent changes were posted October 15, 2018. The rankings for some plant communities were affected by this update and will need to be reflected in the analysis. For example, the *Salvia apiana* alliance is now considered S3 G3 (click on “Recent changes in Natural Communities at [https://www.wildlife.ca.gov/Data/VegCAMP/Natural-Communities#sensitive natural communities](https://www.wildlife.ca.gov/Data/VegCAMP/Natural-Communities#sensitive%20natural%20communities)). The G3 S3 ranking is considered highly imperiled by CDFW. All the rankings will need to be revisited based on changes. Describe how impacts for trail use and development could impact such sensitive plant communities and how any impacts will be appropriately mitigated.

## 2. Vegetation Classification

The DEIR should further define vegetation types in the NPA to the association level according to *A Manual of California Vegetation*. This will be useful for determining the vegetation community richness of the area as well as identify any sensitive associations of vegetation alliances that are generally not sensitive. We recommend using a minimum mapping unit of 1 acre, where reasonable, in contrast to the 2.2 acre minimum mapping unit that was used to prepare the BEC vegetation classification.

The DEIR should also re-assess vegetation acreage calculations and mapping delineations; as is stated above, we identified the southeast corner of the NPA as being inaccurately described as



California Sagebrush Scrub and California Buckwheat Scrub, whereas these areas actually support the sensitive types Scale Broom Scrub and the unrecognized (requiring study) Hairy Yerba Santa Scrub – California Sagebrush Scrub. The Scale broom Scrub membership rule is “*Lepidospartum squamatum*>1% in alluvial environments (Barbour and Wirka 1997). Vegetation surveying using the CNPS Vegetation Rapid Assessment Protocol is recommended. Filled out Rapid Assessment forms used to sample vegetation should be included in the appendix of the DEIR.

The unique successional characteristics and features of the Transverse Range alluvial fans has lead to the development of not just unique and rare vegetation types or stands, but has also lead to unique mosaics of types which consists of typical sage scrub species as well as typical chaparral species that coexist in a kind of vegetation patchwork. In addition to alliance and association level mapping of vegetation types by the membership rules of *A Manual of California Vegetation*, the larger mosaic of plant assemblages, commonly referred to as Riversidean alluvial fan sage scrub or just alluvial fan sage scrub (RAFSS or AFSS) should be documented and addressed in avoidance and mitigation measures. The entire NPA area consists of a RAFSS mosaic which also holds a sensitive status.

### **3. Assessment of Disturbed Habitat**

The large historic mining area within the Neighborhood Priority Area (“NPA”) was classified as ‘disturbed’ in the BEC vegetation analysis. Though this area has historically been anthropogenically disturbed through mining activity, natural as well as non-natural vegetation has re-established within the disturbance footprint to valuable and functional habitat. The observed (via UAV) existence of scale broom at greater than 1% cover in this area meets the membership criteria for scale broom scrub, a sensitive vegetation type. This area should be reclassified as “disturbed scale broom scrub” in the DEIR and appropriate avoidance or mitigation measures determined.

### **4. Rare Plant Species**

Parry’s spineflower (*Chorizanthe parryi* var. *parryi*) and intermediate mariposa lily (*Calochortus weedii* var. *intermedius*) were identified across the NPA and both hold ranking of 1B in the California Rare Plant Rank index meaning that they satisfy the criteria for listing under the California Endangered Species Act and are eligible for listing. The DEIR should place strong avoidance emphasis on both of these species and especially substantial avoidance emphasis on the population of intermediate mariposa lily; the nearest known population of this plant outside of the NPA is over 20 miles to the west in the City of Pomona. The elimination of this population would constitute a major constriction in known range of this rare species and all but extirpate this plant from San Bernardino County. The DIER should include avoidance measures for both of these species and in particular, address the elimination of the northeast most population intermediate mariposa lily.

## 5. Jurisdictional Waters

The DEIR should include a revised jurisdictional delineation that is prepared by individuals with familiarity of episodic environments and alluvial fans. Delineations of these environments are notoriously difficult and laborious, though nonetheless necessary. We recommend that hydrologic modeling and interpretation of non-wetland aquatic resources be evaluated from the perspective of the context in which they are found; i.e. episodic washes, alluvial fans, etc. Several supplemental documents have been created and are available online to assist consultants in adequately accounting for jurisdictional non-wetland waters in episodic systems. We also recommend the consultant reference the **“Conservation Plan for the Etiwanda-Day Canyon Drainage System Supporting the area Natural Community of Alluvial Fan Sage Scrub”** as well as other related reference materials written on the subject to gain a more informed understanding of alluvial fan hydromorphology as well as associated vegetation.

The hydrologic model used by the consultant used a model input of a “2-25 year storm event” to produce a delineation model; however, to adequately model alluvial fans and similar environments, a model of a 100-year storm event should be used to determine the spatial extent of the 100-year flood area. The DEIR should include 100-year storm analysis and this analysis should be used in tandem with field delineations to accurately account for jurisdictional areas. The EIR should also discuss how climate change is expected to result in earlier snow melt and an increase in storm severity. What used to be a 25 or 100-year flood event may be change.

## Additional Recommendations and Comments

### Prioritization of Areas for Conservation

The BEC specified 16 special status species within the Neighborhood Priority Area which is a strong testament to the extremely high ecological importance of this area. We strongly urge the City to reassess this project before moving forward with the dedication of resources toward the development of an EIR. This project presents clear significant and unavoidable impacts to several hundred acres of recognized sensitive vegetation types, novel vegetation types yet to be described, and many species that are rapidly declining throughout the state. Development of the magnitude that is proposed in this area is not a legal option for the City considering the present biology, the constraints of California environmental law and judicial precedent. We recommend redeveloping this project or focusing the DEIR analysis on several project alternatives that significantly scale down the project and focus development (no development is strongly suggested) in areas that do not possess sensitive species and/or vegetation types.

California is experiencing a rapid decline in its natural biodiversity across the state which has prompted the recently signed executive order declaring the California Biodiversity Initiative. We recommend that the City familiarize itself with this Initiative and consult with the CDFW and other relevant agencies regarding the executive order, which this project, it should be noted, is in stark contrast to.

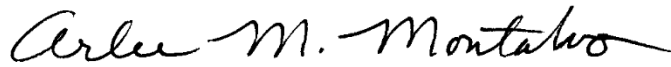
The HDC and CNPS are grateful for the opportunity to provide comments on this project and are always available to assist private individuals, local governments, public agencies and others in ecologically responsible planning and designing truly effective mitigation measures.

Sincerely,

Ruth Brissenden, J.D.

Habitat Defense Council

Arlee M. Montalvo, Ph.D.



Co-Conservation Chair

Riverside-San Bernardino Chapter, CNPS

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December 24, 2018

*VIA ELECTRONIC MAIL*

Tom Grahm  
Planning Department  
City of Rancho Cucamonga  
10500 Civic Center Dr  
Rancho Cucamonga, CA 91730

**RE: Revised and Reissued Notice of Preparation for the Etiwanda Heights  
Neighborhood and Conservation Plan Project**

Dear Mr. Grahm:

Endangered Habitats League (EHL) appreciates the opportunity to comment. For reference, EHL is a Southern California regional conservation group with a longstanding interest in the remaining alluvial fan ecosystem. The project area contains such depleted and valuable habitat.

As a general matter, we commend the City's comprehensive approach to conservation and development, and its effective program of early outreach to the community and other stakeholders.

More specifically, the revised project is much improved biologically from the prior iteration. The Rural/Conservation Area contains the most intact and most important biological resources. The draft Neighborhood Area footprint is also acceptable for planning purposes, as it is located in the least intact and more degraded portions of the site. The inclusion of natural open space in the northern part of the Neighborhood Area – adjacent to and south of the Day Creek levee – is important, both as a development buffer and as habitat *per se*. We also concur with the goal of limiting access to the Etiwanda Preserve, which has suffered from uncontrolled recreational use. For all these reasons, the Rural/Conservation Area is appropriate to serve as mitigation under CEQA for development impacts, and we urge this approach in the DEIR.

EHL's main concern is with the efficacy of conservation measures in the Rural/Conservation Area. Rural development on large, dispersed lots, with multiple roadways and driveways, is highly impactful due to habitat fragmentation and edge effects. Indeed, studies have shown that adverse effects of such development only significantly diminish at a densities less than 1 unit per 40 acres.<sup>1</sup> Typical estate lots are virtually as destructive as suburban development. For this reason, the DIER should

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<sup>1</sup> Conservation Biology Institute, Analysis of General Plan-2020, San Diego County, 2005.

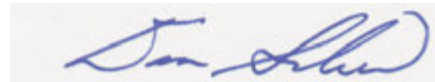
recognize that effective mitigation depends upon the permanent preservation of large, intact blocks of habitat within the Rural/Conservation Area.

The DEIR should explore several mechanisms to achieve such effective conservation and mitigation. These include transfer of development rights to the Neighborhood Area, purchase of development rights, and in lieu fees. An ordinance or condition of approval should be considered instead of nexus-based mitigation. Permanent conservation should be achieved via easement or fee title acquisition and management also provided for. EHL offers to work with the City on such mechanisms.

The DEIR should offer project alternatives that create enough equity to achieve the necessary conservation of the Rural/Conservation Area. Specifically, the City should ensure that housing types and numbers are sufficient. For this reason, as well as for sound reasons of urban planning and housing affordability, higher density product types should be considered. While townhomes and small lot single family homes are options, so are multifamily dwellings, which can also be high quality and community character.

Endangered Habitats League would look forward to meeting with the City to explore conservation mechanisms. Thank you again for seeking our input and we look forward to continued engagement on a successful project.

Yours truly,

A handwritten signature in blue ink, appearing to read "Dan Silver", is centered on a light gray rectangular background.

Dan Silver  
Executive Director

# Analysis of General Plan-2020 San Diego County

*Prepared for*

**Endangered Habitats League**

8424-A Santa Monica Blvd., #592  
Los Angeles, CA 90069

*Prepared by*

**Conservation Biology Institute**

651 Cornish Drive  
Encinitas, CA 92024

**December 2005**



The Conservation Biology Institute provides scientific expertise to support conservation and recovery of biological diversity in its natural state through applied research, education, planning, and community service.





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## 1. INTRODUCTION

San Diego County is experiencing rapid growth that is spreading from urban centers to the historically rural and undeveloped portions of the county. These development patterns are controlled to a large degree by land use and residential development density zoning embodied in the County's General Plan. The changing land use in the county, and associated loss and fragmentation of natural habitats, has profound implications for the long-term viability of natural resources in the region.

County of San Diego staff are currently evaluating two land use alternatives as part of the update of the County General Plan (GP-2020), which we term the Staff alternative and the Board alternative (Figures 1 and 2). These alternative maps have significant differences in their zoning patterns which, in turn, will have significantly different levels of adverse effects to natural resources. The purpose of this report is to:

1. Review the scientific literature on the biological effects of land use changes associated with development.
2. Evaluate empirical evidence of habitat loss and fragmentation associated with differing densities of development that currently exist in San Diego County.
3. Compare the two GP-2020 alternatives with respect to their residential development density zoning and implications for specific vegetation communities in San Diego County.
4. Evaluate the significance of the impacts of the Staff and Board alternatives on vegetation communities and associated sensitive species in the county, focusing on areas of rare vegetation communities where the densities of the two alternatives differ in their zoning patterns.

## 2. LITERATURE REVIEW

Changing land use patterns in natural areas can have profound effects on the species they support. These effects include habitat loss and fragmentation, loss of native species, increases in nonnative and human-tolerant species, and altered physical processes (e.g., hydrologic regimes and fire cycles) that reduce habitat quality. Many of these effects are indirect impacts of development projects (e.g., increasing light and noise, facilitating invasions of nonnative species, increasing wildlife-human encounters, fire suppression), which can greatly exceed the magnitude of direct impacts on natural resources. Therefore, even though habitats may not be directly impacted by development, habitat values can be lost from indirect impacts of adjacent development and associated human uses and recreational activities.

Habitat fragmentation—breaking up contiguous natural habitats into small patches that are isolated from intact areas of habitat—and habitat loss are considered the single greatest threat to biodiversity at global and regional scales (Myers 1997, Noss and Csuti 1997, Brooks et al. 2002). Over 80% of imperiled or federally listed species in the U.S. are at risk from habitat degradation



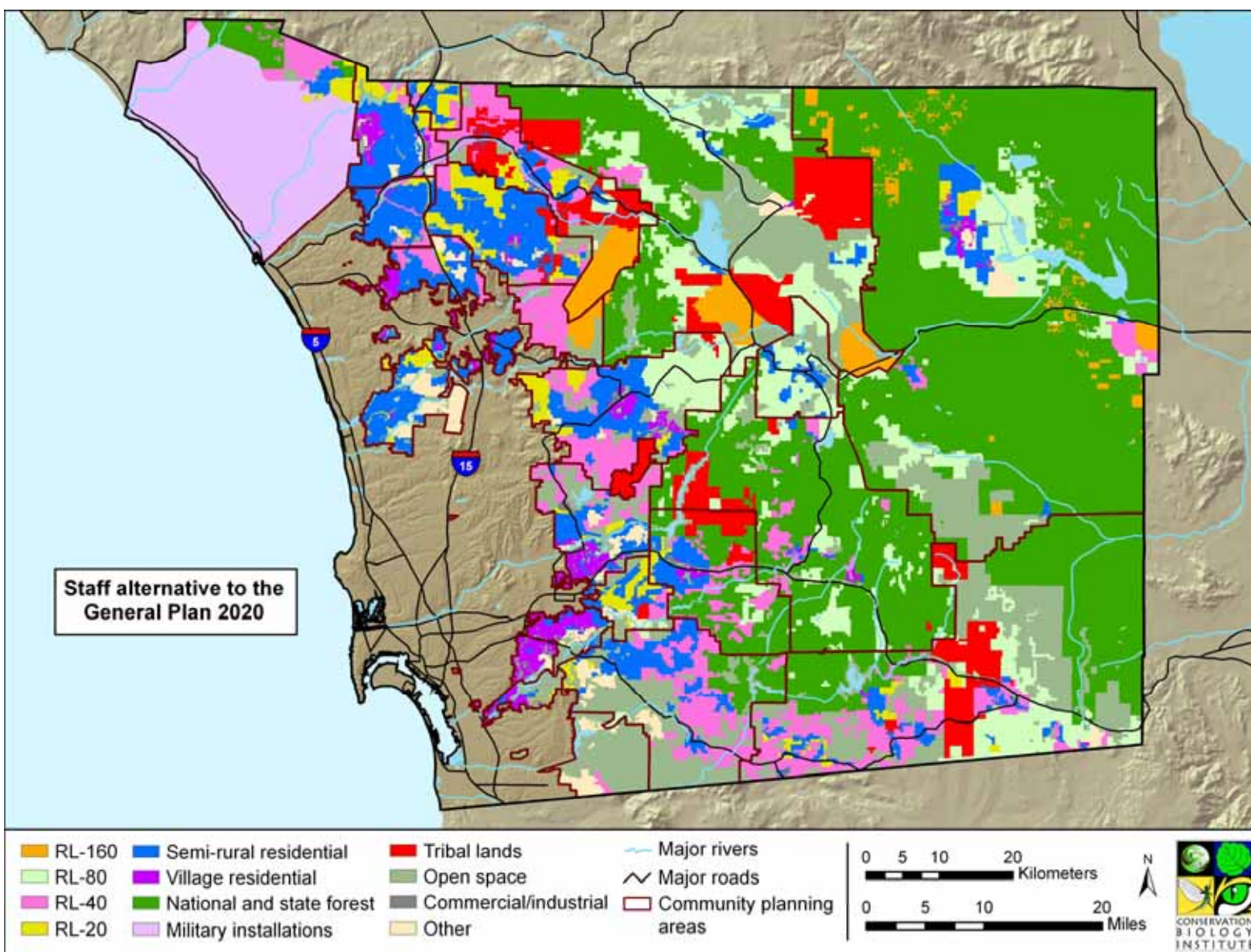


Figure 1. County of San Diego General Plan-2020 Staff alternative.

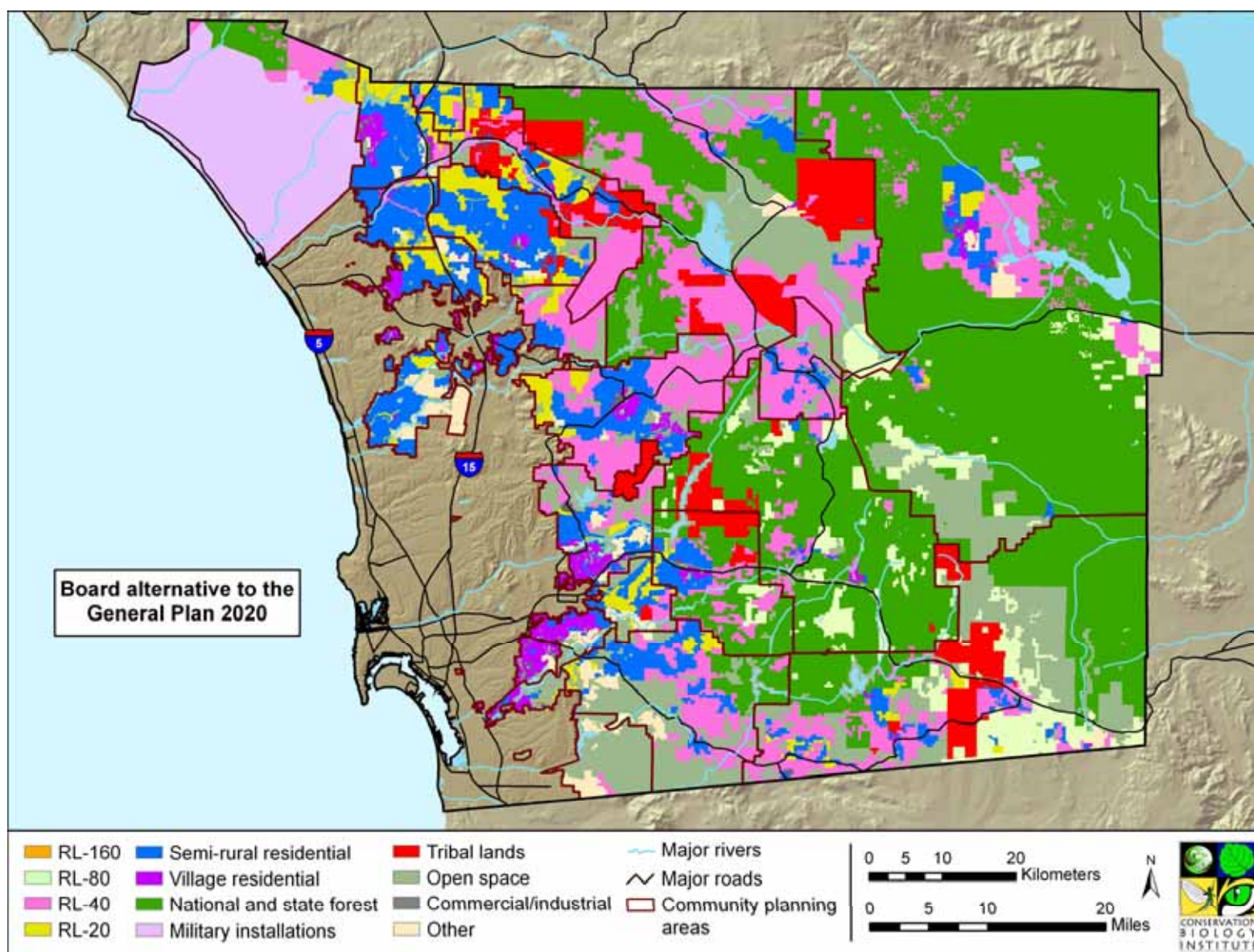


Figure 2. County of San Diego General Plan-2020 Board alternative.





and loss (Wilcove et al. 2000), and approximately 32% of California's diverse flora and vertebrate fauna are at risk (Stein et al. 2000). Urban sprawl, defined as encroachment of low-density, automobile-dependent development into natural areas outside of cities and towns, imperils 65% of species listed as Threatened or Endangered in California (Czech et al. 2001).

Habitat fragmentation also produces a habitat *edge*, where natural habitat conditions transition to a human-altered condition. This transition in habitat condition produces what are referred to as *edge effects* (Murcia 1995). Edge effects decrease the net, biologically functional area of habitats left undeveloped within landscapes fragmented by development. Edge effects take on many forms, including physical or structural changes (e.g., moisture levels, vegetation density), plant growth rates, and species interactions (e.g., predation, competition, brood parasitism, herbivory, pollination, and seed dispersal) (Murcia 1995, Sauvajot et al. 1998). As the precise nature of edge effects is variable and species- or habitat-specific, the extent of habitat impacts is also variable, usually disappearing within 50 m (160 ft) from the edge (Murcia 1995). However, Wilcove et al. (1986) demonstrated effects that extended as far as 1,600 ft from the development-habitat edge.

Development and other human land uses generally facilitate the invasion of nonnative plant species into adjacent natural habitats, especially in small habitat fragments (McConnaughay and Bazzaz 1987, Tyser and Worley 1992, Brothers and Spingarn 1992, Matlack 1993). Invasive nonnative species in landscaping can become established and spread into the interior of natural open space areas. Construction of roads and other infrastructure (e.g., pipelines and transmission lines) and recreational activities within open space disturb existing vegetation, compact soils, and change natural runoff patterns. These alterations facilitate the invasion of nonnative plants, particularly annual grasses and forbs, by providing points of establishment within the interior of open space areas, where nonnative species can successfully outcompete native species in the altered physical environment. Clearing native vegetation to reduce fire threat and planting nonnative ornamental plants around dwelling units also facilitates establishment of nonnative plant species in habitat areas adjacent to development.

Changes in land cover associated with development can modify physical processes that are integral to ecosystem function and thus can alter the dynamics of adjacent, undisturbed ecosystems (Pickett et al. 2001, Saunders et al. 1991). Poff et al. (1997) discuss the concept of the *natural flow regime* of riverine systems as the critical determinant of their biological composition. Because urbanization can modify the natural flow regime of stream systems, aquatic and riparian communities that depend on a natural flow regime are ultimately affected. Urbanization increases the area of impervious surfaces (Paul and Meyer 2001), which increases storm runoff, peak discharges, and flood magnitudes downstream (Dunne and Leopold 1978, Gordon et al. 1992, Leopold 1994). White and Greer (2006) found that increasing watershed urbanization and the use of landscaping irrigation produced increasing dry-season stream flow, which altered the historic composition of the riparian vegetation community associated with the stream. Impervious surfaces can also decrease the infiltration of precipitation into the soil, thus reducing groundwater recharge of streams and their dry-season baseflow (Klein 1979). Urbanization results in increased nutrient and sediment loads, elevated water temperatures, nonnative species invasions, and, ultimately, reduced abundance of native aquatic and riparian



species (Paul and Meyer 2001). Impervious surface cover associated with development can be used as a predictor of degradation of aquatic systems; a threshold of 10% of a watershed basin with impervious surface cover is indicative of degraded systems, and the level of degradation increases with increasing amounts of surface cover (Klein 1979, Booth and Jackson 1994).

Urbanization also alters natural fire cycles, as fuel loads are modified and fires are suppressed to protect human lives and property. Increasing human presence in Southern California has been associated with an increased frequency of wildlife ignition from anthropogenic sources (Keeley and Fotheringham 2001). Even very low density development can greatly change the fire regime of an area, and thus the dynamics of this ecological process, by altering fire frequency and fire suppression/protection requirements, such as fuel modification of native habitats and extinguishing fires that could otherwise be allowed to burn naturally. Fire protection activities can change the natural fire regime of areas in the vicinity of development, such that they may no longer sustain natural ecological systems and processes. Therefore, the many species that depend on natural physical processes to maintain suitable habitat can be locally extirpated as an area is developed.

While some species are tolerant of or respond positively to human modifications associated with development (i.e., *synanthropic* species), many native species are not (Soulé et al. 1988, Soulé et al. 1992, Bolger et al. 1991, Blair 1996, Crooks 2002). For example, in a study of forest birds in the northwest, synanthropic bird species, such as the house sparrow, American crow, European starling, and rock dove, and nonnative vegetation tended to increase in abundance in the vicinity of urbanization, whereas native forest species decreased in these areas (Donnelly and Marzluff 2004). Habitat fragmentation from development in Southern California has resulted in the loss of top carnivores from small habitat fragments, thereby allowing smaller *mesopredators* (e.g., opossums, skunks, etc.) to increase in number. This has the cascading effect of increasing predation rates on other species in the community (Soulé et al. 1988, Crooks 2002). Nest predation rates have been shown to be higher closer to habitat edges in other studies as well (Wilcove 1985, Andrén and Angelstam 1988), presumably from a greater abundance of synanthropic predator species. Harrison (1997) documented changes in gray fox diets and home range characteristics between rural residential and undeveloped areas, with foxes in residential areas consuming a higher frequency of mammal prey and anthropogenic food items than in undeveloped areas. Even human use of recreational trails in reserve areas has been associated with changes in bird species composition and a reduced frequency of nesting in the vicinity of trails (Miller et al. 1998).

The alterations of ecosystems by urbanization have been well documented by ecologists (see review by Pickett et al. 2001) and, like their responses to natural gradients (e.g., climate or productivity gradients), ecosystems also predictably respond to urban-rural gradients (McDonnell and Pickett 1990). Landscape-scale ecosystem studies along an 87-mile urban-rural transect in an eastern oak forest demonstrated significant reductions in forest patch size and increases in urban edge (Medley et al. 1995), as well as altered ecosystem processes resulting in modified physical and chemical environments (McDonnell et al. 1997), as one moved toward the urban end of the transect. Medley et al (1995) also note that the forest habitats in the suburban region of this transect are much more susceptible to fragmentation and recommend that





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conservation and management actions should be directed at minimizing fragmentation and maintaining sustainable landscape structures.

Numerous studies have documented decreases in the numbers of native wildlife species and increases in the numbers of nonnative species tolerant of human-modified habitats along development intensity gradients extending from natural open space to urban areas. In the Sonoran Desert outside of Tucson, Arizona, Germaine et al. (1998) found that housing density best explained changes in bird species richness. In this study, nonnative bird species richness was positively related to housing density, while the richness of a group of sensitive bird species was negatively correlated with housing density. This pattern is largely a result of the greater abundance of nonnative plants and anthropogenic food sources in urban settings, which allow nonnative bird species to effectively outcompete native specialist bird species. Consistent with this pattern, Donnelly and Marzluff (2004) found that in western Washington, species richness of native forest bird communities was always higher in areas of exurban development than in suburban or urban areas, whereas the richness of synanthropic species was higher in suburban and urban areas.

In the oak woodlands of the Palo Alto area, both butterfly and bird communities exhibited responses to land use changes along an urban-wildland gradient (Blair and Launer 1997, Blair 1999). This gradient included a highly developed business district and office park, residential neighborhoods, a golf course, open space used for recreational activities (jogging, dog-walking, hiking, and equestrians), and a biological preserve with access for research and docent-led groups only. Along this gradient, both butterfly and bird species found in the biological preserve (the native oak woodland community) dropped out of the community in sites with increasing urbanization and human activity, including the open space recreational area, suggesting that any development or increased human use of an area is detrimental to the integrity of the original species assemblage (Blair and Launer 1997). They also found that golf courses, which are frequently classified as *open space*, do not function as well as natural open space areas for maintaining native species richness of bird and butterfly communities (Blair 1996, Blair and Launer 1997, Blair 1999). Comparable results were found in oak woodlands in the foothills of the Sierra Nevada (Placer County), where the abundance of native oak woodland species declined and the abundance of synanthropic species (e.g., house finch, western scrub jay) increased with increasing development density (Stralberg and Williams 2002). Native species richness and density in riparian habitats has also been shown to decrease adjacent to development and bridges, whereas the abundance of nonnative species increases (Rottenborn 1999).

A few studies have compared responses of wildlife species associated with specific development densities, thus allowing inferences regarding the threshold of development density at which adverse effects can be observed. For example, significant changes in lizard species composition in the Sonoran Desert outside of Tucson, Arizona were found at housing densities above 1 dwelling unit (DU)/2 acres (Germain and Wakeling 2001). In forested areas of Canada, Friesen et al. (1995) demonstrated average bird species diversity and abundance were lower in forest patches with housing densities ranging from 1DU/47 acres to 1DU/141 acres than in forest



patches of comparable size with no houses present. In this study, bird species diversity and abundance fell rapidly when housing density increased above 1DU/47 acres.

In a mosaic of shrub-steppe and prairie in Colorado, Maestas et al. (2001) assessed plant, bird, and mammalian carnivore community changes along a gradient of land use intensity from exurban development (1 DU/35-49 acres), to private ranch land, to protected public open space. They found that the greatest number of nonnative plant species occurred in areas of exurban development and the fewest on private ranches. Human-tolerant bird species (i.e., black-billed magpie, European starling, Brewer's blackbird, American goldfinch, house wren, broad-tailed hummingbird, and Bullock's oriole) were significantly denser in areas of exurban development than on either private ranches or public open space, whereas no statistical difference was found in their densities on private ranches or public open space. Several human-intolerant species (i.e., vesper sparrow, dusky flycatcher, savannah sparrow, and lark bunting) either were never seen or were statistically less abundant in areas of exurban development. Domestic dogs and cats were detected significantly more frequently and coyotes less frequently in exurban areas.

In a study of exurban development in a shrub oak-sagebrush community in western Colorado, Odell and Knight (2001) looked both at how bird and mammal species assemblages responded to two different densities of development relative to undeveloped land and their responses relative to distance from individual houses. In this study, Odell and Knight classified exurban development density in their sample plots as high (average of 1 DU/2.4 acres  $\pm$  1 DU/3.7 acres) or low (1 DU/26 acres  $\pm$  1 DU/30 acres). They found that the density of human-tolerant bird species (i.e., American robin, black-billed magpie, brown-headed cowbird, European starling, house wren, and mountain bluebird) were higher in developed areas than in undeveloped areas, and the density of human-intolerant species (i.e., black-capped chickadee, blue-gray gnatcatcher, black-headed grosbeak, dusky flycatcher, green-tailed towhee, orange-crowned warbler, plumbaceous vireo, and Virginia's warbler) was lower in developed areas than in undeveloped areas. Interestingly, the densities of both human-tolerant and intolerant species were generally not significantly different between the high and low density development areas, but low density areas were almost always significantly different than the undeveloped areas. Odell and Knight also found that the frequency of detection of mammal species followed a similar pattern, with domestic dogs and cats detected more frequently in developed areas and coyotes and foxes detected much more frequently in undeveloped areas, even when compared to the plots in low development density areas. Thus, even at very low exurban development densities, significant reductions of human-intolerant species and significant increases in human-tolerant species densities have been documented.

When looking at species responses to distance from individual houses, Odell and Knight (2001) found that the density of human-tolerant bird species was always higher and the density of human-intolerant bird species was lower at 30 m (96 ft) from a house than at either 180 m (576 ft) or 330 m (1,056 ft) from a house. This relationship also held for the detection frequency of mammal species, with detections of domestic dogs and cats decreasing with distance from houses (neither was detected at 330 m from houses) and detections of coyotes and foxes increasing with distance from houses. Therefore, in this study there appears to be a threshold of



effect of houses on the density of birds and detection frequency of mammals at a distance between 96 and 576 ft.

In summary, a great deal of research conducted within many different ecosystems documents a very clear negative effect of urbanization intensity on biological communities. Urbanization changes many physical and biological characteristics of adjacent natural areas, either via direct impacts or, perhaps more importantly, via indirect impacts. Indirect impacts to wildlife communities are often expressed as an increase in human-tolerant species at the expense of human-intolerant species. Edge effects have been documented to extend at least 100-160 ft into a patch from the edge, but can penetrate substantially greater distances in specific situations. Thus, accurate impact calculations for development projects must consider indirect impacts beyond the footprint of the development or individual houses themselves. In addition to documenting adverse effects of urban areas, this research also demonstrates significant biological effects of low density suburban or exurban development. Even development densities as low as 1 DU/40-50 acres have been documented to result in reduced abundances of human-sensitive species and increases in human-tolerant species. It is unclear whether significant effects may occur at densities below this threshold, as we found no published studies that explicitly compared effects to development densities above and below this threshold.

### **3. EMPIRICAL EVIDENCE FOR FRAGMENTATION-DEVELOPMENT DENSITY RELATIONSHIP**

The scientific literature reviewed for this analysis documents a relationship between increasing DU density and adverse biological effects, and these effects are evident at densities as low as 1 DU/40-50 acres. In addition to changing vegetation composition and structure and providing more human-subsidized food sources, increasing DU density also results in the physical fragmentation of the landscape, not only from construction of houses and roads, but also from associated disturbances around DUs, such as clearing vegetation for fuel reduction, construction of stables and outbuildings, and recreational activities. We are particularly interested in the effects of very low density residential development (i.e., <1 DU/20 acres) on fragmentation. To examine the relationship between disturbance and fragmentation of natural vegetation and development density, we conducted an empirical analysis of habitat fragmentation on privately owned land in the unincorporated portion of San Diego County.

#### **Methods**

We conducted a fragmentation analysis by creating a grid of 160-acre cells for overlay on all privately owned land in the unincorporated county. We randomly selected 90 cells for analysis. Using year-2000 aerial photographs, we digitized areas of undisturbed natural vegetation and human disturbance (DUs, outbuildings, paved and dirt roads, cleared areas, crops) within each 160-acre cell and totaled the number of DUs for each cell. We excluded 30 grids that had extensive areas of crops (e.g., orchards) from our sample to focus the analysis on development from single-family residential development.



Using the computer program FRAGSTATS (McGarigal and Marks 1995), a commonly used tool in landscape ecology, we calculated a series of fragmentation metrics for each of the grid cells in our sample. FRAGSTATS computes 60 different fragmentation metrics that quantify various area, patch, edge, shape, core area, nearest neighbor, diversity, and contagion statistics. To illustrate the effects of development density on fragmentation, we selected four of these metrics as examples:

- Percent natural habitat—percent of each grid cell with undisturbed habitat.
- Mean patch size—average size of patches in each cell.
- Percent in core area—percent of each grid cell with habitat lying within a core area. Core areas are defined as the interior portion of patches after subtracting a 30 m (96 ft) buffer.
- Mean core area per patch—average size of core area patches (with core area defined as above) in each cell.

Formulas for calculating these metrics can be found in McGarigal and Marks (1995).

Based on the number of existing houses in each cell, we grouped cells into 7 density classes:

- 1 DU/4 acre (6 cells)
- 1 DU/10 acre (12 cells)
- 1 DU/20 acre (9 cells)
- 1 DU/40 acre (9 cells)
- 1 DU/80 acre (9 cells)
- 1 DU/160 acre (9 cells)
- undeveloped areas (6 cells)

We used the replicate grid cell results for each density class to calculate a mean and 95% confidence interval (CI) for each fragmentation metric. The true mean of each population (i.e., each development density class) is found within the CI 95% of the time, given number of samples and their variation. The CI for a sample is calculated as:

$$95\% \text{ Confidence Interval (CI)} = t_{0.05, df} (\text{S.E.})$$

Where  $t_{0.05, df}$  = Student's t critical statistic for Type I error rate = 0.05, and degrees of freedom (df) = n-1, S.E. = standard error of the mean, and n = sample size.

## Results

The results of this analysis are presented graphically in Figure 3, with each of the four fragmentation metrics as a function of DU density class in four separate panels. For each metric, we plotted the mean fragmentation statistic  $\pm$  95% CI for each development density. The results show that there is a logarithmic relationship between fragmentation metrics and development density. The regression equation for each of the metrics is significant at  $P < 0.02$ .



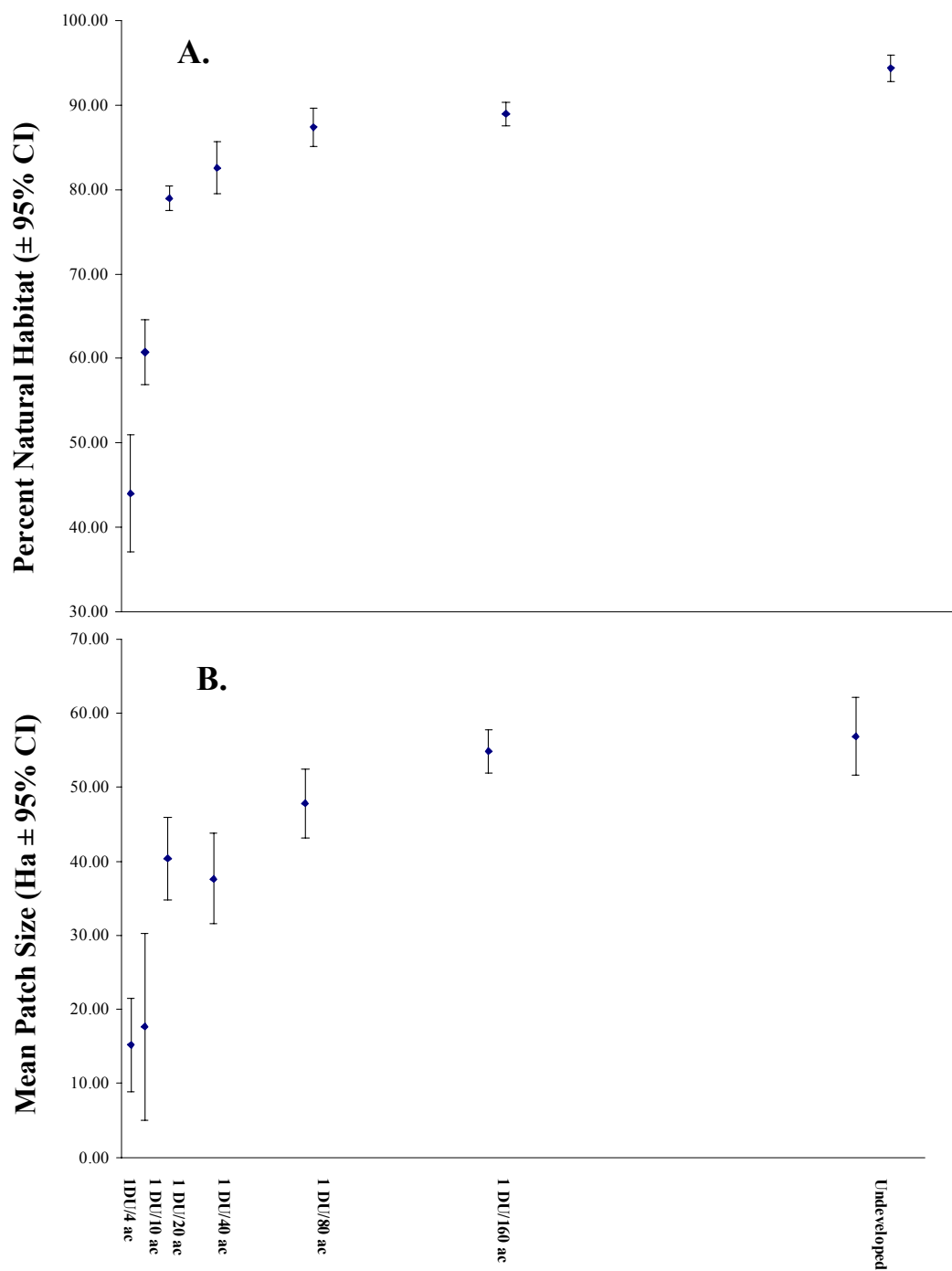


Figure 3. Fragmentation analysis results. **A.** Percent natural habitat per grid (mean  $\pm$  95% CI). **B.** Mean natural habitat patch size per grid (mean  $\pm$  95% CI).

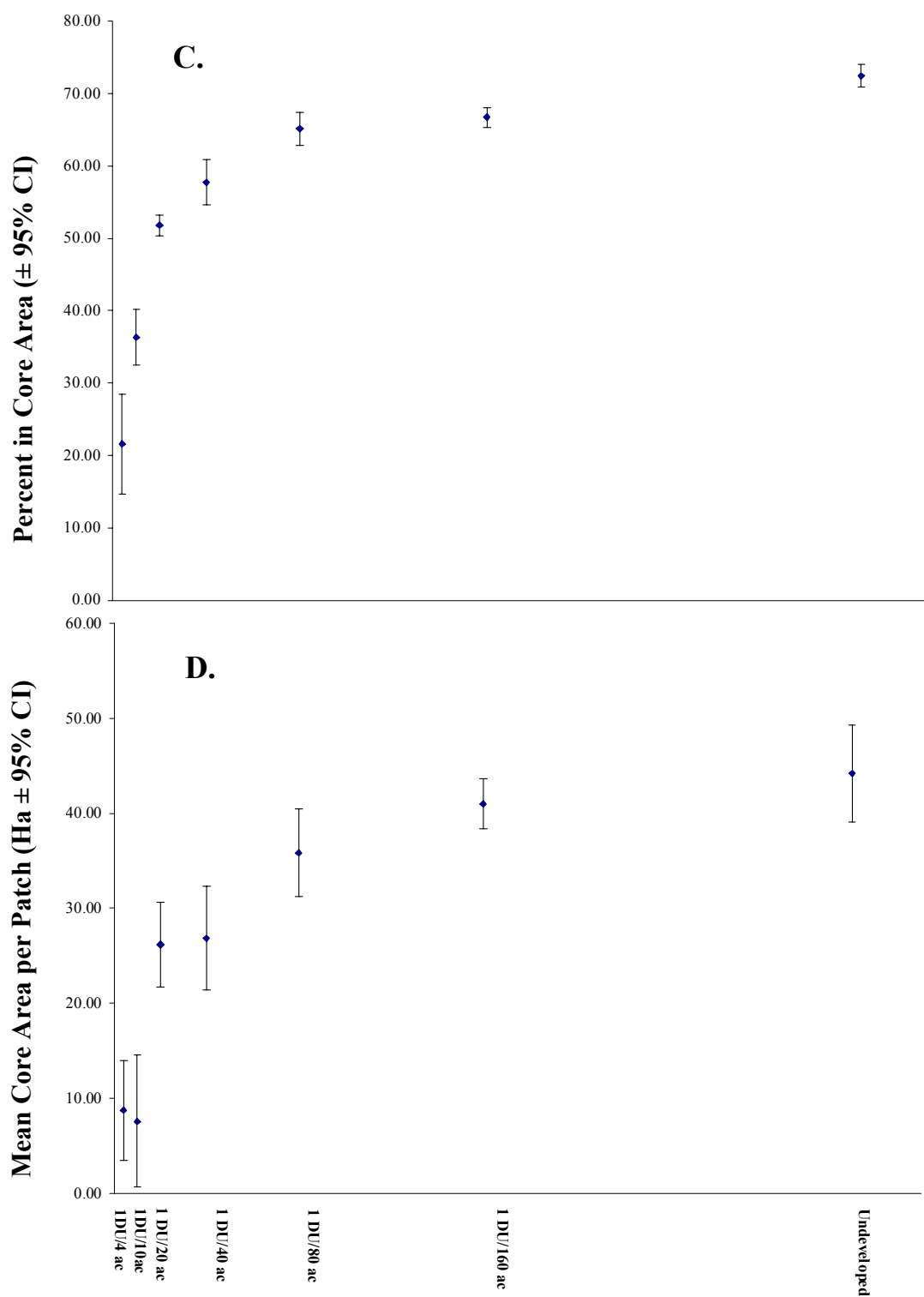


Figure 3. Fragmentation analysis results. **C.** Percent core area per grid (mean  $\pm$  95% CI). **D.** Mean core area per patch per grid (mean  $\pm$  95% CI).



The graphs show that total habitat area and habitat patch size decrease with increasing development density. For each of these graphs, the slope of the regression line is highest at densities above 1 DU/80 acre. This indicates that at densities of 1 DU/40 acre and above, incremental increases in density result in relatively large changes in fragmentation. At densities of 1 DU/80 acres and below, changes in fragmentation with changes in density are relatively small. Thus, in this analysis 1 DU/40 acres represents the threshold at which fragmentation appears to increase substantially, and we consider this to be the threshold density for significant fragmentation impacts.

## 4. COMPARISON OF GP-2020 ALTERNATIVES

While there are several geographic areas of difference in the Staff alternative and Board alternative, the major differences in their geographic allocation of DU density are shown in Figure 4. In this report, we use the following labeling convention: Staff/Board alternative (e.g., RL-160/RL-40) is the difference in the zoning of DU density in the Staff alternative (i.e., RL-160) relative to the Board alternative (i.e., RL-40), which are allocated to the same geographic unit. In Figure 4, the major areas with different zoning designations in the Staff and Board alternatives are mapped, with minor areas of zoning density difference aggregated in the category *Other*. In all instances, the Board alternative is zoned with higher DU densities than the same areas of the Staff alternative. Based on the areal extent of the Staff/Board categories across vegetation communities, the RL-80/RL-40, RL-160/RL-40, and RL-40/RL-20 categories account for 86% of the total difference between the two alternatives (i.e., 190,158 acres in these three categories, compared to 222,171 acres total, excluding areas that are mapped as Agriculture, Disturbed, and Developed in the current San Diego County vegetation database). The areas that would be affected by these differences correspond to the blue, orange, and magenta categories, respectively, in Figure 4.

To assess how these differences translate into potential effects on biological resources, we tabulated the acreage of vegetation communities in each category of Staff/Board alternative zoning density difference (Table 1). In the following sections, we describe the primary geographic areas and vegetation communities that will be affected for each of the three major Staff/Board alternative zoning density differences. Note that the total direct and indirect impacts of development at a particular development density within each category are unknown and will depend largely on distribution of housing within each zoning category (e.g., whether the housing is clustered or spread somewhat evenly throughout the development area), the amount and configuration of infrastructure (e.g., need for new roads), proximity to other areas of development, etc. Our focus in this section is on the general patterns of these different Staff/Board alternative development densities and how they will affect areas of the county with different biological resources, as described primarily by vegetation communities.

We also examine the potential effects of alternative zoning densities on existing ecological integrity in the county. Ecosystems of plant and animal species and their habitats are maintained by dynamic processes that operate across large landscapes. These ecological processes include disturbances from fire, flood, and soil erosion and deposition, as well as nutrient and energy flow through food webs, population dynamics, gene flow, and species interactions such as predation

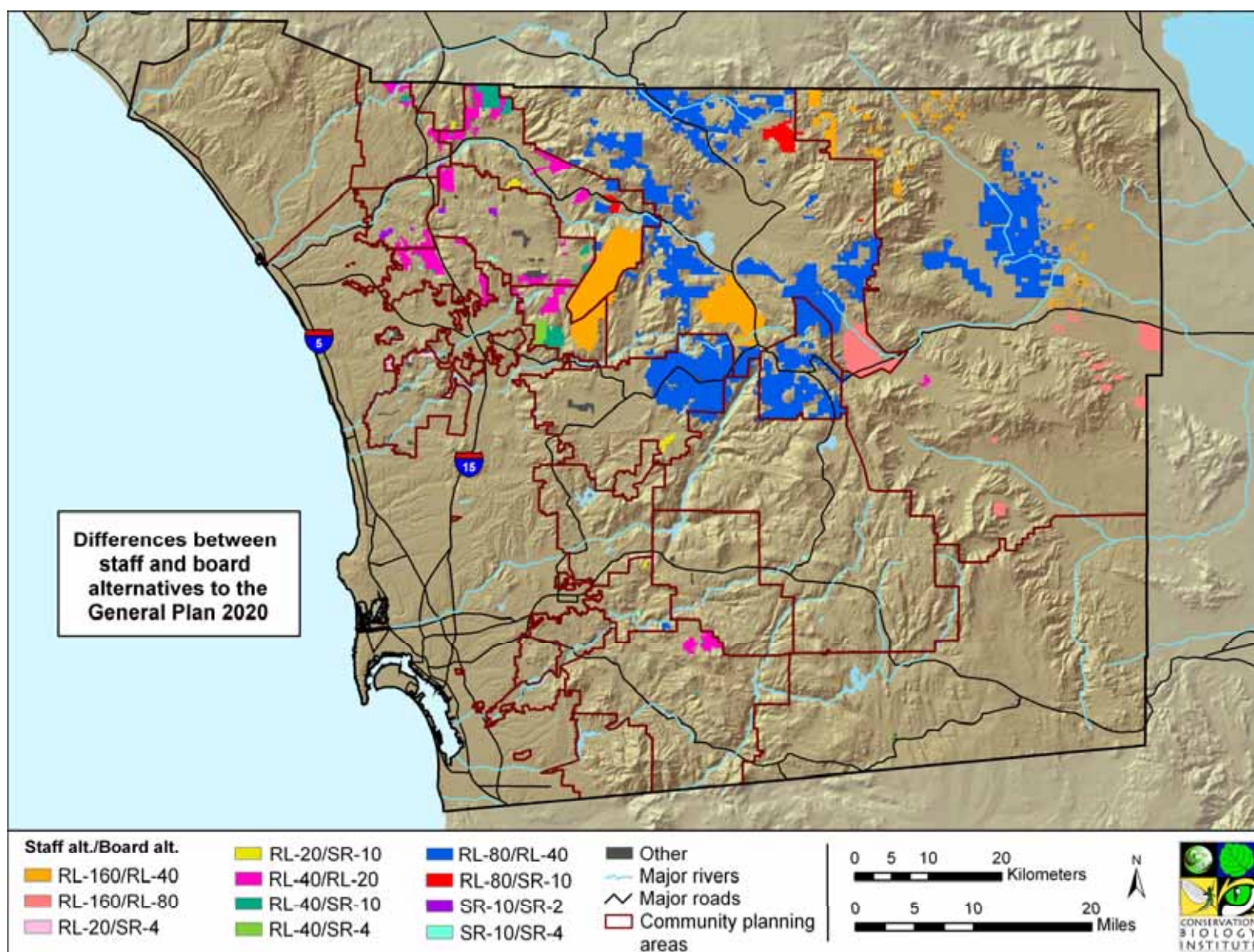


Figure 4. County of San Diego General Plan-2020—differences between the Staff and Board alternatives.



Table 1. Acreages of vegetation communities in County of San Diego General Plan-2020 categories where Staff and Board alternatives differ (Staff/Board).

Vegetation Category	RL-80/ RL-40		RL-160/ RL-40		RL-40/ RL-20		RL-160/ RL-80		Other		RL-40/ SR-10		RL-80/ SR-10		RL-40/ SR-4		RL-20/ SR-10		RL-20/ SR-4		SR-10/ SR-2		SR-10/ SR-4		**Total County
Beach/dunes	428	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,445
Chaparral	46,997	12,101	11,464	2,459	1,414	3,262	2,536	577	693	754	175	99	915,921												
Coastal scrub	4,718	457	3,939	15	845	1,246	5	752	394	79	63	84	237,452												
Coniferous forest	15,924	282	64	0	47	0	48	0	0	0	0	0	75,142												
Desert/montane scrub	28,616	3,333	134	7,111	105	0	7	0	0	0	0	0	466,078												
Eucalyptus woodland	116	2	12	2	37	0	0	0	2	0	0	12	3,416												
<b>Grasslands</b>																									
Foothill/Mtn Perennial Grassland	3,190	2,004	0	1,029	5	0	10	0	0	0	0	5	25,194												
Nonnative Grassland	2,064	4,861	1,359	5	853	109	37	0	20	0	44	12	63,336												
Transmontane Dropseed Grassland	0	0	0	0	0	0	143	0	0	0	0	0	139												
Valley and Foothill Grassland	1,535	1,001	15	0	279	44	20	7	0	0	0	0	25,331												
Valley Needlegrass Grassland	67	94	7	0	0	0	121	0	0	0	0	0	30,819												
Wildflower Field	84	0	0	0	0	0	0	0	0	0	0	0	1,517												
Undifferentiated Grassland	55	0	4	0	0	0	0	0	0	0	0	0	864												
<b>Total Grasslands</b>	<b>6,995</b>	<b>7,960</b>	<b>1,386</b>	<b>1,034</b>	<b>1,137</b>	<b>153</b>	<b>331</b>	<b>7</b>	<b>20</b>	<b>7</b>	<b>44</b>	<b>17</b>	<b>147,200</b>												
<b>Meadow, seep, and playa</b>	<b>2,269</b>	<b>801</b>	<b>0</b>	<b>618</b>	<b>161</b>	<b>0</b>	<b>17</b>	<b>63</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>59,231</b>												
<b>Freshwater</b>	<b>215</b>	<b>30</b>	<b>12</b>	<b>0</b>	<b>32</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9,723</b>												
<b>Riparian/wetland</b>	<b>4,580</b>	<b>798</b>	<b>428</b>	<b>1,883</b>	<b>264</b>	<b>59</b>	<b>35</b>	<b>44</b>	<b>0</b>	<b>22</b>	<b>32</b>	<b>27</b>	<b>83,619</b>												
<b>Woodlands</b>																									
Engelmann Oak Woodland	7,214	8,823	608	0	259	30	227	24	0	0	0	25	34,880												
Black Oak Forest and Woodland	969	0	0	0	0	35	0	0	0	0	0	0	1,526												
Coast Live Oak Woodland	6,608	1,945	1,216	2	413	450	662	36	109	22	24	27	9,889												
Mixed Oak Woodland	5,835	1,317	0	0	74	0	0	0	0	0	0	0	13,777												
Cismontane Woodland	0	5	0	0	0	0	0	0	0	0	0	0	138												
Undifferentiated Woodland	568	593	0	0	0	0	0	0	0	0	0	0	3,276												
<b>Total Woodlands</b>	<b>21,194</b>	<b>12,683</b>	<b>1,824</b>	<b>2</b>	<b>746</b>	<b>514</b>	<b>890</b>	<b>61</b>	<b>109</b>	<b>22</b>	<b>24</b>	<b>52</b>	<b>63,486</b>												
<b>Pinyon-Juniper</b>	<b>22</b>	<b>376</b>	<b>0</b>	<b>739</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>53,493</b>												
<b>Barren</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>613</b>												
<b>Total Vegetation Communities*</b>	<b>132,072</b>	<b>38,822</b>	<b>19,264</b>	<b>13,879</b>	<b>4,788</b>	<b>5,237</b>	<b>3,869</b>	<b>1,503</b>	<b>966</b>	<b>1,141</b>	<b>338</b>	<b>292</b>	<b>2,499,800</b>												

Source: County of San Diego.

\*Excludes Agriculture, Disturbed, and Developed.

\*\*Total acreage of these community types in county (not total acreage of all vegetation communities in county).



and competition, which can be adversely affected by human modifications of the landscape. The ecological integrity of a landscape refers to the extent that it remains free of human modifications, which is an indication of the ability of ecosystems to function naturally. We measured ecological integrity in San Diego County, using 574-acre grids (5,000 ft on a side) as the unit of analysis, using the distribution of roads and urban and agricultural development as a measure of the loss of ecological integrity (Figure 5, Appendix A).

### **RL-80/RL-40**

This category of Staff/Board alternative difference totals 132,072 habitat acres, by far the largest acreage of difference between the two alternatives. The land in this category is distributed throughout the northeastern portion of the unincorporated area, largely within the Palomar, North Mountain, Julian, and Borrego Springs community planning areas (Figure 4). This difference category would affect various chaparral communities (46,997 acres), desert/montane scrub communities (28,616 acres of primarily desert shrub communities), woodlands (21,194 acres of primarily coast live oaks and Engelmann oaks), coniferous forests (15,924 acres of primarily mixed oak and coniferous/bigcone/Coulter pine), grasslands (6,995 acres of primarily native grasslands), and riparian/wetland communities (4,580 acres, half of which is mesquite bosque). Most of the land in this category is in areas supporting high and very high ecological integrity within the last remaining large core biological resources areas in San Diego County (Figure 5; Stallcup et al. 2005).

Increasing the housing density within this very large area of the county from 1 DU/80 acres to 1 DU/40 acres would have widespread and significant impacts to a variety of sensitive communities. Research on the effects of exurban development shows that even densities as low as 1DU/40-50 acres produce significant negative effects on native communities (Friesen et al. 1995, Maestas et al. 2001, Odell and Knight 2001). Our fragmentation analysis for San Diego County also shows that areas with densities of 1 DU/40 acres are more fragmented than areas with lower densities, such as 1 DU/80acres. At the RL-80 zoning, 1,651 houses would be allowed on the land within this category; at the RL-40 zoning, this number would increase to 3,301 houses. The additional 1,650 DUs that could be built under the Board alternative, along with all of the infrastructure requirements and indirect effects associated with them, would produce substantially increased fragmentation, negative impacts to wildlife communities, greater area of impervious surfaces, and increased water use.

### **RL-160/RL-40**

This category of Staff/Board alternative difference totals 38,822 habitat acres, and occurs in some of the most intact and important habitat in San Diego County. The land in this category is located largely within two major areas, Rancho Guejito and the Santa Ysabel Valley (Figure 4). This category is also scattered within the Desert community planning area. Development in this category will affect oak woodlands (12,683 acres of primarily coast live and Engelmann oak woodlands), various chaparral communities (12,101 acres), grasslands (7,960 acres), and various desert/montane scrub communities (3,333 acres). Most of the land in this category is in areas supporting high and very high ecological integrity within the last remaining large core biological

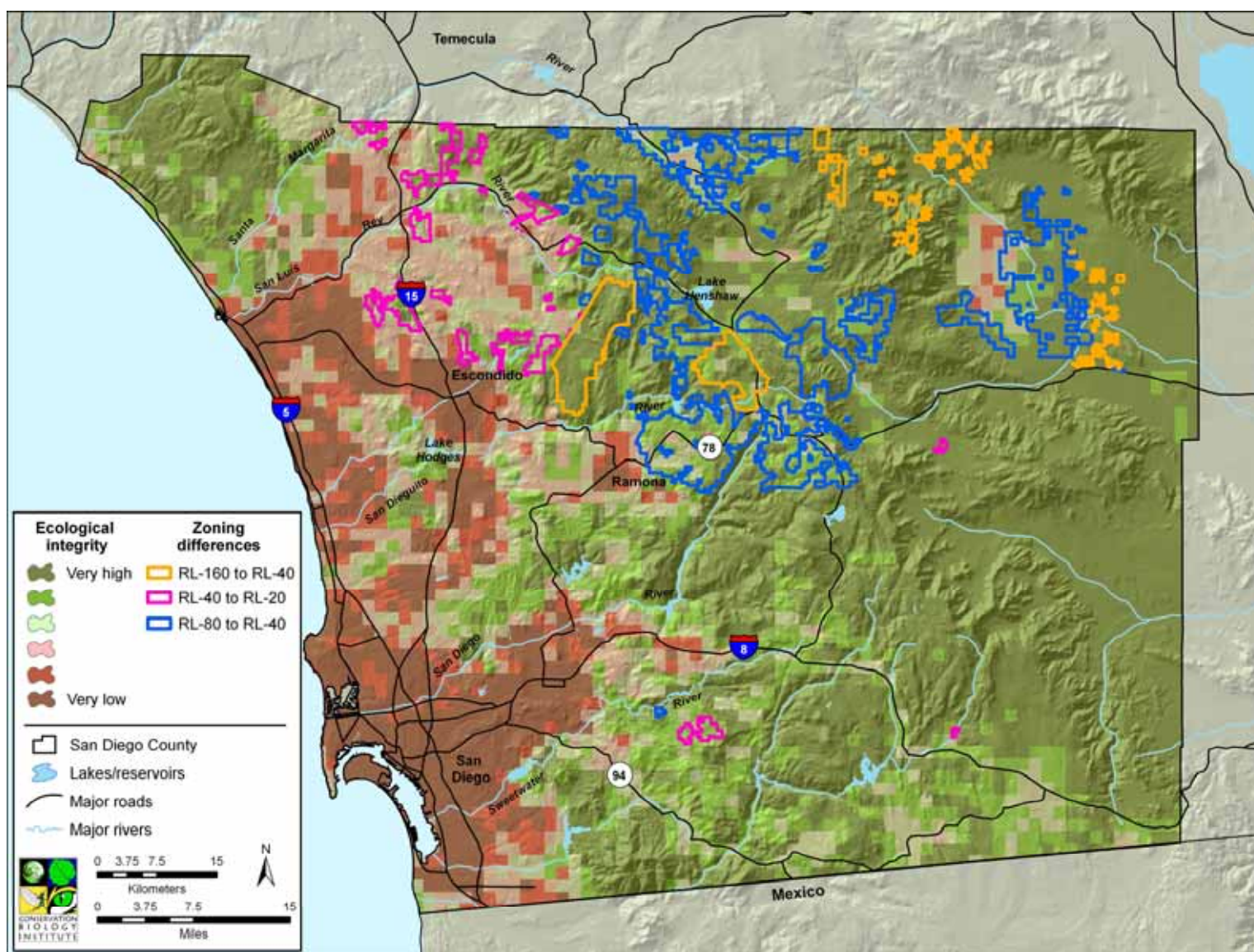


Figure 5. Ecological integrity of terrestrial systems in San Diego County, showing three categories of zoning difference between the Staff alternative and Board alternative of the General Plan-2020.



resources areas in San Diego County (Figure 5, Stallcup et al. 2005). In addition, Rancho Guejito represents the largest and most intact core area within the County of San Diego's North County Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA). Based on our empirical analysis of fragmentation, increasing housing density from 1 DU/160 acres to 1 DU/40 acres significantly decreases mean patch size and percent of core area. In addition, significant changes in wildlife composition have been noted at densities of 1 DU/ 40 acres, with human-sensitive species decreasing in abundance. At the RL-160 zoning, 243 houses would be allowed on the land within this category; at the RL-40 zoning, this would increase by 728 units to 971 houses along with the increased impervious surface cover, water use, and indirect effects to biological resources.

## **RL-40/RL-20**

This category of Staff/Board alternative difference totals 19,264 habitat acres and is geographically distributed primarily in the northwestern portion of the unincorporated area (Fallbrook, Valley Center, Bonsall, Hidden Meadows, Twin Oaks, North County Metro, and Pala-Pauma community planning areas), the northwestern portion of the Jamul-Dulzura community plan area, and scattered locations in the eastern portion of the county (Figure 4). Vegetation communities that would be affected to the largest extent include chaparral (11,464 acres of primarily southern mixed chaparral), sage scrub (3,939 acres of primarily Diegan coastal sage scrub), oak woodlands (1,824 acres of coast live oak and Engelmann oak woodland), and grasslands (1,386 acres of primarily nonnative grassland, Table 1). Several areas of RL-40/RL-20 are located within the PAMA for the North County MSCP, including areas of very high and high ecological integrity (Figure 5).

Increasing housing density from 1 DU/40 acres to 1 DU/20 acres would have significant effects on biological resources. As discussed above, the magnitude of biological impacts increases along an urbanization or housing density gradient, with greater impacts in areas of high DU density (Medley et al. 1995, McDonnell et al. 1997). This is consistent with the empirical trend of increasing disturbance and fragmentation with increasing DU density from our fragmentation analysis (Section 3). Odell and Knight (2001) documented increases in human-tolerant wildlife species at the expense of human-intolerant wildlife species at DU densities above 1 DU/40 acres. Likewise, our fragmentation analysis shows fragmentation tends to be higher at DU densities of 1 DU/20 acres relative to 1 DU/40 acres. For example, average number of vegetation patches tends to be higher at 1 DU/20 acres than at 1 DU/40 acres, and the percentage of natural vegetation and percentage of core area tend to be lower at 1 DU/20 acres than at 1 DU/40 acres. Within the 19,264 acres of this DU density difference category, 482 DUs would be allowed under the RL-40 zoning, while 963 DUs would be allowed under the RL-20 zoning. Thus, an additional 481 DUs would be allowed, along with their associated roads and infrastructure, disturbance in fuel management zones, impervious surface cover, domestic animals, and ornamental plants, all factors contributing to fragmentation and adverse impacts to natural resources.





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## Areas of High Ecological Integrity and Existing Conservation Investments

Enormous investments by federal, state, and local governments have been made in the acquisition and conservation of natural lands in San Diego County, and these investments will be jeopardized if the lands are not linked and managed within a network of conserved landscapes of sufficient size, integrity, and connectivity. The importance of conserving private land within large blocks of core habitats to landscape-scale ecological functions is emphasized when considering the distribution of the remaining core habitat blocks of very high ecological integrity in San Diego County (Figure 5, Appendix A). Much of the habitat in the coastal portion of the county has been lost or degraded by development. Within the central foothills of the county, there are basically three intact blocks of habitat remaining: (1) Rancho Guejito-Santa Ysabel Valley (ca. 72,000 acres), (2) Eagle Peak-Capitan Grande Indian Reservation (ca. 105,000 acres), and (3) Otay Mountain Wilderness-Tecate Peak (ca. 100,000 acres), each of which is contiguous with adjacent intact habitat blocks of montane and desert habitat to the east. These three blocks of habitat are core areas of the regional system of natural lands in the western portion of San Diego County. Maintaining their core area functions is critical to maintaining (1) biodiversity throughout the region, including the biodiversity of smaller patches of habitat within Natural Community Conservation Planning (NCCP) reserves to the west, and (2) connectivity with higher elevation conservation areas to the east, e.g., Cleveland National Forest, Palomar Mountain State Park, and Agua Tibia Wilderness.

Moreover, much of the area that is zoned RL-40 by the Board alternative and RL-80 or RL-160 by the Staff alternative lies within the upper portions of the San Dieguito River, San Luis Rey River, and San Felipe Creek watersheds. Enormous conservation investments have already been made in these watersheds. For example, in the San Dieguito River watershed downstream of these areas, more than 2,200 acres have already been protected in the San Pasqual Valley alone. Protection of the watershed functions and values of these upper watershed areas builds on these investments and contributes to their long-term protection.

## 5. DIFFERENCES IN IMPACTS TO VEGETATION COMMUNITIES BETWEEN ALTERNATIVES

In Sections 2 and 3, we examined the effects of different residential development densities on biological communities using a review of relevant scientific literature and an analysis of habitat fragmentation patterns associated with different development densities in San Diego County, respectively. In both instances, it was demonstrated that densities of about 1 DU/40 acres and higher result in markedly greater direct and indirect impacts to species and communities as a result of habitat loss, fragmentation, and changes in species composition than do densities lower than 1 DU/40 acres. In this analysis, we use 1 DU/40 acres as a threshold for significant impacts to biological resources, i.e., densities of 1DU/40 acres or higher are considered to result in significant impacts to biological resources. While there are also potentially significant differences in impacts at densities lower than 1 DU/40 acres (e.g., 1 DU/80 acres vs. 1DU/160 acres), as suggested by the empirical evidence for San Diego County (Figure 3), there is little research that has examined the effects of development densities much lower than 1 DU/40 acres.



To better illustrate the implications of zoning differences between the Staff and Board alternatives to natural resources in San Diego County, this section focuses on vegetation communities and associated sensitive species that would be significantly impacted by zoning development densities at 1 DU/40 acres or higher and where potential impacts of these development densities would affect a significant proportion of the county-wide distribution of rare vegetation communities.

Table 2 shows acreages of different vegetation communities directly impacted by zoning densities of 1 DU/40 acres and higher and acreages directly impacted by zoning densities of lower than 1 DU/40 acres for the Staff and Board alternatives. Overall, the Board alternative results in 173,608 acres more in development densities  $\geq 1$  DU/40 acres than does the Staff alternative (502,766 – 329,158 acres, Table 2). This includes approximately 132,000 acres where the Staff alternative is RL-80 and the Board alternative is RL-40, 38,800 acres where the Staff alternative is RL-160 and the Board alternative is RL-40, and 3,800 acres where the Staff alternative is RL-80 and the Board alternative is SR-10 (Table 1). [Note that there is a total difference of about 1,000 acres between Tables 1 and 2 as a result of GIS database inconsistencies between the two alternatives. This difference does not affect the conclusions of this analysis.] These greater levels of impacts associated with the Board alternative would occur primarily in the north-central and north-eastern portions of the county (Figure 4).

## Rare Vegetation Communities

The areas where the Staff alternative proposes densities lower than 1 DU/40 acres and the Board alternative proposes densities equal to or higher than 1 DU/40 acres (i.e., Staff/Board categories RL-80/RL-40, RL-160/RL-40, and RL-80/SR-10; Table 3) support a significant percentage of communities that are naturally rare in Southern California and which have been further reduced in extent via loss to development and type conversion (Oberbauer and Vanderwier 1991, Scott 1991). Oak woodlands, grasslands, coniferous forests, and wetlands are considered rare by the County of San Diego's Biological Mitigation Ordinance, which lists them as Tier I communities, i.e., communities that are limited in distribution and that support rare or listed species. Impacts to Tier I communities must be mitigated in-kind or by conservation of other communities within Tier I, indicating the irreplaceable nature of these resources.

Table 3 shows how these communities would be differentially impacted by the Staff and Board alternatives in the aforementioned three zoning categories. In summary,

- Oak woodlands in these three categories total 34,766 acres or 55% of all of the oak woodlands in San Diego County.
- Of the oak woodlands, 16,264 acres are comprised of Engelmann oak woodlands, representing 47% of all Engelmann oak woodlands in the county.
- Coniferous forests in these categories represent 16,254 acres or 22% of all coniferous forests in the county.
- Grasslands in these three categories total 15,286 acres or about 10% of the grasslands in the entire county.

**Table 2. Acreages of vegetation communities impacted by zoning densities of 1 DU/40 acres and higher and acreages impacted by zoning densities lower than 1 DU/40 acres.**

<b>STAFF ALTERNATIVE</b>	<b>Zoning Description**</b>				<b>Total***</b>
<b>Vegetation Category</b>	<b>&gt;1DU/40</b>	<b>RL-40</b>	<b>RL-80</b>	<b>RL-160</b>	
Beach/dunes	2	72	468	0	543
Chaparral	68,182	99,330	97,281	15,789	280,582
Coastal scrub	43,307	20,418	7,064	482	71,270
Coniferous forest	3,555	2,303	17,561	282	23,701
Desert/montane scrub	14,494	6,070	41,501	10,618	72,683
Eucalyptus woodland	1,470	45	157	6	1,678
Grasslands	19,897	7,159	9,664	8,992	45,711
Meadow, seep, and playa	388	1,219	4,123	1,436	7,166
Freshwater	431	250	362	31	1,073
Riparian/wetland	9,163	6,357	6,744	2,805	25,069
Woodlands	12,010	13,036	28,324	12,311	65,681
Pinyon-Juniper	0	0	22	1,115	1,137
<b>Total Vegetation Communities*</b>	<b>172,899</b>	<b>156,259</b>	<b>213,270</b>	<b>53,866</b>	<b>596,295</b>

Total ≥ 1DU/40 acres = 329,158

<b>BOARD ALTERNATIVE</b>	<b>Zoning Description**</b>				<b>Total***</b>
<b>Vegetation Category</b>	<b>&gt;1DU/40</b>	<b>RL-40</b>	<b>RL-80</b>	<b>RL-160</b>	
Beach/dunes	2	496	45	0	542
Chaparral	86,338	143,880	50,221	0	280,439
Coastal scrub	49,280	19,649	2,388	0	71,316
Coniferous forest	3,672	15,429	4,577	0	23,677
Desert/montane scrub	14,516	38,265	20,036	0	72,818
Eucalyptus woodland	1,498	152	47	0	1,697
Grasslands	21,867	21,008	3,460	0	46,335
Meadow, seep, and playa	512	4,317	2,459	0	7,287
Open water	461	473	155	0	1,088
Riparian/wetland	9,781	11,414	3,996	0	25,191
Woodlands	15,446	43,914	6,436	0	65,796
Pinyon-Juniper	0	398	740	0	1,138
<b>Total Vegetation Communities*</b>	<b>203,373</b>	<b>299,393</b>	<b>94,559</b>	<b>0</b>	<b>597,325</b>

Total ≥ 1DU/40 acres = 502,766

\*Excludes Agriculture, Disturbed, and Developed.

\*\*Excludes military, tribal lands, national forest, state parks, public/semi-public lands, and other open space.

\*\*\*Differences in Totals reflect inconsistencies in the way the alternatives are presented in the GIS database.

**Table 3. Acreages of vegetation communities in 3 General Plan-2020 categories where Staff alternative density is less than 1 DU/40 acres and Board alternative density is greater than or equal to 1 DU/40 acres (Staff/Board).**

<b>Vegetation Category</b>	<b>RL-80/ RL-40</b>	<b>RL-160/ RL-40</b>	<b>RL-80/ SR-10</b>	<b>SUM</b>	<b>**Total County</b>
<b>Beach/dunes</b>	428	0	0	428	2,445
<b>Chaparral</b>	46,997	12,101	2,536	61,634	915,921
<b>Coastal scrub</b>	4,718	457	5	5,180	237,452
<b>Coniferous forest</b>	15,924	282	48	16,254	75,142
<b>Desert/montane scrub</b>	28,616	3,333	7	31,956	466,078
<b>Eucalyptus woodland</b>	116	2	0	119	3,416
<b>Grasslands</b>					
Foothill/Mountain Perennial Grassland	3,190	2,004	10	5,205	25,194
Nonnative Grassland	2,064	4,861	37	6,962	63,336
Transmontane Dropseed Grassland	0	0	143	143	139
Valley and Foothill Grassland	1,535	1,001	20	2,555	25,331
Valley Needlegrass Grassland	67	94	121	282	30,819
Wildflower Field	84	0	0	84	1,517
Undifferentiated Grassland	55	0	0	55	864
<b>Total Grasslands</b>	<b>6,995</b>	<b>7,960</b>	<b>331</b>	<b>15,286</b>	<b>147,200</b>
<b>Meadow, seep, and playa</b>	<b>2,269</b>	<b>801</b>	<b>17</b>	<b>3,087</b>	<b>59,231</b>
<b>Freshwater</b>	<b>215</b>	<b>30</b>	<b>0</b>	<b>245</b>	<b>9,723</b>
<b>Riparian/wetland</b>	<b>4,580</b>	<b>798</b>	<b>35</b>	<b>5,413</b>	<b>83,619</b>
<b>Woodlands</b>					
Engelmann Oak Woodland	7,214	8,823	227	16,264	34,880
Black Oak Forest and Woodland	969	0	0	969	1,526
Coast Live Oak Woodland	6,608	1,945	662	9,216	9,889
Mixed Oak Woodland	5,835	1,317	0	7,152	13,777
Cismontane Woodland	0	5	0	5	138
Undifferentiated Woodland	568	593	0	1,162	3,276
<b>Total Woodlands</b>	<b>21,194</b>	<b>12,683</b>	<b>890</b>	<b>34,766</b>	<b>63,486</b>
<b>Pinyon-Juniper</b>	<b>22</b>	<b>376</b>	<b>0</b>	<b>398</b>	<b>53,493</b>
<b>Barren</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>613</b>
<b>Total Vegetation Communities*</b>	<b>132,072</b>	<b>38,822</b>	<b>3,869</b>	<b>174,764</b>	<b>2,455,136</b>

Source: County of San Diego.

\*Excludes Agriculture, Disturbed, and Developed.

\*\*Total acreage of these community types in county (not total acreage of all vegetation communities in county).





- Riparian and wetland communities in these categories total 5,413 acres or >6% of the mapped riparian and wetland communities in the county (because of their scale, some of these wetlands may be under-mapped).

The following sections describe the importance of these communities to rare species in the county, with a focus on oak woodlands and grasslands, which are under-represented in protected areas in the region and in San Diego County (Stallcup et al. 2005). Appendix B lists selected sensitive, rare, and endangered species and their vegetation community associations, which are likely to be most impacted by increased development densities, based on our analysis of vegetation community impacts in specific geographic locations in the county.

### *Oak woodlands*

Oaks are a *keystone* species of biological diversity in Southern California, because they provide habitat and food sources for thousands of other species and profoundly influence ecological communities (Pavlik et al. 1991). Indeed oaks are often recognized as a cultural icon of California landscapes, dating back to their importance to early Indian groups that settled here. In San Diego County, oak woodlands (communities shown in Tables 1 and 3) are most abundant in the central foothills, from Cedar Creek north to Santa Ysabel Valley and west to Rancho Guejito. The Engelmann oak, which is endemic to Riverside and San Diego counties in the U.S. and northern Baja California, has the smallest range of any oak in California (Lathrop and Osborne 1990), with the majority of its distribution in San Diego County (Scott 1991).

Engelmann oak woodlands in the RL-160/RL-40, RL-80/RL-40, and RL-80/SR-10 categories represent almost half of Engelmann oak woodlands mapped in San Diego County (Table 3), including some of the largest trees and largest stands of Engelmann oak woodlands in the county (PSBS et al. 1993). Therefore, decisions concerning residential densities in these areas have huge implications for conservation of oaks in San Diego County, including the rare Engelmann. In the Board alternative, densities of RL-40 and higher would impact 34,314 acres more oak woodlands than in the Staff alternative (59,360 acres in the Board alternative vs. 25,046 acres in the Staff alternative, Table 2). Engelmann oaks represent approximately half of this impact.

Other sensitive species likely to be adversely impacted by loss and fragmentation of oak woodland habitats include the mountain lion, mule deer, Cooper's hawk, which commonly nests in oak woodlands, western bluebird, and several different species of sensitive plants that are rare or have limited distributions, such as the Ramona horkelia, felt-leaved monardella, and San Miguel savory (Appendix B). These sensitive species would be significantly adversely affected by the increased area of oak woodlands that would be zoned at  $\geq 1$  DU/40 acres in the Board alternative, as a result of habitat loss and fragmentation, increases in human-tolerant species (e.g., starlings and scrub jays), and increased potential for human-wildlife encounters and roadkill.



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## *Coniferous forests*

Coniferous forests in these three categories within San Diego County include bigcone Douglas-fir, Coulter pine, Cuyamaca cypress, Jeffrey pine, white fir, mixed fir, and mixed pine associations. All of these associations are often mixed with oaks. Those communities that are most limited in their regional distribution are bigcone Douglas-fir (1,842 acres in category RL-80/RL-40, representing 23% of this association in the county) and Coulter pine (208 acres in category RL-80/RL-40, 208 acres in RL-160/RL-40, and 26 acres in RL-80/SR-10, representing 9% of this association in the county). Approximately 4,874 acres of mixed pine and fir forests are in category RL-80/RL-40. Coniferous forests in these categories represent 16,254 acres or 22% of all coniferous forests in the county, occurring mostly in the north-central portion of the county. In the Board alternative, densities  $\geq 1$  DU/40 acres would impact approximately 13,243 acres more coniferous forest than in the Staff alternative (19,101 acres in the Board alternative vs. 5,858 acres in the Staff alternative, Table 2).

The Coulter pine, a California endemic, reaches the end of its southern distributional limit in San Diego County, with a few scattered stands in northern Baja California (Griffin and Critchfield 1972, Minnich and Franco Vizcaíno 1998). Pine Mountain on Rancho Guejito is the westernmost of the disjunct populations in San Diego County. Almost 300 acres of Coulter pine would be impacted by high density development ( $\geq 1$  DU/40 acres) proposed by the Board alternative that the Staff alternative proposes for lower densities than 1 DU/40 acres. Similarly, the bigcone Douglas fir relies on interconnected habitats for its long-term persistence and would be adversely impacted by loss and fragmentation of habitat.

In San Diego County and other parts of Southern California, the California spotted owl occurs as a series of small, relatively isolated populations in montane, late-seral stage, closed-canopy woodlands of oaks and conifers (Noon and McKelvey 1992, LaHaye et al. 1994, Unitt 2004). As a result of habitat loss and fragmentation, decline in habitat quality due to development, adverse effects to its habitat from groundwater drawdown resulting from new rural development and use for bottled drinking water, and intolerance of human activity near nest sites, spotted owl populations in Southern California are declining, with only 25-50 pairs estimated in San Diego County. Because of their low numbers and narrow habitat requirements, spotted owls may be especially susceptible to habitat loss. In addition, wide-ranging sensitive species such as mule deer and mountain lion, which use conifer habitats, would be significantly impacted by the increased area zoned for development densities of  $\geq 1$  DU/40 acres in the Board alternative, due to loss and fragmentation of their habitats, greater probability for human-wildlife encounters, and increased roadkill.

## *Grasslands*

Grasslands have historically been undervalued as a resource in Southern California, as most of them have been planted with or heavily invaded by nonnative annual grasses, and, until the last decade, plant and animal species in these areas had not been listed by state and federal governments as Threatened or Endangered. Moreover, their locations on flat or gentle slope areas make them ideal for development.



Over the past decade, as significant acreage of grasslands in Southern California has been lost to development and, concurrently, populations of grassland species have declined, grasslands—both those mapped as native and nonnative—have become more valuable for conservation. Moreover, as field surveys are conducted in grasslands, biologists are finding that native grasses and forbs are still there, but have been overlooked because of the taller nonnative annuals. So, in many cases, areas mapped as nonnative grasslands are really a combination of native and nonnative species that still retain significant habitat values. Regardless of plant species composition, grasslands are a very important resource for wildlife.

Grasslands in the three aforementioned development density difference categories represent >10% of all grasslands in San Diego County (Table 3). In the Board alternative, densities  $\geq 1$  DU/40 acres would impact approximately 15,819 acres more grasslands than in the Staff alternative (42,875 acres in the Board alternative vs. 27,056 acres in the Staff alternative, Table 2).

The grasslands on Rancho Guejito and in Santa Ysabel Valley (category RL-160/RL-40) comprise about half of the 15,819-acre difference between the higher density categories of the two alternatives (Table 2) and are particularly significant because of their overall size and integrity. Large grassland patches are rare in San Diego County (Table 4), and the largest are not conserved for their biological values. Therefore, decisions concerning residential densities in these areas have huge implications for the county's remaining grasslands.

Large, intact grasslands, provide habitat for declining species such as raptors, badgers, grasshopper sparrows, burrowing owls, and Stephens' kangaroo rats. These species, among other grassland species considered sensitive by the County of San Diego (Appendix B), are known to use the grasslands and associated oak savannas in the three aforementioned development density difference categories.

**Table 4. Largest grassland complexes in San Diego County.**

Location	Approx. Size* (acres)
Camp Pendleton	45,000
Lake Henshaw	16,000
Santa Ysabel/Mesa Grande	5,400
Rancho Guejito	4,900
Ramona	2,000
Otay/Sweetwater NWR	1,900

\*Based on San Diego County vegetation data.

Based on the extent, type and quality of suitable habitat (uncultivated grasslands and savannas on friable soils), and availability of prey (primarily rodents), the grasslands within the areas zoned for  $\geq 1$  DU/40 acres in the Board alternative may support the few sustainable populations of badgers remaining in San Diego County. Badgers have relatively large home ranges, with some estimates as large as >4,000 acres (Sargeant and Warner 1972), and young badgers have been



recorded to disperse as far as 68 miles from their natal ranges (Lindzey 2003), making the availability of large, intact grassland areas necessary for their persistence. Increasing development densities to  $\geq 1$  DU/40 acres across over 15,000 acres of grasslands in the county would result in greatly increased fragmentation and human disturbance of badger habitat and is considered a significant impact to this sensitive species.

The large expanses of grasslands in areas zoned for  $\geq 1$  DU/40 acres in the Board alternative and  $< 1$  DU/40 acres in the Staff alternative support at least 16 different raptor species:

Turkey vulture ( <i>Cathartes aura</i> )	Golden eagle ( <i>Aquila chrysaetos</i> )
Bald eagle ( <i>Haliaeetus leucocephalus</i> )	American kestrel ( <i>Falco sparverius</i> )
Northern harrier ( <i>Circus cyaneus</i> )	Merlin ( <i>Falco columbarius</i> )
Sharp-shinned hawk ( <i>Accipiter striatus</i> )	Prairie falcon ( <i>Falco mexicanus</i> )
Cooper's hawk ( <i>Accipiter cooperii</i> )	Barn owl ( <i>Tyto alba</i> )
Red-shouldered hawk ( <i>Buteo lineatus</i> )	Great horned owl ( <i>Bubo virginianus</i> )
Red-tailed hawk ( <i>Buteo jamaicensis</i> )	Western screech owl ( <i>Otus kennicottii</i> )
Ferruginous hawk ( <i>Buteo regalis</i> )	Burrowing owl ( <i>Athene cunicularia</i> )

Large grasslands with abundant prey resources are crucial to raptor populations that breed, winter, or migrate through San Diego County. The loss and fragmentation of habitat, increase in human-tolerant species (a number of which can be nest predators), and increased human uses of grassland areas associated with increasing development densities to  $\geq 1$  DU/40 acres under the Board alternative will diminish habitat quality for these species, resulting in significant adverse impacts.

The grasslands on Rancho Guejito (in Staff/Board category RL-160/RL-40) also support one of the largest remaining populations of the endangered Stephens' kangaroo rat—second in size only to the Warner Basin area among the San Diego populations (Table 5), and it appears comparable or slightly smaller (based on actually occupied habitat acreage) to the two largest Riverside County *core* populations. Development can directly affect Stephens' kangaroo rat habitat via direct loss and indirectly affect its habitat by adversely affecting our ability to manage its habitat via grazing or prescribed fire. This species is sensitive to changes in grassland structure that would accompany eliminating these disturbances in residential areas. Thus, increasing development densities to  $\geq 1$  DU/40 acres on Rancho Guejito under the Board alternative would be considered a significant impact to this species.

### ***Riparian and wetland communities***

Riparian associations in the county include white alder riparian forest, southern cottonwood-willow riparian forest, southern coast live oak riparian forest and woodland, southern sycamore-alder riparian woodland, riparian forest and scrub, southern willow scrub, and mule fat scrub. Riparian and wetland communities are the life blood of many sensitive, rare, and endangered species that rely on these habitats for some or all of their life histories (Appendix B). Of all the categories in Table 1, the RL-80/RL-40 category would affect the greatest acreage of riparian and wetland communities (4,580 acres), followed by the RL-160/RL-80 category (1,883 acres). In the Board alternative, densities  $\geq 1$  DU/40 acres would affect approximately 5,675 acres more





**Table 5. Approximate area of occupied Stephens' kangaroo rat habitat for the largest remaining habitat areas in Riverside and San Diego counties.**

Location	Occupied Habitat	
	Hectares	Acres
<b>Riverside County</b>		
Lake Matthews-Estelle Mountain	1,726	4,264
Lake Perris-San Jacinto	1,528	3,775
Lake Skinner-Dominigoni Valley	805	1,988
Sycamore Canyon-March Air Force Base	548	1,355
Motte Rimrock-Steele Peak	484	1,195
<b>San Diego County</b>		
Lake Henshaw-Warner Basin	4,600	11,370
Rancho Guejito	1,219	3,012
Ramona Grasslands	~243	~600
Marine Corps Base Camp Pendleton	~160	~400
Fallbrook Naval Weapons Station	<160	<400

Source: USFWS (1997), Montgomery (2005), Ogden (1998), and S.J. Montgomery and W. Spencer unpublished data.

riparian and wetland communities than in the Staff alternative (21,195 acres in the Board alternative vs. 15,520 acres in the Staff alternative, Table 2). Many of the direct impacts to wetlands may be avoided by development, but impacts to wetlands via indirect effects, such as increasing impervious surfaces in their watersheds or groundwater withdrawals, can be far greater than direct impacts.

Because development can reduce the integrity of watersheds and modify the magnitude, frequency, duration, timing, and rate of discharge of stream systems, aquatic and riparian communities that depend on a natural flow regime are ultimately affected, as are the species they support. Impacts to watershed basins in the central foothills of the county, which support the headwaters of all of our coastal drainages, will have cascading effects downstream. For example, development in the RL-160/RL-40 and RL-80/RL-40 categories would have adverse impacts to lands downstream in the San Luis Rey, San Dieguito, and San Diego River watersheds, including lands that have been conserved as part of the MSCP. In the San Pasqual Valley alone, this could result in adverse impacts to core breeding populations of the endangered least Bell's vireo and southwestern willow flycatcher, communities of other neotropical migrant bird species that breed in San Diego County, and a core population of the endangered arroyo toad (CBI 2003, Appendix B). Riparian and wetland communities also provide important habitat for wide-ranging species like the mountain lion and mule deer, and the increased area with densities  $\geq 1$  DU/40 acres in the Board alternative would result in greater potential for significant adverse effects to these species from increased human encounters.



## 6. CONCLUSIONS

Based on our analysis of the two GP-2020 alternatives, we conclude that the Staff alternative is environmentally superior to the Board alternative, and implementing the Board alternative would result in significantly greater impacts to natural resources, especially rare resources, as a result of greater direct loss of habitat, greater habitat fragmentation, and greater indirect impacts to habitats and species.

Our review of the peer-reviewed scientific literature concerning the effects of development density on natural resources found that significant adverse effects can be detected at densities as low as 1 DU/50 acres and that the magnitude of these adverse impacts increases as development densities increase. Significant adverse effects include greater abundance of nonnative plants and altered vegetation structure, increased availability of human-subsidized food and water supplies, increased abundance of human-tolerant wildlife, and decreased abundance of human-intolerant wildlife species, likely as a result of competition with human-tolerant species in human-altered environments.

To supplement the information available from the published scientific literature, we conducted an empirical investigation of habitat fragmentation at varying development densities in San Diego County. Consistent with the published literature, we found that the magnitude of fragmentation increases along a gradient of increasing development density. Also consistent with the literature, we found that 1 DU/40 acres appears to be a threshold at which there is significant habitat fragmentation. At densities lower than 1 DU/40 acres fragmentation decreases slowly and is similar to undeveloped habitat, and at densities above 1 DU/40 acres fragmentation is greater and increases rapidly with increasing development density. Therefore, for the purposes of this analysis, we consider development at densities of 1 DU/40 acres or higher to result in significantly greater biological impacts than development at densities less than 1 DU/40 acres.

Comparing density zoning maps from the two GP-2020 alternatives, there are approximately 174,000 acres more of the county zoned at 1 DU/40 acres or higher in the Board alternative than in the Staff alternative. Much of the 174,000 acres is located in parts of the county supporting sensitive and under-protected vegetation communities (e.g., grasslands, Engelmann oak woodlands) that support sensitive, rare, and endangered species (e.g., Stephens' kangaroo rat, burrowing owl, golden eagle and other raptors, arroyo toads, Appendix B). Thus, there would be significant adverse impacts to these and other sensitive species as a result of the substantially increased acreage of habitat loss and fragmentation associated with development densities of 1 DU/40 acres or higher under the Board alternative. Furthermore, much of the 174,000 acres is located in parts of the county that have high existing ecological integrity and that form parts of regionally important blocks of biological core areas (e.g., Rancho Guejito-Santa Ysabel core). Based on the best available scientific information, supplemented with our empirical analyses, we conclude that the Board alternative has significantly greater adverse impacts to biological resources than the Staff alternative and, because of the nature and location of these impacts, they would be unmitigable.



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## Appendix A

### Methods for Analysis of Ecological Integrity

The ecological integrity of a landscape refers to the extent that it remains free of human modifications, which is an indication of the ability of ecosystems to function naturally. In our model, we used the distribution and extent of human land cover alteration from roads and urban and agricultural development to construct a simple cost surface over the county, which could be used to investigate ecological integrity across the landscape. Costs ranged from 0 to 5, with cost and ecological integrity inversely related. Costs were assigned in the following manner:

1. The 1:100,000-scale USGS roads dataset was buffered according to road class and assigned the following scores (0 = no cost, 5 = high cost):

<u>Road class</u>	<u>Buffer</u>	<u>Cost</u>
Class 1 (major highways)	30m (98 ft)	5
Class 2 (major roads)	20m (66 ft)	5
Class 3 (minor roads)	5m (16 ft)	3
Classes 4,5 (streets and trails)	2m (6 ft)	3

2. Land cover categories in the land cover dataset were assigned costs in the following manner:

<u>Land cover type</u>	<u>Cost</u>
Urban	5
Agriculture	3
Natural habitats	0

3. A grid with 5,000 ft<sup>2</sup> cells was placed over the region. Total area-weighted costs were calculated for each grid cell, and each cell was assigned a final score from 0 (high integrity) to 5 (low integrity). Integrity scores (Figure5) were divided into 5 classes:

<u>Integrity</u>	<u>Cost range</u>
Very high	0 - 0.10
High	0.11 - 0.5
Moderate	0.51 - 1.0
Low	1.01 - 2.5
Very low	2.51 - 5.0



## Appendix B

### Selected Sensitive, Rare, and Endangered Species Likely to Be Most Impacted by Increased Densities, based on Analysis of Vegetation Community Impacts

SCIENTIFIC NAME	COMMON NAME	REGULATORY STATUS <sup>1</sup>	PRIMARY HABITATS <sup>2</sup>
<b>Plants</b>			
<i>Acanthomintha ilicifolia</i>	San Diego thornmint	FT/SE/1B/MSCP	GRS, CHP, Scrub
<i>Arctostaphylos rainbowensis</i>	Rainbow manzanita	1B/MSCP	CHP
<i>Astragalus oocarpus</i>	San Diego milk-vetch	1B	CHP, OW
<i>Baccharis vanessae</i>	Encinitas baccharis	FT/SE/1B/MSCP	CHP
<i>Brodiaea orcuttii</i>	Orcutt's brodiaea	FSC/1B/MSCP	GRS, OW, VP
<i>Clarkia delicata</i>	Delicate clarkia	1B	GRS
<i>Grindelia hirsutula</i> var. <i>hallii</i>	San Diego gumplant	1B	CHP, OW
<i>Horkelia truncata</i>	Ramona horkelia	1B	CHP, OW
<i>Machaeranthera juncea</i>	Rush chaparral-star	4	CHP, Scrub
<i>Monardella hypoleuca</i> ssp. <i>lanata</i>	Felt-leaved monardella	1B	CHP, OW
<i>Nolina cismontana</i>	Chaparral beargrass	FSC/1B/MSCP	CHP, Scrub
<i>Ophioglossum lusitanicum</i> ssp. <i>californicum</i>	California adder's-tongue fern	4	CHP, GRS, VP
<i>Pinus coulteri</i>	Coulter pine	-	CON
<i>Polygala cornuta</i> ssp. <i>fishiae</i>	Fish's milkwort	4	CHP, OW RIP
<i>Quercus engelmannii</i>	Engelmann oak	MSCP	OW
<i>Satureja chandleri</i>	San Miguel savory	1B/MSCP	GRS, OW, RIP
<i>Scutellaria bolanderi</i> ssp. <i>austromontana</i>	Southern skullcap	1B	CHP, OW, CON
<i>Senecio ganderi</i>	Gander's butterweed	FSC/SR/1B/MSCP	CHP
<i>Tetracoccus dioicus</i>	Parry's tetracoccus	FSC/1B/MSCP	CHP
<b>Invertebrates</b>			
<i>Euphyes vestris harbisoni</i>	Harbison's dun skipper	FSC/MSCP	RIP, OW
<i>Streptocephalus woottoni</i>	Riverside fairy shrimp	FE	VP
<i>Branchinecta sandiegonensis</i>	San Diego fairy shrimp	FE/MSCP	VP
<b>Fish, Reptiles, Amphibians</b>			
<i>Gila orcutti</i>	Arroyo chub	SSC	RIP
<i>Taricha torosa torosa</i>	California newt	SSC/MSCP	RIP
<i>Bufo californicus</i>	Arroyo toad	FE/SSC/MSCP	RIP
<i>Spea hammondi</i>	Western spadefoot	FSC/SSC/MSCP	VP
<i>Rana aurora draytonii</i>	California red-legged frog	FT/SSC	RIP
<i>Clemmys marmorata pallida</i>	Southwestern pond turtle	FSC/SSC/MSCP	RIP
<i>Phrynosoma coronatum blainvillei</i>	San Diego horned lizard	FSC/SSC/MSCP	CHP, Scrub
<i>Aspidoscelis hyperythrus</i>	Orange-throated whiptail	FSC/SSC/MSCP	CHP, Scrub, GRS
<i>Eumeces skiltonianus interparietalis</i>	Coronado skink	SSC	Multi
<i>Thamnophis hammondi</i>	Two-striped garter snake	SSC	RIP
<i>Crotalus ruber ruber</i>	No. red diamond rattlesnake	SSC	Multi
<i>Anniella pulchra pulchra</i>	Silvery legless lizard	SSC	Multi
<i>Salvadora hexalepis virgulata</i>	Coast patchnose snake	SSC	Multi
<b>Birds</b>			
<i>Haliaeetus leucocephalus</i>	Bald eagle	FE/SE/SFP/MSCP	Multi
<i>Aquila chrysaetos</i>	Golden eagle	SSC/SFP/MSCP	Multi





SCIENTIFIC NAME	COMMON NAME	REGULATORY STATUS <sup>1</sup>	PRIMARY HABITATS <sup>2</sup>
<i>Accipiter cooperii</i>	Cooper's hawk	SSC/MSCP	OW
<i>Circus cyaneus</i>	Northern harrier	SSC/MSCP	GRS
<i>Accipiter striatus</i>	Sharp-shinned hawk	SSC	Multi
<i>Buteo regalis</i>	Ferruginous hawk	SSC	GRS
<i>Athene cunicularia hypugaea</i>	Burrowing owl	FSC/SSC/MSCP	GRS
<i>Strix occidentalis occidentalis</i>	California spotted owl	SSC	CON
<i>Asio otus</i>	Long-eared owl	SSC	Multi
<i>Asio flammeus</i>	Short-eared owl	CSC	GRS
<i>Falco columbarius</i>	Merlin	SSC	Multi
<i>Falco mexicanus</i>	Prairie falcon	SSC	Multi
<i>Elanus axillaris</i>	White-tailed kite	FSC/SSC	GRS
<i>Poliophtila californica californica</i>	California gnatcatcher	FT/SSC/MSCP	Scrub
<i>Campylorhynchus brunneicapillus couesi</i>	Cactus wren	SSC/MSCP	Scrub
<i>Aimophila ruficeps canescens</i>	Rufous-crowned sparrow	FSC/SSC/MSCP	Scrub
<i>Amphispiza belli belli</i>	Bell's sage sparrow	SSC/MSCP	Scrub, GRS
<i>Ammodramus savannarum perpallidus</i>	Grasshopper sparrow	FSC/MSCP	GRS
<i>Chondestes grammacus</i>	Lark sparrow	FSC	GRS
<i>Eremophila alpestris actia</i>	California horned lark	SSC	GRS
<i>Agelaius tricolor</i>	Tricolored blackbird	FSC/SSC/MSCP	GRS, WT
<i>Icteria virens</i>	Yellow-breasted chat	SSC/MSCP	RIP
<i>Dendroica petechia</i>	Yellow warbler	SSC	RIP
<i>Vireo bellii pusillus</i>	Least Bell's vireo	FE/SE/MSCP	RIP
<i>Empidonax trailii extimus</i>	Southwest. willow flycatcher	FE/MSCP	RIP
<i>Sialia mexicana</i>	Western bluebird	MSCP	OW
<i>Lanius ludovicianus</i>	Loggerhead shrike	SSC	GRS, scrub
<b>Mammals</b>			
<i>Eumops perotis californicus</i>	California mastiff bat	SSC	Multi
<i>Antrozous pallidus</i>	Pallid bat	SSC	Multi
<i>Plecotus townsendii</i>	Townsend's big-eared bat	SSC	Multi
<i>Taxidea taxus</i>	American badger	SSC	GRS
<i>Bassariscus astutus</i>	Ringtail	SFP	Rocky outcrops
<i>Lepus californicus bennettii</i>	Black-tailed jackrabbit	FSC/SSC/MSCP	Multi
<i>Chaetodipus californicus femoralis</i>	California pocket mouse	SSC	Multi
<i>Chaetodipus fallax fallax</i>	San Diego pocket mouse	SSC	Multi
<i>Neotoma lepida intermedia</i>	San Diego desert woodrat	SSC	Multi
<i>Dipodomys stephensi</i>	Stephens' kangaroo rat	FE/ST/MSCP	GRS
<i>Odocoileus hemionus fuliginata</i>	Southern mule deer	MSCP	Multi
<i>Felis concolor</i>	Mountain lion	MSCP	Multi

- <sup>1</sup> FE = federally listed as endangered. ST = state listed as threatened.  
 FT = federally listed as threatened. SR = state listed as rare.  
 FSC = federal species of concern. SSC = state species of concern.  
 SE = state listed as endangered. SFP = state fully protected.  
 1B = CNPS List 1B—rare or endangered in California and elsewhere (CNPS 2001).  
 4 = CNPS List 4—plants of limited distribution (CNPS 2001).  
 MSCP = sensitive species addressed by North County MSCP subarea plan.

- <sup>2</sup> CHP = chaparral, CON = coniferous forest, GRS = grassland, RIP = Riparian, OW = oak woodland, WT = wetland, Multi = multiple habitats, VP = vernal pools

Source: records from CNDDB, Unitt 2004, Hathaway et al. 2004, PSBS et al. 1993, County predictive models.





## GABRIELEÑO BAND OF MISSION INDIANS - KIZH NATION

Historically known as The San Gabriel Band of Mission Indians / Gabrielino Tribal Council  
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

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

January 10, 2019

Re: AB52 Consultation request for Neighborhood & Conservation Plan Project

Dear Thomas Grahm,

Please find this letter as a written request for consultation regarding the above-mentioned project pursuant to Public Resources Code § 21080.3.1, subd. (d). Your project lies within our ancestral tribal territory, meaning belonging to or inherited from, which is a higher degree of kinship than traditional or cultural affiliation. Your project is located within a sensitive area and may cause a substantial adverse change in the significance of our tribal cultural resources. Most often, a records search for our tribal cultural resources will result in a "no records found" for the project area. The Native American Heritage Commission (NAHC), ethnographers, historians, and professional archaeologists can only provide limited information that has been previously documented about California Native Tribes. For this reason, the NAHC will always refer the lead agency to the respective Native American Tribe of the area. The NAHC is only aware of general information and are not the experts on each California Tribe. Our Elder Committee & tribal historians are the experts for our Tribe and can provide a more complete history (both written and oral) regarding the location of historic villages, trade routes, cemeteries and sacred/religious sites in the project area.

Additionally, CEQA now defines Tribal Cultural Resources (TCRs) as their own independent element separate from archaeological resources. Environmental documents shall now address a separate Tribal Cultural Resource section which includes a thorough analysis of the impacts to only Tribal Cultural Resources (TCRs) and includes independent mitigation measures created with Tribal input during AB-52 consultations. As a result, all mitigation measures, conditions of approval and agreements regarding TCRs (i.e. prehistoric resources) shall be handled solely with the Tribal Government and not through an Environmental/Archaeological firm.

In effort to avoid adverse effects to our tribal cultural resources, we would like to consult with you and your staff to provide you with a more complete understanding of the prehistoric use(s) of the project area and the potential risks for causing a substantial adverse change to the significance of our tribal cultural resources.

Consultation appointments are available on Wednesdays and Thursdays at our offices at 910 N. Citrus Ave. Covina, CA 91722 or over the phone. Please call toll free 1-844-390-0787 or email [admin@gabrielenoindians.org](mailto:admin@gabrielenoindians.org) to schedule an appointment.

*\*\* Prior to the first consultation with our Tribe, we ask all those individuals participating in the consultation to view a video produced and provided by CalEPA and the NAHC for sensitivity and understanding of AB52. You can view their videos at: <http://calepa.ca.gov/Tribal/Training/> or <http://nahc.ca.gov/2015/12/ab-52-tribal-training/>*

With Respect,

Andrew Salas, Chairman

Andrew Salas, Chairman

Albert Perez, treasurer |

PO Box 393, Covina, CA 91723

Nadine Salas, Vice-Chairman

Martha Gonzalez Lemos, treasurer ||

[www.gabrielenoindians.org](http://www.gabrielenoindians.org)

Christina Swindall Martinez, secretary

Richard Gradias, Chairman of the Council of Elders

[gabrielenoindians@yahoo.com](mailto:gabrielenoindians@yahoo.com)

# Original People of Los Angeles County



Map of territories of Original Peoples with county boundaries in Southern California.



# GABRIELEÑO BAND OF MISSION INDIANS - KIZH NATION

Historically known as The San Gabriel Band of Mission Indians  
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

City of Rancho Cucamonga  
10500 Civic Center Drive  
Ranch Cucamonga, CA 91729

January 10, 2019

Re: SB 18 Consultation (Government Code Section 65352.3) for Etiwanda Heights  
Neighborhood & Conversation Plan Project

Dear Thomas Grahn,

Please find this letter as a written request for consultation regarding the above-mentioned project pursuant to Senate Bill 18 (SB 18) Government Code Section 65352.3. Your project lies within our ancestral tribal territory, meaning descending from, a higher degree of kinship than traditional or cultural affiliation. Your project is located within a sensitive area and may cause a substantial adverse change in the significance of our tribal cultural resources. Most often, a records search for our tribal cultural resources will result in a "no records found" for the project area. The Native American Heritage Commission, ethnographers, historians, and professional archaeologists can only provide limited information that has been previously documented about California Native Tribes. This is the reason the Native American Heritage Commission (NAHC) will always refer the lead agency to the respective Native American Tribe of the area because the NAHC is only aware of general information and are not the experts on each California Tribe. Our Elder Committee & tribal historians are the experts for our Tribe and are able to provide a more complete history (both written and oral) regarding the location of historic villages, trade routes, cemeteries and sacred/religious sites in the project area. Therefore, to avoid adverse effects to our tribal cultural resources, we would like to consult with you and your staff to provide you with a more complete understanding of the prehistoric use(s) of the project area and the potential risks for causing a substantial adverse change to the significance of our tribal cultural resources.

Consultation appointments are available on Wednesdays and Thursdays at our offices at 901 N. Citrus Ave. Covina, CA 91722 or over the phone. Please call toll free 1-844-390-0787 or email [gabrielenoindians@yahoo.com](mailto:gabrielenoindians@yahoo.com) to schedule an appointment.

With Respect,

Andrew Salas, Chairman

Andrew Salas, Chairman

Albert Perez, treasurer

PO Box 393, Covina, CA 91723

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[www.gabrielenoindians.org](http://www.gabrielenoindians.org)

Christina Swindall Martinez, secretary

Richard Gradias, Chairman of the Council of Elders

[gabrielenoindians@yahoo.com](mailto:gabrielenoindians@yahoo.com)





**MORONGO BAND OF MISSION INDIANS**  
**TRIBAL HISTORIC PRESERVATION OFFICE**  
12700 PUMARRA RD BANNING, CA 92220  
OFFICE: 951-755-5259 FAX: 951-572-6004  
EMAIL: THPO@MORONGO-NSN.GOV

1/15/2019

Re: AB 52 (ASSEMBLY BILL 52) – Etiwanda Heights Neighborhood and Conservation Plan Project

Thomas Grahn  
Associate Planner  
City of Rancho Cucamonga

The Tribal Historic Preservation Office of the Morongo Band of Mission Indians acknowledges your letter on the above project. We appreciate efforts to safeguard tribal cultural resources through decisions informed by tradition, custom and knowledge of federally recognized tribal governments that are the subject-matter experts involving the significance and integrity of these resources.

The proposed project is within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians. Projects within this area are potentially sensitive for buried deposits regardless of the presence of remaining surface artifacts and features. Our office wants to initiate government-to-government consultation and requests the following from the lead agency to begin meaningful consultation:

- A records search conducted at the appropriate California Historical Resources Information System (CHRIS) center with at least a 1.0-mile search radius. If you already have done this work, please furnish copies of the reports and site records generated through this search for us to compare to our records to begin productive consultation.
- Tribal participation during survey and testing, if this fieldwork has not already taken place. In the event that archaeological crews have completed this work, our office requests a copy of the Phase I study or other cultural assessments as soon as available.

Tribal cultural resources are non-renewable resources. Avoidance is the preferred alternative over removal, reburial or monitoring. We look forward to working with you to protect these irreplaceable resources out of respect for ancestors of the Morongo people who left them there, and for the people of today and for generations to come.

Sincerely,

Travis Armstrong, JD, MA  
Tribal Historic Preservation Officer  
Morongo Band of Mission Indians



CITY OF RANCHO CUCAMONGA

January 15, 2019

JAN 17 2019

RECEIVED - PLANNING

Mr. Tom Grahn  
City Planner  
City of Rancho Cucamonga, Ca. 91730

RE: Etiwanda Conservation Plan -300-acre land, City of Rancho Cucamonga & County of San Bernardino

Dear Mr. Grahn,

Our group of investors have been holding title to parcels totaling 302 acres (APN 0201-033-39 & 40; 0201-021-05) which were purchased in 1989. The property is located east of Haven Avenue to Milliken Avenue and lies above or north of the SCE Tension Wires. This letter is to inform you that we are concerned about your plan and its effects on our properties in your quest to transfer all of our densities to the parcel of county flood control land you are enhancing.

We initially purchased the land for \$1.9 million and have paid, to date, over \$5 mil in maintaining the property and paying its real estate taxes. Upon the purchase, we investigated and were assured that we could assemble or cluster our land into 30 lots, at 1 lot per 10 acres density. At today's prices of \$500k per parcel this would yield a return of \$15 million.

Your projected annexation would render our property fallow. This project is obviously an "eminent domain" action since only 7% of the density transferred properties are allotted for development. It is Bold, on your' s and the City's part to take our money, land and profits by enhancing the value of the County property, resulting in the enrichment of the City of hundreds of millions of dollars in the development of funds in a project of this size. With a proposed 4,000 single family residents, commercial projects, parks and schools, this is easily a \$1.5+ billion-dollar project. The build out tax base of this project for the city would be notable.

An additional bonus to the project developer of the proposed county property, is that your plan deprives us of even selling the property for mitigation purposes (Current value at \$8k/acre). By pre-zoning it conservation/open space the designated county project developer will not have to purchase any land for mitigation. This is an additional 4<sup>th</sup> amendment violation and an unlawful enrichment for the County and the City of Rancho Cucamonga.

We anticipate that you will keep us informed of the City and County's progress in doing what is right for all the property owners in the project designated area.

Sincerely,



Andrew Hu  
3653 Azure Lazdo Dr.  
Oceanside, Calif. 92056

To: Tom Grahm

RE:North Etiwanda Annexation

From:Anthony Maricic

From reviewing the memos/letter from Fish and Wildlife and The Forest Service it is apparent that your proposed development project cannot proceed without thousands of additional acres for mitigation.

Note should be taken that the 750 acres from the Etiwanda Preserve cannot be credited for any mitigation since its formation was specific as mitigation for the 210 freeway and the flora/fauna ect. it swallowed.

Additionally the last major annexation and lawsuit between the Sage Group and the city concentrated on two major arenas which culminated in litigation involving 300 acres in the open space area that the city required the 3 major developers to obtain for mitigation in the current approval. This area now being annexed is also devoid of any mitigation as it was used for those 3 tracts of 600 homes..This brings the total to 1000 of the 3000 acres which cannot be used for mitigation of any kind for the development

The city won the lawsuit on the second matter debunking the Sage assertions of gnatcatcher and kangaroo rat evidence on the properties stating that in 4 years worth of studies these species were NEVER found. Yet your Paladin argument TODAY in saving the area begins with pictures of these two species that you want to save which you stated do not exist in the area. Lets not forget your 3rd goal which is to stop the runaway development that has yet to emerge in 30 years?????

## **Lisa Maturkanic**

---

**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Wednesday, December 12, 2018 9:35 AM  
**To:** Tony Locacciato  
**Cc:** Burris, Matt; Jean Ward; Camacho-Curtis, Jennifer  
**Subject:** FW: Etiwanda Heights Neighborhood Plan

Question from the City email regarding the NOP & Scoping Meeting.

-----Original Message-----

From: Arturo Delgado <suptdrd@hotmail.com>  
Sent: Monday, December 10, 2018 4:07 PM  
To: Grahn, Tom <[https://urldefense.proofpoint.com/v2/url?u=http-3A\\_\\_Tom.Grahn-40cityofrc.us&d=DwIFAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A\\_CdpgnVfiiMM&r=LzX81PC5r7aj3TyFgFP2\\_PugdYqYoD06nxM9LB6CA8quG6NOAlhx5DpgfUI2V\\_D9V&m=uE9J2pFMnk26z0vAZK4b48xTZOP8R6GO-T8Qgld3ybQ&s=xgTWmU28Af7Ot8C1bU9ZLWlQ\\_gslyU30K5uHHhPi37M&e=>](https://urldefense.proofpoint.com/v2/url?u=http-3A__Tom.Grahn-40cityofrc.us&d=DwIFAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=LzX81PC5r7aj3TyFgFP2_PugdYqYoD06nxM9LB6CA8quG6NOAlhx5DpgfUI2V_D9V&m=uE9J2pFMnk26z0vAZK4b48xTZOP8R6GO-T8Qgld3ybQ&s=xgTWmU28Af7Ot8C1bU9ZLWlQ_gslyU30K5uHHhPi37M&e=>)>  
Subject: Etiwanda Heights Neighborhood Plan

I am a resident located at 5635 High Meadow Place. My property will be directly effected by the annexation building plan that is being proposed and evaluated at this time.

I strongly recommend that any commercial property that would be a part of this project be located as far to the east of Milliken and Wilson due to the impact this could have on the congestion, noise, and pollution that would be added to an area that is already impacted.

Los Osos High School is located in this section and the current foot and vehicle traffic (parent drop off and pick up, football games, open house, parent conferences, special events) as well as added heavy traffic that comes from students that go and come from Chaffey College every day should be a safety concern. Added traffic in this section of the plan will endanger pedestrian traffic (mostly students) and certainly add to the noise and and congestion for students, parents and the residents in this area.

The noise and pollution rates due to increased traffic for students attending the high school is a special concern. Please consider this letter as you move forward with this project.

I would appreciate a response to my input.

Arturo Delgado  
5635 High Meadow Pl., Rancho Cucamonga  
Suptdrd@hotmail.com

Sent from my iPad



## Lisa Maturkanic

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Tuesday, January 22, 2019 11:40 AM  
**To:** Tony Locacciatto; Jean Ward; Burris, Matt  
**Subject:** FW: Etiwanda Heights

Public comments submitted on the revised NOP.

-----Original Message-----

From: Bernice McGrew <bernicemcgrew@yahoo.com>  
Sent: Monday, January 21, 2019 8:43 PM  
To: Grahn, Tom <[https://urldefense.proofpoint.com/v2/url?u=http-3A\\_\\_Tom.Grahn-40cityofrc.us&d=DwlGaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A\\_Cdp gnVfiiMM&r=LzX81PC5r7aj3TyFgFP2\\_Pugd qYoD06nxM9LB6CA8quG6NOAlhx5DpgfUI2V\\_D9V&m=dZDJaEECES3IQ\\_YWN4g5JlonFGcWBx6a0WBCcjuTSFA&s=nJUqG-3ADqyQFbnlUvnYEDbEDeS1CC1\\_ayX1UVGhRbl&e=>](https://urldefense.proofpoint.com/v2/url?u=http-3A__Tom.Grahn-40cityofrc.us&d=DwlGaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_Cdp gnVfiiMM&r=LzX81PC5r7aj3TyFgFP2_Pugd qYoD06nxM9LB6CA8quG6NOAlhx5DpgfUI2V_D9V&m=dZDJaEECES3IQ_YWN4g5JlonFGcWBx6a0WBCcjuTSFA&s=nJUqG-3ADqyQFbnlUvnYEDbEDeS1CC1_ayX1UVGhRbl&e=>)>  
Subject: Etiwanda Heights

Tom as a longtime resident I am against this plan. It will increase traffic, crime and congestion and ruin our community. When will you people quit dealing with big money, you are turning our city into a congested mess! Yes I live off of Lemon and Haven and the traffic we have with the schools in our vicinity is enough! Further more we already don't have enough water for the city now nor do we have enough schools! No more we are done!!

Bernice McGrew

Sent from my iPhone

## **Lisa Maturkanic**

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Wednesday, December 12, 2018 9:35 AM  
**To:** Tony Locacciato  
**Cc:** Burris, Matt; Jean Ward; Camacho-Curtis, Jennifer  
**Subject:** FW: Etiwanda Neighborhood and Conservation Plan

Question from the City email regarding the NOP & Scoping Meeting.

-----Original Message-----

From: Brad Buller <bradbuller@msn.com>  
Sent: Monday, December 10, 2018 4:11 PM  
To: Grahn, Tom <[https://urldefense.proofpoint.com/v2/url?u=http-3A\\_\\_Tom.Grahn-40cityofrc.us&d=DwIFAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A\\_Cdp gnVfiiMM&r=LzX81PC5r7aj3TyFgFP2\\_Pugd qYoD06nxM9LB6CA8quG6NOAlhx5DpgfUI2V\\_D9V&m=QvJHvAq0ZY-wzUBht5tbYOXLjiVHlzGOnK098YdJrpE&s=SvdFC3k8cOSYcAWDhVBn\\_\\_ueB909O\\_5lyX\\_mZ59zS8M&e=>](https://urldefense.proofpoint.com/v2/url?u=http-3A__Tom.Grahn-40cityofrc.us&d=DwIFAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_Cdp gnVfiiMM&r=LzX81PC5r7aj3TyFgFP2_Pugd qYoD06nxM9LB6CA8quG6NOAlhx5DpgfUI2V_D9V&m=QvJHvAq0ZY-wzUBht5tbYOXLjiVHlzGOnK098YdJrpE&s=SvdFC3k8cOSYcAWDhVBn__ueB909O_5lyX_mZ59zS8M&e=>)>  
Subject: Etiwanda Neighborhood and Conservation Plan

Count me in as someone that wants to stay connected and involved in the development of the Plan

Brad

## **Lisa Maturkanic**

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Monday, December 17, 2018 5:49 PM  
**To:** Tony Locacciatto  
**Cc:** Burris, Matt; Jean Ward  
**Subject:** FW: Etiwanda Heights Neighborhood & Conservation Plan

Response from the City email regarding the NOP.

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**From:** Brent Bruce <brent.bruce@nflp.com>  
**Sent:** Monday, December 17, 2018 5:38 PM  
**To:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Subject:** Etiwanda Heights Neighborhood & Conservation Plan

To whom it may concern – I would like to make comment of my thoughts on the use of the potential Etiwanda Heights project.

Rancho Cucamonga can take this two very different directions.

1. High density and commercial integration.
2. Low density, higher value residential.

It is my sincere hope that the City officials of Rancho Cucamonga will chose to increase the value and prestige of our city by keeping it as a highly coveted location. This would be accomplished by offering a large parcel, residential community, similar to the Deer Creek community. This type of a project will keep Rancho as a sought after destination and would be able to demand a higher property tax rate in order to pay for the amenities.

Choosing the high density route may bring in more city tax revenue, but it will have the opposite effect to the esteem of our beautiful city. Rancho Cucamonga will become less desirable to many families searching for the escape from urban living.

Should the city decide to go with the higher density route, I would be interested to see what the community had been requesting in this comment period. Many of the other residents I live with here in Rancho Cucamonga also would like to see a beautiful, spacious community that would increase out cities desirability, rather than a dense congested area.

**BRENT BRUCE – 6548 HALSTEAD AVENUE, RANCHO CUCAMONGA, CA 91730. 909-615-6992**

**Lisa Maturkanic**

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Wednesday, January 9, 2019 11:14 AM  
**To:** Tony Locacciato; Burris, Matt; Jean Ward  
**Subject:** FW: ETIWANDA ANNEXATION AND DEVELOPMENT PLAN

Response from the City email regarding the NOP.

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**From:** Constance Bredlau <Connilu65@msn.com>  
**Sent:** Tuesday, January 08, 2019 7:15 PM  
**To:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Subject:** ETIWANDA ANNEXATION AND DEVELOPMENT PLAN

As an Etiwanda resident I am against your new plan labeled "conservation". There is no conservation in the 4,000+ buildings and shopping center you propose in and above our community.

The Etiwanda Preserve is a sham and needs to be fixed before the City sells its soul and we get 10-20,000 cars a day driving through our community on Wilson Avenue to get to the I-15 Freeway. Is this impact even addressed in your planning as State-Mandated? Shouldn't we have a voter referendum?

Constance Bredlau

**Lisa Maturkanic**

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Wednesday, December 12, 2018 9:37 AM  
**To:** Tony Locacciato  
**Cc:** Burris, Matt; Jean Ward; Camacho-Curtis, Jennifer  
**Subject:** FW: Etiwanda conservation plan

Response from the City email regarding the NOP & Scoping Meeting.

**From:** Dan Gasparrelli <dan@cocolor.com>  
**Sent:** Monday, December 10, 2018 7:14 PM  
**To:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Subject:** Etiwanda conservation plan

I personally think the least amount of development the better the traffic situation is already beyond bad and adding more residents to the area will just add to the traffic problem we've created gridlock in that area and to continue to develop it is not in the city's best interest nor the citizens



**Lisa Maturkanic**

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Wednesday, December 12, 2018 9:37 AM  
**To:** Tony Locacciato  
**Cc:** Burris, Matt; Jean Ward; Camacho-Curtis, Jennifer  
**Subject:** FW: ETIWANDA PROJECT, FORMALLY NESAP

Response from the City email regarding the NOP & Scoping Meeting.

**From:** deanna brophy <deannabrophy@yahoo.com>  
**Sent:** Monday, December 10, 2018 7:08 PM  
**To:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Cc:** deanna brophy <deannabrophy@yahoo.com>  
**Subject:** ETIWANDA PROJECT, FORMALLY NESAP

Tom,

Stop spending residents tax money on this project. Not okay that the city continues to request feedback and the majority of residents do not approve of this project...yet, you and the city officials continue to move forward as if we did not provide input.

Very disheartening that city officials continue to spend our funds on this. We do not approve.  
Deanna Brophy

[Sent from Yahoo Mail on Android](#)

## **Lisa Maturkanic**

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Wednesday, December 12, 2018 9:39 AM  
**To:** Tony Locacciato  
**Cc:** Burris, Matt; Jean Ward; Camacho-Curtis, Jennifer  
**Subject:** FW: Planning ?

Response from the City email regarding the NOP & Scoping Meeting.

-----Original Message-----

**From:** Denise Andrade <deniseandrade67@hotmail.com>  
**Sent:** Tuesday, December 11, 2018 7:14 PM  
**To:** Grahn, Tom <[https://urldefense.proofpoint.com/v2/url?u=http-3A\\_\\_Tom.Grahn-40cityofrc.us&d=DwIFAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A\\_Cdp gnVfiiMM&r=LzX81PC5r7aj3TyFgFP2\\_Pugd qYoD06nxM9LB6CA8quG6NOAlhx5DpgfUI2V\\_D9V&m=m9Cpd3lx7x-\\_kv-PlWmS\\_GCv-UdfUcmbHHb68zpky9U&s=udlRW4uTHREou3h8h7vNrx1huFoX63rtH7REG7-kL38&e=>](https://urldefense.proofpoint.com/v2/url?u=http-3A__Tom.Grahn-40cityofrc.us&d=DwIFAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_Cdp gnVfiiMM&r=LzX81PC5r7aj3TyFgFP2_Pugd qYoD06nxM9LB6CA8quG6NOAlhx5DpgfUI2V_D9V&m=m9Cpd3lx7x-_kv-PlWmS_GCv-UdfUcmbHHb68zpky9U&s=udlRW4uTHREou3h8h7vNrx1huFoX63rtH7REG7-kL38&e=>)>  
**Subject:** Planning ?

What are you planning? More homes?

## **Lisa Maturkanic**

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Monday, December 17, 2018 9:50 AM  
**To:** Tony Locacciato  
**Cc:** Burris, Matt; Jean Ward  
**Subject:** FW: Etiwanda Heights Neighborhood

Response from the City email regarding the NOP.

**From:** Diane P <pearlsofwisdom7878@gmail.com>  
**Sent:** Friday, December 14, 2018 6:01 AM  
**To:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Subject:** Etiwanda Heights Neighborhood

Mr.. Grahn

I have lived in Rancho Cucamonga for the last 27 years & previously lived in Ontario & have attended several of the community meetings regarding Etiwanda development. I've seen how uncontrolled development totally changes the character of a city & does not improve the quality of life. I understand the city wants more tax money from the developers & residents, but we must consider that this is our last opportunity to preserve a very limited resource in our city. We are quickly turning into just another subdivision of Los Angeles sprawl no different from hundreds of other communities in Southern California with all the same stores, restaurants & packed housing. We are currently still unique at least in our northern portion as we are zoned for horses & have larger lot sizes than much of the rest of the city. Claremont has maintained its cultural feel while Ontario, Pomona, Upland, & Chino have not. We are certainly headed towards being another once respected community to just another city that has no special appeal or character. I understand that the city cannot purchase the property & leave it undeveloped, but can we hold to some sense of quality & open space? We also must consider the continuous development infringes upon our native wildlife if people are concerned about the native predators now, taking away that land will drive them deeper into our residential neighborhoods for survival. I feel that the city council has failed us over development & has lost the public trust. We see town homes being squeezed into every square foot available along with unattractive commercial & residential all along Foothill (by far the worst example is the development at Hermosa & Foothill) & more & more high density units being built. I'm certain none of our city council members live anywhere near these developments. I understand the need for affordable housing, but not in every location of the city.

My major concerns are:

1. As little development as is fiscally possible considering purchase of land.
2. We must not have any commercial development above the 210, this is a major concern. The resources below the 210 are perfectly fine & no one needs another coffee shop anyway. Allowing a precedent of commercial stores above the 210 (note what's happened in the residential area surrounding the commercial on Haven north of the 210) is a major mistake.
3. Residential development should be consistent with the surrounding areas. Above Wilson should be at least comparable to Deer Creek & zoned for horses with supporting trails & considerations in parks. Below Banyan development should be the same as currently in the area.

4. A small area of Senior housing should be considered as an optional residence for people currently living in Rancho Cucamonga that are looking to downsize, but want to remain in the area.
5. Natural parks & open space is essential.
6. Do not put Wilson through to the 15, we do not want this to become another easy access for thieves to have quick access to residential. We already have robbery issues far north of the 210.

Thank you  
Diane Vieau

**Lisa Maturkanic**

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Wednesday, January 2, 2019 11:38 AM  
**To:** Tony Locacciatto  
**Cc:** Burris, Matt; Jean Ward  
**Subject:** FW: Etiwanda Heights

Response from the City email regarding the NOP.

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**From:** Don Morgan <don@donanddebra.com>  
**Sent:** Wednesday, January 02, 2019 11:02 AM  
**To:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Subject:** Etiwanda Heights

Good Morning Tom:

- 1.) Too many residences planned, creates traffic (could be an additional 6000 cars, smaller parcels and promotes higher density as well as a need for yet another school in north Rancho Cucamonga creating further congestion.
- 2.) Do not need any additional retail units above what has existed in the City, just brings more traffic, we have plenty of retail along the 210 exits
- 3.) Bike riding on Wilson is too dangerous, with the college parking along the street there is not sufficient space for safe travel by car or bike
- 4.) Hiking Up haven and across on hillside, there are not any sidewalks, the grass horse trails are uneven to foot traffic, so walkers/hikers will walk in the streets, streets are definitely not designed to be shared with moving metal objects. (and the city is allowing church goers to park along Haven on Sundays which many have walkers walking further into the streets.
- 5.) The use of the trail between Haven View and Deer Creek will bring crime to both of those neighborhoods, the area is not well lit and will be difficult for law enforcement to patrol and or respond

Thank you for sharing with the committee.

Don Morgan  
10970 Deer Canyon Drive



## Lisa Maturkanic

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Wednesday, December 12, 2018 9:36 AM  
**To:** Tony Locacciato  
**Cc:** Burris, Matt; Jean Ward; Camacho-Curtis, Jennifer  
**Subject:** FW: EIR FOR ETIWANDA  
**Attachments:** Half of Southern California has burned in wildfires over last 50 years, yet we fail to act – Daily Bulletin.pdf

Response from the City email regarding the NOP & Scoping Meeting.

**From:** edward soehnel <ejsoehnel@gmail.com>  
**Sent:** Monday, December 10, 2018 4:13 PM  
**To:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Subject:** EIR FOR ETIWANDA

attached copy of newspaper article re building in fire prone areas... Having lived in S. calif all my life and gone thru numerous fires (in addition to being on a hot shot crew when I was a young man) I can readily appreciate the danger of building in fire prone area.

Personally I believe the entire area should be a preserve. I personally watched the entire mountain from I 15. to Claremont burn in a matter of three days. Scary times and all the homes in the foothills were destroyed but like ants they rebuilt and added additional mansions. when the next configuration comes, these homes will just add fuel for the embers to float down in the valley.

Too bad our local elected and civil servants don't stand up and be counted... \$\$\$\$\$ are just to tempting..

Ed Soehnel.

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Ed Soehnel  
UPS STATION  
12223 Highland Ave.#106 –291  
Etiwanda, Ca 91739  
909 238 6391 cell phone  
[ejsoehnel@gmail.com](mailto:ejsoehnel@gmail.com)

## Lisa Maturkanic

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Tuesday, January 22, 2019 11:38 AM  
**To:** Tony Locacciatto; Jean Ward; Burris, Matt  
**Subject:** FW: Etiwanda Heights

Public comments submitted on the revised NOP.

-----Original Message-----

From: elenareoproperties@charter.net <elenareoproperties@charter.net>  
Sent: Monday, January 21, 2019 2:22 PM  
To: Grahn, Tom <[https://urldefense.proofpoint.com/v2/url?u=http-3A\\_\\_Tom.Grahn-40cityofrc.us&d=DwlFAG&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A\\_CdpgnVfiiMM&r=LzX81PC5r7aj3TyFgFP2\\_PugdQYoD06nxM9LB6CA8quG6NOAlhx5DpgfUI2V\\_D9V&m=5hAoggtvRTu3NCRjxFoTImRIF700fjJ4JfeuhOLPAQs&s=QFggmjDV4v0sgyC0M0aqKAp8f9LTAKnQaamqlCQvhpU&e=>](https://urldefense.proofpoint.com/v2/url?u=http-3A__Tom.Grahn-40cityofrc.us&d=DwlFAG&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=LzX81PC5r7aj3TyFgFP2_PugdQYoD06nxM9LB6CA8quG6NOAlhx5DpgfUI2V_D9V&m=5hAoggtvRTu3NCRjxFoTImRIF700fjJ4JfeuhOLPAQs&s=QFggmjDV4v0sgyC0M0aqKAp8f9LTAKnQaamqlCQvhpU&e=>)>  
Subject: RE: Etiwanda Heights

Hello Tom,

I have attended several meetings regarding the Etiwanda Heights Development plan. I would like this email to go on record of my concerns.

I live in the Deer Creek Estates for the past 15 years and in the city for the past 25 years. This project will have a direct impact on the value of my home...

Reasons -  
3000 new homes will increase the already traffic issue.

180,000 shopping center - there is no reason for this center. We have Albertson/Ralphs/Vons shopping centers that are off the 210 freeway.

This new center into the north part of RC that are not citizens and will promote additional traffic, employee congestion, unwanted crime, noise pollution, lights large truck deliveries 24/7, establishments that serve liquor promotes drinking and driving into a community, and the change of a rural area to a commercial area is not good fit for the current community or the future of Rancho Cucamonga.

New Proposed Map - I voted for map "B" in the last survey and as it had current land unchanged from wash off north of Wilson to Miliken Ave.

This would keep the same feeling as for the area.

We currently deal with the traffic from Los Altos & Chaffey College, as Chaffey College has been apart of the community for so many years. This added development will cause the traffic congestion to commuity.

In City held meetings -

Clear - No Commercial - my opinion unchanged.

No Appartments

No lot size to be below 1/2 acre

No to 3000 new homes = 6000 + cars on the roads No Connection to Wilson going through

Please reply to confirm received.

Sincerely,  
Elena Quijano

**Lisa Maturkanic**

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Wednesday, December 12, 2018 9:34 AM  
**To:** Tony Locacciato  
**Cc:** Burris, Matt; Camacho-Curtis, Jennifer; Jean Ward  
**Subject:** FW:

Question from the City email regarding the NOP & Scoping Meeting.

**From:** Gloria Amaya <gamaya.rebound@gmail.com>  
**Sent:** Monday, December 10, 2018 3:52 PM  
**To:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Subject:**

Question who manages the etiwanda heights. If its national core housing that's a concern

## **Lisa Maturkanic**

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Thursday, January 17, 2019 3:20 PM  
**To:** Tony Locacciatto; Jean Ward; Burris, Matt; David Sargent  
**Subject:** FW:

NOP Comments

**From:** wilkies2@verizon.net <wilkies2@verizon.net>  
**Sent:** Thursday, January 17, 2019 2:55 PM  
**To:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Subject:**

### **MY OPPOSITION TO THE ETIWANDA HEIGHTS DEVELOPMENT**

I have several reasons to oppose this Development.

#### Environmental

- I value the natural habitat of the Foothills and see no reason to destroy it. These creatures have always lived in this area and I do not want to encroach on the few remaining areas where they live. I don't know if the Kangaroo rat, the Woolly Star, or the Slender Horned Spineflower or other endangered species exist in this area having no access, or report to check. This should be done by a competent environmental expert. However, my concern are the Hawks, the coyotes, the Mountain lions, the possums and all the songbirds who do live in that beautiful area and which will be driven out if this Development is allowed. Many Rancho Cucamonga residents moved to this area to enjoy a rural community. To have Developers destroy Rancho Cucamonga purely for profit is disgusting.

#### Flood and Fire Risks

- I have extreme doubts regarding the safety of this proposed Development. As you are well aware, Rancho Cucamonga has a history of major floods occurring regularly. 1862, 1867, 1891 had monumental floods, 1938 was a 100 year flood, 1969 had a massive flood with 100 lives lost and \$500 million in damages. The earthen dams collapsed and the Cucamonga Creek was 2 miles wide. There was 4 feet of mud on Foothill at Carnelian. I do not believe the Debris Basins at Day Creek and Deer Creek would be sufficient to handle a major flood. I believe the Debris Basins would fill up with rocks and the water would cascade down and destroy the entire area beneath them. I believe additional construction beneath this 100 year Flood Plain would be a) extremely hazardous, b) possibly criminally negligent. I currently have concerns about the safety of the 3,000 students at Los Osos High School and the 15,000 at Chaffey College. The Flood Emergency Plan for Los Osos High School says "The school and district recognizes that the potential exists for excess debris and water to be released from the Deer Creek debris basin . . . . students and staff will be evacuated to the highest ground." If we were



to have another flood I'm doubtful that our emergency personnel would be able to evacuate 3,000 students. If you allow this large Etiwanda Heights Development you would exacerbate an already dangerous situation. I believe at one point you had considered building an elementary school beneath the levee. In my estimation that is insanity.

#### Cost of this Project to Rancho Cucamonga Residents

- I would like to know a) the potential cost of this Development. b) Who the Developer is. c) How much money has been spent by Rancho Cucamonga at this point for this project. d) The potential liability of Rancho Cucamonga. I believe the majority of the residents of Rancho Cucamonga are opposed to this Development. Your sampling of residents' views was in my opinion flawed (polling many non-residents). I request a vote on this Development by the Residents of this City before any further money is spent. There is always a healthy suspicion by the public of Politicians and Developers. Many believe that this Development has been Pre-approved and we are just going through the motions. To dispel these suspicions, I think the City Council should hold a vote and proceed with caution, paying attention to the views of the voters.

#### Rancho Cucamonga Planning Dept

- I have seen the development at Foothill and Hellman (the Vintner) which the Planning Dept obviously approved. It is in my opinion, a monstrosity. High Density, ugly and with no parking. It doesn't blend with the other construction in Rancho Cucamonga and I have no idea how it was approved. If this is the kind of Development the Planning Dept approves of, I have no confidence in the Etiwanda Heights Development.

**Lisa Maturkanic**

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Tuesday, January 22, 2019 11:33 AM  
**To:** Tony Locacciatto; Jean Ward; Burris, Matt  
**Subject:** FW: Etiwanda Heights

Public comments submitted on the revised NOP.

**From:** wilkies2@verizon.net <wilkies2@verizon.net>  
**Sent:** Friday, January 18, 2019 12:21 PM  
**To:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Subject:** Etiwanda Heights

## **MY OPPOSITION TO THE ETIWANDA HEIGHTS CONSTRUCTION**

For several years the residents of Rancho Cucamonga have been warned about our serious drought situation. We were advised to tear out our lawns and drastically conserve water. Even the plants on the medians of our streets were ripped out and replaced with rocks to save water etc. etc. etc.

SB606 and AB 1668 were passed which requires cities to comply with strict water annual budgets or face fines of \$1,000 a day or \$10,000 a day if they don't meet them during drought conditions.

Despite our recent rains, our entire area is still in Moderate Drought condition.

Your Etiwanda Heights development plans for 3,800 residential units.

If you assume an average 3 people per unit that would mean 11,400 people.

Currently the average person uses 100 gallons of water per day per person.

***That would mean 1,140,000 gallons of water per day would be required for the Etiwanda Heights project.***

How would the Rancho Cucamonga Water Dept suddenly produce an additional million gallons of water a day??

If it is so easy to find this extra water, why have the residents of Rancho Cucamonga been so browbeaten and threatened with penalties??

Another concern I have regarding this potential construction is the amount of water that would be used in the construction process and in the continuing maintenance of the 2,800 acres of non residential landscaping and the 20=25 open space areas.

Please add this e-mail to my prior e-mail I sent to you yesterday

Thank you

Hazel Wilkinson

**Lisa Maturkanic**

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Tuesday, January 22, 2019 11:37 AM  
**To:** Tony Locacciatto; Jean Ward; Burris, Matt  
**Subject:** FW: Etiwanda Heights Neighborhood and Conservation Plan Project

Public comments submitted on the revised NOP.

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**From:** Jay Jones <jjones@laverne.edu>  
**Sent:** Sunday, January 20, 2019 5:09 AM  
**To:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Subject:** Etiwanda Heights Neighborhood and Conservation Plan Project

I am writing to prompt reflection on the planned Etiwanda Heights development. I realize my comments will likely have little influence but am motivated to comment never-the-less. The current paradigm of unending development of the little remaining land left is not sustainable. We have lost far too much already. I have enjoyed taking my daughter and grandson for walks in this area and would hate to see more of it lost to suburban development. There are far too few such areas left. The Claremont "wilderness" trail is so heavily used it is difficult to have a quality experience with nature. Marshall Canyon is also severely impacted. There needs to be a large area to support wildlife and the number of people that rely on this area. But there are many other reasons for halting development of relatively undisturbed areas. I am currently in Malaysia and can not comment in detail but would be delighted to comment more thoroughly if the opportunity were to arise. Please consider these brief comments in your decision making. I know the forces of development profits and increased tax base are powerful, but there must be an end to this unsustainable treadmill.

Thank you for your consideration.

Jay Jones

Jay H. Jones, PhD  
Professor of Biology and Biochemistry  
Departments of Biology and Chemistry  
University of La Verne  
1950 Third St.  
La Verne, CA 91750  
Office: 909 448-4040  
[jjones@laverne.edu](mailto:jjones@laverne.edu)

## Lisa Maturkanic

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Tuesday, January 22, 2019 11:36 AM  
**To:** Tony Locacciato; Jean Ward; Burris, Matt  
**Subject:** FW: North Etiwanda Preserve and surrounding areas

Public comments submitted on the revised NOP.

**From:** Jennifer Jones <helen.jennifer@gmail.com>  
**Sent:** Saturday, January 19, 2019 11:55 PM  
**To:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Cc:** Melinda Jones <cnmmj1@yahoo.com>; Jay Jones <jjones@laverne.edu>; Geoff Jones <joneskg@gmail.com>; Ismael Sandoval <frankiemachine47@gmail.com>  
**Subject:** North Etiwanda Preserve and surrounding areas

Dear Mr. Grahn,

I am a new resident of Rancho Cucamonga and I highly value the wild areas we have in our community and our surrounding communities. I have availed myself of hikes to the summit of Mount Baldy, the 5 mile circuit in the Claremont wilderness area, trekked through the Box Springs Mountains and more. I would be very sad to lose the small area that consists of the North Etiwanda Preserve and its surroundings. As is well known, we need every bit of wildlands we can preserve so that our wildlife can live and continue to exist and give us glimpses of their lives.

Please use multifamily towers lower in the valley instead of large housing tracts in this area. I believe it will serve Rancho Cucamonga and our surrounding communities best to leave this area as it is, excepting the application of conservation and restorative measures. It is a beautiful area and it would be a grave mistake to use it for housing.

Sincerely,

Jennifer H. Jones



Virus-free. [www.avg.com](http://www.avg.com)

## Lisa Maturkanic

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Wednesday, December 12, 2018 9:40 AM  
**To:** Tony Locacciato  
**Cc:** Burris, Matt; Jean Ward; Camacho-Curtis, Jennifer  
**Subject:** FW: State Identification Number for EHNCP

Response from the City email regarding the NOP & Scoping Meeting.

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**From:** Grahn, Tom  
**Sent:** Wednesday, December 12, 2018 8:44 AM  
**To:** 'USWorkWorld' <info@usworkworld.com>  
**Subject:** RE: State Identification Number for EHNCP

SCH# 2017091027

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**From:** USWorkWorld <[info@usworkworld.com](mailto:info@usworkworld.com)>  
**Sent:** Tuesday, December 11, 2018 7:39 PM  
**To:** Grahn, Tom <[Tom.Grahn@cityofrc.us](mailto:Tom.Grahn@cityofrc.us)>  
**Subject:** State Identification Number for EHNCP

Mr. Grahn,

Per Notice of Preparation and Determination of Scope of EIR 14 CCR 15082, I request the "State identification number issued by the Clearinghouse" for the Etiwanda Heights Neighborhood & Conservation Plan Project (formerly the North Eastern Sphere Annexation Project).

Thank you,

JoAnn Henkel



## Lisa Maturkanic

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Wednesday, January 2, 2019 8:41 AM  
**To:** Tony Locacciato  
**Cc:** Burris, Matt; Jean Ward  
**Subject:** FW: Rancho Cucamonga's NOP  
**Attachments:** Letter NOP.docx; Environmental Group Annex.pdf; ROBERT G. KIRBY LETTER - PROTEST LETTERpdf.pdf

Response from the City email regarding the NOP.

-----Original Message-----

From: USWorkWorld <info@usworkworld.com>  
Sent: Monday, December 31, 2018 3:02 PM  
To: Grahn, Tom <[https://urldefense.proofpoint.com/v2/url?u=http-3A\\_\\_Tom.Grahn-40cityofrc.us&d=DwIFAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A\\_Cdp gnVfiiMM&r=LzX81PC5r7aj3TyFgFP2\\_Pugd qYoD06nxM9LB6CA8quG6NOAlhx5DpgfUI2V\\_D9V&m=B3mdLJlilps7lPUntazhjPt85fLbEIQTf\\_TjW9rrWJI&s=cdyATx5F\\_4sPmK\\_xYKYiNgzEOEj6MkAXGKxadhfbUJk&e=>](https://urldefense.proofpoint.com/v2/url?u=http-3A__Tom.Grahn-40cityofrc.us&d=DwIFAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_Cdp gnVfiiMM&r=LzX81PC5r7aj3TyFgFP2_Pugd qYoD06nxM9LB6CA8quG6NOAlhx5DpgfUI2V_D9V&m=B3mdLJlilps7lPUntazhjPt85fLbEIQTf_TjW9rrWJI&s=cdyATx5F_4sPmK_xYKYiNgzEOEj6MkAXGKxadhfbUJk&e=>)>  
Subject: Rancho Cucamonga's NOP

Hello,

I sent you a paper copy of my NOP request through the post office mail.

Also, please see the attachments to this email.

JoAnn Henkel

**Lisa Maturkanic**

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Wednesday, December 12, 2018 12:12 PM  
**To:** Tony Locacciato  
**Cc:** Burris, Matt; Jean Ward; Camacho-Curtis, Jennifer  
**Subject:** FW: Comments on Eitwanda Heights Neighborhood and Conservation Plan

Response from the City email regarding the NOP & Scoping Meeting.

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**From:** Karen Hruby <klhruby@hotmail.com>  
**Sent:** Wednesday, December 12, 2018 11:27 AM  
**To:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Subject:** Comments on Eitwanda Heights Neighborhood and Conservation Plan

Dear Mr. Grahn,

As a nineteen-year resident of Rancho Cucamonga, I am responding to the City's request on the latest version of the Etiwanda Heights Neighborhood and Conservation Plan.

While I approve of the City's desire to annex the land, I am strongly opposed to any plans to develop it as currently proposed.

In my opinion it is important for the City, rather than the County, determine the land's future use. The multitude of fire, flood, and seismic problems present in the area, together with wildlife concerns, argue strongly against its residential or commercial development. I realize that the City is under pressure from developers to make this land available to them, but you must resist. Please do not fall into that sophistry that all growth is good. Rancho Cucamonga is already straining under the demands of its current population. We have a pleasant, organized community. Growth will not improve this situation, it will be a detriment.

Karen Hruby

**Lisa Maturkanic**

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Wednesday, January 2, 2019 8:39 AM  
**To:** Tony Locacciato  
**Cc:** Burris, Matt; Jean Ward  
**Subject:** FW: Additional Comments on Etiwanda; system failed Montecito

Response from the City email regarding the NOP.

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**From:** Karen Hruby <klhruby@me.com>  
**Sent:** Sunday, December 30, 2018 8:52 PM  
**To:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Subject:** Additional Comments on Etiwanda; system failed Montecito

Dear Mr. Grahn,

I would like to add this article to my recent comments on the proposed Etiwanda Conservation Plan.

[http://enewspaper.latimes.com/infinity/article\\_share.aspx?guid=7f126627-606a-47b5-ad7f-d7e1cf8e49f7](http://enewspaper.latimes.com/infinity/article_share.aspx?guid=7f126627-606a-47b5-ad7f-d7e1cf8e49f7)

What this article describes is the disaster that occurred when existing catch basis proved inadequate to their task. Given the strong opposition to the development of the area under consideration by numerous federal and state experts, it is not unrealistic to anticipate similar system failures in the Rancho Cucamonga system.

Annex, yes. Develop, no.

Karen Hruby

## Lisa Maturkanic

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Wednesday, December 12, 2018 9:38 AM  
**To:** Tony Locacciatto  
**Cc:** Burris, Matt; Jean Ward; Camacho-Curtis, Jennifer  
**Subject:** FW: Ediwanda Heights Update -

Response from the City email regarding the NOP & Scoping Meeting.

-----Original Message-----

From: kevin@hernandezteam.com <kevin@hernandezteam.com>  
Sent: Tuesday, December 11, 2018 9:17 AM  
To: Grahn, Tom <[https://urldefense.proofpoint.com/v2/url?u=http-3A\\_\\_Tom.Grahn-40cityofrc.us&d=DwlFag&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A\\_CdpgnVfiiMM&r=LzX81PC5r7aj3TyFgFP2\\_PugdQYoD06nxM9LB6CA8quG6NOAlhx5DpgfUI2V\\_D9V&m=vw7eu3sA7mYTKJfvMiF0o4oxgPzPrZ9Siejk-oDIxhc&s=vUumcs7u1Q1Y-\\_gLRlffaEZ2f0E4TLQo5v32d5jjW6c&e=>](https://urldefense.proofpoint.com/v2/url?u=http-3A__Tom.Grahn-40cityofrc.us&d=DwlFag&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=LzX81PC5r7aj3TyFgFP2_PugdQYoD06nxM9LB6CA8quG6NOAlhx5DpgfUI2V_D9V&m=vw7eu3sA7mYTKJfvMiF0o4oxgPzPrZ9Siejk-oDIxhc&s=vUumcs7u1Q1Y-_gLRlffaEZ2f0E4TLQo5v32d5jjW6c&e=>)>  
Subject: Re: Ediwanda Heights Update -

Good Morning Tom,

RE: Ediwanda Heights Project

Comments on the revised plan,

After reviewing the new perposal, had concerns on few items.

1. Proposed park along the wash on west side (north of Wilson & east of Miliken Ave) a. What will be the proposed distance from wash to the new construction?

b. What will be the elevation restriction for the new homes along that area?

Comments - based on the Day Creek Development, the homes were graded up for view on each street. This will block the view for homes on High Meadow Place. This needs to have restrictions. Can the park area be expanded?

Also - previous meetings, map B showed the conservation area going from wash to Miliken Ave. What happen to that perposal?

2. If approved, what is the minimum lot size for new home from wash to Miliken (north of Wilson)?

3. Commerical Center, in all meetings attended, it was clear no commercial. The commerical foot print was only reduced 100,000sqft.

a. what are the proposed shops/stores for that commerical center?

4. Wilson Ave - will this remain 2 way street or increased to 4 lanes?

5. Wilson & High Meadow - will a light be added for this intersection?

For the official record, being an affected by this perposal, the current proposed map was not accepted by the community. Map B in the last surevy had the highest acceptance. What can I do as a citizen of RC to revise the current proposed map. The new proposal will have a significant impact on my value.

Thank you for keeping me informed, as the City Employees have kept neighboring communities updated with meetings and emails.

Kevin Hernandez  
5615 High Meadow Place, Rancho Cucamonga

909.241.8055 direct

On 2018-12-11 07:26, Grahn, Tom wrote:

> The Planning Commission meets in the City Council chamber, 7:00 pm,

> Wednesday, December 12, 2018.

>

> -----Original Message-----

> From: kevin@hernandezteam.com <kevin@hernandezteam.com>

> Sent: Monday, December 10, 2018 7:56 PM

> To: Grahn, Tom

> <[https://urldefense.proofpoint.com/v2/url?u=http-3A\\_\\_Tom.Grahn-40cityofrc.us&d=DwIFAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A\\_Cdp gnVfiiMM&r=LzX81P](https://urldefense.proofpoint.com/v2/url?u=http-3A__Tom.Grahn-40cityofrc.us&d=DwIFAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_Cdp gnVfiiMM&r=LzX81P)

> C5r7aj3TyFgFP2\_Pugd qYoD06nxM9LB6CA8quG6NOAIhx5DpgfUI2V\_D9V&m=vw7eu3sA7

> mYTkJfvMiF0o4oxgPzPrZ9Siejk-oDlxhc&s=vUumcs7u1Q1Y-\_gLRIffaEZ2f0E4TLQo5

> v32d5jjW6c&e=>

> Subject: Ediwanda Heights Update -

>

> Tom,

>

> Please provide the location of the Planner Meeting on December 12th at

> 7pm.

>

> I would like to attend.

>

> Kevin Hernandez,

> 909.241.8055

## Lisa Maturkanic

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Tuesday, January 15, 2019 4:48 PM  
**To:** Tony Locacciatto; Burris, Matt; Jean Ward  
**Subject:** FW: Etiwanda Heights Neighborhood & Conservation Plan Project (Formerly NESAP)

Comments regarding the NOP.

**From:** skylane075@aol.com <skylane075@aol.com>  
**Sent:** Tuesday, January 15, 2019 4:39 PM  
**To:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Cc:** Gillison, John <John.Gillison@cityofrc.us>; City Council <CityCouncil@cityofrc.us>; Kendrena, Donna <Donna.Kendrena@cityofrc.us>; skylane075@aol.com  
**Subject:** Etiwanda Heights Neighborhood & Conservation Plan Project (Formerly NESAP)

Dear Mr. Grahn,

I'm writing this note to share my opposition to this project, as well as ask for answers on questions I have.

As you've already heard from many local residents (not the outsiders that filled out the questionnaires at your pop-up stands) we are not in favor of developing this land the way it has been presented.

Annexing the property might be a good thing, in order to keep the sphere of influence within the city of Rancho Cucamonga (instead of the County) provided the right thing is done with this property.

This area is basically the last of any large open land that we have in Rancho Cucamonga. It's a shame to think of it being packed in with houses and worse yet, commercial development.

From my research, and common knowledge, this area is/was a flood zone. I'm not so sure, regardless of my face-to-face meetings with our county flood control representatives, and County Supervisor Janice Rutherford, that this area is safe to build on. Not to mention that this area is a definite fire hazard.

QUESTION: Can you please provide stats from Cal Fire about the fire ratings for the Annex area, in the scope of the analysis of the Draft Environmental Impact Report that the city is preparing?

Here is a link to a declaration written by Robert G. Kirby, back in 2000, an employee with the Army Corps of Engineers regarding his major concerns of this area - <http://infotips4u.com/wp-content/uploads/2018/12/ROBERT-G.-KIRBY-LETTER-PROTEST-LETTERpdf.pdf>  
Even though this declaration was written some time ago, has acceptable major improvements been done in this area to ensure safety? I've been told yes, but can we believe this. I'm not so sure.

QUESTIONS: Can you please provide the actual Engineering reports from the SB Flood Control District and Sargent Town Planners Engineers on the capacity of the Day Creek Basin, in the scope of the analysis of the Draft Environmental Impact Report that the City is preparing?

Can you provide actual Engineering reports from SB Flood Control and Sargent Town Planners Engineers regarding condition of all levies that now protect Annex area, in the scope of the analysis of the Draft Environmental Impact Report, the City is preparing?

Can you provide a statement on the City's plan for the levies and report on what is needed if a levy or levies are removed to replace flood control, in the scope of the analysis of the Draft Environmental Impact Report the City is preparing?

Part of the new plan is to extend Wilson Avenue. If you are ever on Wilson Avenue, during



all hours of the day, it's like a freeway. Excessive speed and lots of cars. The Deer Creek homes, that are on Wilson, will have a bigger safety hazard then they do now, just getting out of their driveways. Los Osos High School is also in this area. A project of this type will just increase the existing traffic problems during the school days and events at the high school. QUESTION: Can you provide stats on Wilson traffic today; and stats for Wilson traffic around LOHS, as well as stats on projected Wilson traffic, in the scope of the analysis of the Draft Environmental Impact Report the City is preparing?

At this point, our city is overcrowded. And getting even more crowded with new construction. The Planning Commission/Department continues to present projects to our City Council, who in turn approves the projects. Regardless of what we resident's want.

By adding more homes, our schools will become overcrowded. Look at the issue the LAUSD is experiencing right now. Teachers are complaining of classroom sizes of up to 50 students per class. That is just too much. QUESTION: Can you provide stats from affected school districts on enrollment and capacity for enrollment in the scope of the analysis of the Draft Environmental Impact Report the City is preparing?

I'm constantly in discussions with residents who are unhappy about the direction our city is going. Some aren't aware of this project. Most residents don't get involved and let their voices be heard, until they see ground breaking and then it's too late. They wish they would have known about a project to have provided input.

So many paid city staff, as well as elected individuals, will make decisions today, that will affect us forever. Then these decision makers will move away, retire, etc., leaving the residents with the negative fall out.

Many residents feel that the reason for continued residential and commercial development, is to ensure salaries and pensions of city employees. In essence, personal greed and personal agenda's.

I've lived in Rancho for over 35 years. I've seen a lot of changes during this time. Some good, some not so good.

Personally, I would like to see this area used as conservation, hiking trails, parks and the likes, rather than development. To pay for this, the City could charge fees for parking and for permits to use the trails. I'm sure there are other ideas, similar to these, that could help generate funds.

I know we residents, who don't want this area developed, are going to lose. The almighty dollar will prevail. This makes me angry.

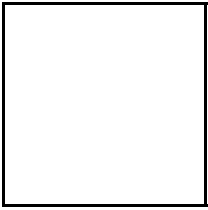
I'm sure you're planning on development, regardless of what anyone says. With that being sadly stated, please consider at least, limiting the amount of homes and building only on 1/2 to 1 acre lots, mirroring the Deer Creek project to the west. NO commercial. Keep large conservation areas. Add parks and trails.

Please think about our city and what it once was. Why so many of us moved here in the first place. Don't continue to make us a HUGE overcrowded Mecca of homes and commercial development.

Regards,  
Kim Earl

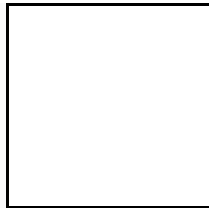


[Community Affairs Officer - Jennifer Camacho-Curtis](#)  
, City of Rancho Cucamonga **AGENCY**



**Reminder: Comment Period for Etiwanda Heights Neighborhood & Conservation Plan  
NOP Closes on Monday, January 21st**

In December 2018, the City initiated the environmental review process for the Etiwanda Heights Neighborhood and Conservation Plan. This is a process required by the California Environmental Quality Act. The City has determined that an Environmental Impact Report (EIR) is the appropriate document for analyzing the potential impacts of the Etiwanda Heights Neighborhood and Conservation Plan. The first step in the process is to determine the scope of analysis that will be conducted in the EIR. In this first step, the City is seeking input from interested parties, agencies, and other stakeholders on the range of topics that should be covered in the EIR. To officially initiate this scoping process, the City released a Notice of Preparation on December 4, 2018. State law requires the City accept comments on the EIR scope for 30 days. However, because of the holidays, the City extended the scoping period to 49 days and will accept comments until January 21, 2019. (Although City Hall will be closed to observe Martin Luther King Jr. Day, comments will still be accepted.) Comments may be submitted by mail or email. Comments made on social media are not considered official public comments. All comments must be received in writing by January 21, 2019, by 5:00 p.m. Please send all comments via mail to: Tom Grahn, Associate Planner 10500 Civic Center Drive Rancho Cucamonga, CA 91730 or via email to [Tom.Grahn@CityofRC.us](mailto:Tom.Grahn@CityofRC.us) This is the initiation of the environmental review process and the first draft of the plan is not yet complete. As such, the Planning Commission will not be able to comment on the merits of the project or respond to public comments at this meeting. The Planning Commission's role will be limited to receiving input from the public on the scope of the environmental analysis and the range of alternatives that should be considered. The NOP along with other reports are available online at [www.CityofRC.us/EtiwandaHeights](http://www.CityofRC.us/EtiwandaHeights).



[ETIWANDA-HEIGHTS-REGIS.HUB.ARCGIS.COM](http://ETIWANDA-HEIGHTS-REGIS.HUB.ARCGIS.COM)

## Lisa Maturkanic

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Wednesday, December 12, 2018 9:38 AM  
**To:** Tony Locacciato  
**Cc:** Burris, Matt; Jean Ward; Camacho-Curtis, Jennifer  
**Subject:** FW: Etiwanda Heights Proposal

Response from the City email regarding the NOP & Scoping Meeting.

-----Original Message-----

From: Linda Eddy <helives1@charter.net>  
Sent: Tuesday, December 11, 2018 8:16 AM  
To: Grahn, Tom <[https://urldefense.proofpoint.com/v2/url?u=http-3A\\_\\_Tom.Grahn-40cityofrc.us&d=DwIGaQ&c=euGZstcaTDIlvimEN8b7jXrwqOf-v5A\\_Cdp gnVfiiMM&r=LzX81PC5r7aj3TyFgFP2\\_Pugd qYoD06nxM9LB6CA8quG6NOAIhx5DpgfUI2V\\_D9V&m=dYvei5qHiEFK\\_la8UuoGW48ZlamCkFOaQ17\\_aBL5w6k&s=9q\\_SsgClgZeaPpANm62Upn0ca5kg02sYE7ODOUns1ag&e=>](https://urldefense.proofpoint.com/v2/url?u=http-3A__Tom.Grahn-40cityofrc.us&d=DwIGaQ&c=euGZstcaTDIlvimEN8b7jXrwqOf-v5A_Cdp gnVfiiMM&r=LzX81PC5r7aj3TyFgFP2_Pugd qYoD06nxM9LB6CA8quG6NOAIhx5DpgfUI2V_D9V&m=dYvei5qHiEFK_la8UuoGW48ZlamCkFOaQ17_aBL5w6k&s=9q_SsgClgZeaPpANm62Upn0ca5kg02sYE7ODOUns1ag&e=>)>  
Subject: Etiwanda Heights Proposal

Comments:

I believe I read that this proposal is for 3000 residential units plus some retail. I have no idea what that would look like, but what I would propose are single residential units on no less than a quarter acre. Preferably larger homes on large lots. No stack and packs like Foothill and Hermosa (?).

Also architecture that is more traditional/Spanish style rather than boxy middle eastern/industrial? style like Church and Haven. Sorry, they don't fit in the neighborhood and the front doors are too close to the sidewalk!

No increased taxes.

Thank you for taking my comments. Looking forward to the consensus.

Thank you  
Sent from Linda's iPad.

## Lisa Maturkanic

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Tuesday, January 22, 2019 11:32 AM  
**To:** Tony Locacciato; Jean Ward; Burris, Matt  
**Subject:** FW: Etiwanda Heights

Public comments submitted on the revised NOP.

-----Original Message-----

From: Marcyn Clements <gbowerbird@gmail.com>  
Sent: Friday, January 18, 2019 12:19 PM  
To: Grahn, Tom <[https://urldefense.proofpoint.com/v2/url?u=http-3A\\_\\_Tom.Grahn-40cityofrc.us&d=DwlFAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A\\_Cdp gnVfiiMM&r=LzX81PC5r7aj3TyFgFP2\\_Pugd qYoD06nxM9LB6CA8quG6NOAIhx5DpgfUI2V\\_D9V&m=w0NHvY9iYIk bLkiS9nCGZsNltLOCpz90Vt\\_9fxTrNd g&s=Gpk74gwW73jV5wyalsdRu2wrBSVmOZthr770GbdRIWI&e=>](https://urldefense.proofpoint.com/v2/url?u=http-3A__Tom.Grahn-40cityofrc.us&d=DwlFAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_Cdp gnVfiiMM&r=LzX81PC5r7aj3TyFgFP2_Pugd qYoD06nxM9LB6CA8quG6NOAIhx5DpgfUI2V_D9V&m=w0NHvY9iYIk bLkiS9nCGZsNltLOCpz90Vt_9fxTrNd g&s=Gpk74gwW73jV5wyalsdRu2wrBSVmOZthr770GbdRIWI&e=>)>  
Subject: Etiwanda Heights

Dear Tom,

PLEASE, please, do all you can to save this valuable habitat for WILDERNESS~. We need our wild lands! Keep the Preserve a preserve!

Thanks so much for listening,

Marcyn Del Clements  
Concerned Citizen

## Tony Locacciato

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Tuesday, January 22, 2019 11:33 AM  
**To:** Tony Locacciato; Jean Ward; Burris, Matt  
**Subject:** FW: Etiwanda Heights Neighborhood and Conservation Plan (EHNCP)

Public comments submitted on the revised NOP.

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**From:** Marilyn Welch <marilynwelch7@hotmail.com>  
**Sent:** Friday, January 18, 2019 1:18 PM  
**To:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Subject:** Etiwanda Heights Neighborhood and Conservation Plan (EHNCP)

January 18, 2018

Tom Grahn, Associate Planner

10500 Civic Center Drive

Rancho Cucamonga, CA 91730

Re: Etiwanda Heights Neighborhood and Conservation Plan (EHNCP)

Dear Mr. Tom Grahn,

I am Marilyn Welch, a resident of Chino Hills. I, along with my immediate and extended family, frequently patronize Rancho Cucamonga businesses such as Victoria Gardens. We also admire some of the historical landmarks within the City of Rancho Cucamonga's limits like the Casa de Rancho Cucamonga and the Maloof Foundation.

As an enthusiast of nature, open space and wildlife, especially birds, I request that more conservation alternatives be explored with regard to the EHNCP. Serious consideration should be given to special-status animal and plant species that your Biological Existing Conditions report documented in the area, as well as the California Gnatcatchers and Burrowing Owls documented on the North Etiwanda Preserve within the Conservation Priority Area of the proposal. Since the foothills are important to the existence of birds, wildlife and native plants, the Conservation Priority Area of the annexing plan should be expanded. Little or none of the proposed area should be developed.

Thank you,

Marilyn Welch

15399 Murray Ave

Chino Hills, CA 91709





## Tony Locacciato

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Tuesday, January 22, 2019 11:36 AM  
**To:** Tony Locacciato; Jean Ward; Burris, Matt  
**Subject:** FW: Comments for Scope of EIR for Etiwanda Heights Project Plan  
**Attachments:** ROBERT G. KIRBY LETTER - PROTEST LETTERpdf.pdf

Public comments submitted on the revised NOP.

**From:** Mark Gibboney <mgibboney@aol.com>  
**Sent:** Saturday, January 19, 2019 7:07 PM  
**To:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Subject:** Comments for Scope of EIR for Etiwanda Heights Project Plan

Mark Gibboney  
4960 Huntswood Pl.  
Rancho Cucamonga, CA 91737  
(909)987-6164

January 19, 2019

Tom Grahn, Associate Planner  
City of Rancho Cucamonga  
10500 Civic Center Drive  
Rancho Cucamonga, CA

Sent via Email to: [Tom.Grahn@CityofRC.us](mailto:Tom.Grahn@CityofRC.us)

Re: Comments for scope of Environmental Impact Report (EIR) for the Etiwanda Heights Neighborhood & Conservation Plan Project (also known as North Eastern Sphere Annexation Project)

Mr. Grahn,

I have serious concerns about the City's desire and plan to annex and zone this area for building commercial retail and residential, especially condominiums and/or townhouses. This area has been preserved for years by the San Bernardino County Flood Control District as a flood basin, unsuitable for development. I have also heard it is a high risk fire zone as is easy to understand when you recall the 2003 Grand Prix Fire that swept across the foothills causing extreme loss of homes.

Major negative impacts will come from increasing our population density by adding thousands of residents to the established area. Rancho Cucamonga is supposedly interested in promoting a Healthy RC, but this will undoubtedly cause residents to be less healthy, physically and emotionally, as our bodies and minds are taxed with added pollution and congestion that increased population density brings. I ask you to consider the impact this will have through:

Added traffic and congestion

Air, water, and noise pollution

School overcrowding and the added congestion additional schools themselves would bring

Strain on government services as well as the strain on taxpayers for the need to expand government services

Strain on natural resources, especially water when we live in a desert and have to conserve due to draught conditions

Existing residents' rights to the quiet use and enjoyment of their properties is being taken away by this planned overcrowding. It does not make for a "Healthy RC".

The seismic hazards alone should prevent building here, as major fault zones run through the proposed development area.

I would like the scope of the EIR to include the concerns expressed by Robert G. Kirby, an employee of the Army Corps of Engineers in his attached declaration.

In May of 2017, in a letter to one of your Associate Planners, David Sargent wrote, the reason for all these scope increases is that neither we nor our teammates nor City staff anticipated the level of concern and opposition with which the State and Federal environmental regulatory agencies have met this proposal ... Their initial response to the conceptual design proposal was extremely negative, stating that the impacts that the development would have on the biological resources within the 1,200 acres could not possibly be mitigated”.

Can the impacts that development would have on the biological resources within the annexation area ever be mitigated?

Residents have been told that this flood control plane is now suitable for development because of the infrastructure that has been built, largely involving a levee. But discussions to alleviate environmental concerns have included removing the westerly portion of the levee to allow some natural flows back into that area, substituting construction of a creek corridor. So, it seems, the land is not ready to be built on. How will removing the levee affect the area no longer being needed as a flood control basin? Will development replace the flood capacity lost with the destruction of the levee?

The letter described subsequent meetings with the regulatory agencies who were, (again in David Sargent’s words), “more harshly critical than expected”, and the regulatory agencies actually questioned if there wasn’t some other option for this land, in which someone with financial resources might propose a “conservation only” option that did not require any development.

Why did the state and federal environmental regulatory agencies suggest conservation of the area?

The summary in the letter, said that U.S. Fish and Wildlife Service had been in discussions for a year or so with the San Bernardino Valley Municipal Water District about the District’s interest in acquiring the County’s property for conservation purposes. This would have required the City to work with them and the County to share costs and likely include the Inland Empire Resource Conservation District (IERCD) to assist, but it was the City that opposed the idea, with Mr. Gillison suggesting more than half, perhaps up to two-thirds of the area should be devoted to neighborhood development.

I request the scope of the EIR include why the federal regulatory agencies were so opposed to this planned development and how the subjects of those concerns will impact residents and why the San Bernardino Valley Municipal Water District and U.S. Fish and Wildlife Service were interested in preserving the planned annexation area for conservation purposes.

Thank you in advance for addressing my comments.

Sincerely,

Mark Gibboney

## DECLARATION OF ROBERT G. KIRBY

I, Robert G. Kirby, declare and state as follows:

1. I am providing the following declaration concerning the Deer Creek Debris Basin for which I provided the debris generation design parameters in the 1970s while an employee at the Army Corps of Engineers ("ACOE"). I have not been offered nor would I accept any compensation in connection with the review of the Deer Creek Basin or in giving this declaration. The statements made are of my own personal knowledge and, if called as a witness, I would and could testify to the truth thereof.

2. I have retained copies of Design Memorandum No. 1 and 6 for the Cucamonga Creek Project, relevant portions of which I have reviewed in connection with my giving of this declaration. Design Memorandum No. 1 states that the debris basin should be constructed to hold a total volume of 310-acre feet. As discussed below, I believe this estimate was too small. More importantly, the Debris Basin was not actually built to the design of 310-acre feet as it only holds approximately 130-acre feet. In other words, it presently has a maximum debris holding capacity that is 42% of what it should hold even if 3.27 over three hours is assumed to be the correct design storm. I therefore am very concerned that homes, businesses, and schools could be damaged and people could suffer if the problems discussed below are not rectified immediately.

3. I received my degree in civil engineering with a specialty in structural engineering from California State Los Angeles in the 1964. I have taken graduate courses in engineering-related areas from the University of California, Los Angeles, the University of Southern California and California State University, Los Angeles. I also

attended courses at the Hydrologic Engineering Center, which is at the University of California, Davis. Before and after graduating from college, I worked for the Los Angeles District of the ACOE beginning on April 25, 1961. I continued working at the Corps where I ultimately became the Hydrologic Engineer. I worked at the Corps until 1981.

4. I was the Hydrologic Engineer responsible for the Cucamonga Creek Project, which included the Deer Creek Debris Basin and Channel. Prior to the Cucamonga Project, I had worked on other debris basins. My responsibilities at Deer Creek included determining what the standard project flood was at various Concentration Points. Such determinations are necessary to ascertain the size of the channel. I also determined what the debris generation of a standard project storm would be for purposes of designing the debris basin capacity. Because I was particularly concerned about the steep terrain and its ability to generate large quantities of debris, I gathered as much information as I could concern debris capacity. Since I am a native Californian, I also was familiar with the significant rains that had occurred previously. Little was known about debris production and most of our estimates were based upon empirical data, such as measurements from prior storms. This problem was discussed with and my work reviewed by Section Chief, Roberta La Rue, the Chief of Hydrology and Hydraulics, Albert Robes, and the Chief of Hydrology and Hydraulics of the South Pacific Division, Arthur Cudworth.

5. This investigation led to my updating the Enveloping Curve of Debris Inflow which is included as Plate 23 of Design Memorandum #6. Plate 23 indicates that 130,000 cubic yards of debris per square mile would be generated by each 3.27" storm on the Deer Canyon watershed. This results in a projected debris generation of



482,300 cubic yards or 299-acre feet for the 3.71 square miles of the Deer Canyon watershed. My calculations did not include a safety factor. When developing the debris-enveloping curve, we recognized that it did not include overflows, because overflows were impossible to measure. In other words, actual debris production could exceed the figures shown on the debris-enveloping curve.

6. I personally do not believe that the original design estimate of 310-acre feet design was large enough, because it was based on figures from a single storm event whereas storms in the 1930s, 1940s, and 1960s were multiple events generating huge amounts of debris. (See Table 4 to Design Memorandum No. 1)

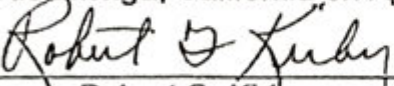
7. I learned of this matter on December 8, 1999, when I read about the dispute between homeowners and a developer in The Wall Street Journal. On April 15, 2000, I personally went to the Deer Creek where I spent approximately five hours inspecting the construction and debris holding capacity of the debris basin. I paced off the surface area and determined the surface area to be approximately 435,000 square feet or less. Estimating the difference between the elevation of the spillway and the bottom of the intake tower to be approximately 13 feet, I concluded that the maximum capacity of the debris basin is 130-acre feet. These calculations were based entirely on my actual field observations and were made without reference to the drawings in Design Memorandum #6 or any as-built drawings. While these calculations are not exactly precise, this value is 42% of design capacity of 310-acre feet. In all instances, I erred liberally, meaning that my estimate represents the maximum capacity of the debris basin. The actual capacity may be less.

9. I am very disturbed by the under capacity of the Deer Creek debris basin and

the resulting consequences. If a storm or series of storms generates more than the existing capacity of the basin, the excess debris will enter the channel and impair its capacity to carry water. This could result in significant damage to persons and property located beneath the channel. I strongly believe that these inadequacies need to be addressed immediately and all future construction halted until viable solutions are identified and implemented. To the extent that the Deer Creek Levee provides additional debris holding capacity, I strongly believe that it would be irresponsible to remove the levee until the lack of capacity of the Debris Basin has been corrected. Even if the levee remains intact, it only provides protection limited to the property south of the levee. If the debris basin overflows, there is no guarantee that the debris and flood flows will not jump the Deer and Hillsides Channels and travel in a southerly direction down Milliken Avenue and/or easterly into the Day Creek watershed.

10. Dean Dunlavey of Latham & Watkins and Malissa McKeith of Loeb & Loeb assisted me in the drafting of this declaration. I provided them with my observations concerning the debris basin. They drafted an outline for me to review, which I then revised. The fact that they assisted me has no bearing upon the truth or accuracy of the statements. I make these statements independently because I was involved in the design of the basin and I am concerned that it was not built to the original specifications. I speak of my own free will out of concern for the safety of the public.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Rancho Cucamonga, California on April 24, 2000.

  
\_\_\_\_\_  
Robert G. Kirby



## **Lisa Maturkanic**

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Tuesday, January 22, 2019 11:35 AM  
**To:** Tony Locacciatto; Jean Ward; Burris, Matt  
**Subject:** FW: Banyan Proposal

Public comments submitted on the revised NOP.

**From:** Mark Sharifi <mdfmarks@aol.com>  
**Sent:** Saturday, January 19, 2019 10:32 AM  
**To:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Subject:** Banyan Proposal

Tom,

I currently reside in the Day Creek community and live off Wilson & Day Creek. There is a proposal for 180,000 sqft shopping center near my home and will have a direct impact not only on the value of my home but the noise of vehicles and large deliver trucks and all hours of the night. I strongly disagree with the decision to even propose such an idea to allow a shopping center of that size just to appease the developers to connect Wilson Ave.

This is un-excusable as there are multiple shopping centers including the new Stater Brothers Center off Baseline.

The amount of homes proposed are also a concern that will increase traffic flow, destroy the natural beauty of the area.

Please add this letter to the EIR as directly affected Rancho Cucamonga Citizen and Home Owner.

No - Commercial  
No - 3000 Homes

Best Regards,

**Mark Sharifi**  
*Investment Advisor Representative*  
**Legacy Investment Services, LLC**  
10832 Laurel St., Suite 203  
Rancho Cucamonga, CA 91730  
T. (909) 948.0700  
F. (909) 948.0788  
[mark@4mylegacy.com](mailto:mark@4mylegacy.com)  
[www.4mylegacy.com](http://www.4mylegacy.com)

**Lisa Maturkanic**

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Wednesday, December 12, 2018 9:35 AM  
**To:** Tony Locacciato  
**Cc:** Burris, Matt; Jean Ward; Camacho-Curtis, Jennifer  
**Subject:** FW: Etiwanda Heights neighborhood comments

Question from the City email regarding the NOP & Scoping Meeting.

---

**From:** Maya Mroue Boustani <mayamroue@hotmail.com>  
**Sent:** Monday, December 10, 2018 4:04 PM  
**To:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Subject:** Etiwanda Heights neighborhood comments

Hello,

I am concerned about the impact on water supply if we add more residences. Although the last few winters have been better - drought remains a serious concern.

Thank you,

Maya

**Lisa Maturkanic**

---

**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Wednesday, December 12, 2018 9:37 AM  
**To:** Tony Locacciato  
**Cc:** Burris, Matt; Jean Ward; Camacho-Curtis, Jennifer  
**Subject:** FW: NPA Suggestions

Response from the City email regarding the NOP & Scoping Meeting.

**From:** Michael Liu <mike67266@gmail.com>  
**Sent:** Monday, December 10, 2018 4:26 PM  
**To:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Subject:** NPA Suggestions

Dear Mr. Grahn,

--Suggestion 1: Single Family House Zoning

It might be too early to talk about the zoning of NPA at the moment. However, our community is strongly suggest the NPA area being zoned as "Single Family House" only area.

--Suggestion 2: Concrete Trails connecting all the potential parks.

Also, we suggest to have concrete trails to connect all the potential parks together. Just like the trails connecting Mountain View Park - Milliken Park - W Greeway Park - Ralph Lewis Park.

--Suggestion 3: No bus stops.

We suggest no new bus stops/routes in the new NPA development.

Thank you,

Michael Liu  
12249 Split Rein Drive  
Rancho Cucamonga, CA 91739  
909 758 3929

January 16, 2019

CITY OF RANCHO CUCAMONGA

JAN 17 2019

RECEIVED - PLANNING

Tom Grahn, Associate Planner  
City of Rancho Cucamonga – Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

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**Comment to Notice of Preparation and Public Scoping Meeting for the Etiwanda Heights Neighborhood & Conservation Plan Project**

**Project shall mitigate existing Park and Water shortages as addressed in RC-EIR and Water Agency Reports – via acquisition of County Flood Control Property for Park and Water Use.**

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**ISSUE:**

The City of Rancho Cucamonga 2010 General Plan Update called out a shortage of Park land per State of California Government Code. The EIR Plan called for the acquisition of County Flood Control Land to address this Park area shortage

There continues to be a Water shortage that impacts the residence of Rancho Cucamonga. Increase housing and population densities and development on the local community has created the need for additional water supplies to avoid with rising water costs and water shortages. Increase storage needs and predictions of water shortages have been identified in State of the Basin Reports of Inland Empire Utilities Agency (“IEUA”), Chino Basin Water Conservation District (“CBWCD”), Chino Basin Watermaster (“CBW”), and the Metropolitan Water District (“MWD”).

**RECOMMENATION:**

The Etiwanda Heights Neighborhood and Conservation Project EIR address AND mitigate both the Park and Water issues – via County Flood Control Land acquisition.

**SUMMARY:**

The City of Rancho Cucamonga shall annex and acquire surplus County Flood Control Property in the Project area, and designate it for Park and Water uses.

The City shall lobby the County to transfer the Tax Payer owned and paid for, to the City of Rancho Cucamonga for continue Public Use.

## **PROJECT LOCATION AND SETTING:**

EHNCP area includes the 4,388 acres

The northern 3,176 acres as the Conservation Priority Area

The lower 1,212 acres as the Neighborhood Priority Area

Draft EIR Comment – *“The Neighborhood Priority Area includes land owned by the San Bernardino County Flood Control District no longer needed for flood control purposes.”*

## **ACTION NEEDED TO ADDRESS ENVIROMENTAL IMPACTS:**

1. The City of Rancho Cucamonga needs to secure County Flood Control Land for:
    - a. **PARK** - 600 acres for Park land needs – Quimby Act Compliance.
    - b. **WATER** - Recharge Stations to address water shortage needs as identified by IEUA, CBWCD, CBW, and MWD.
- 

## **CITY AUTHORITY TO CLAIM COUNTY SURPLUS LAND**

### **GOVERNMENT CODE:**

54220 (b) The Legislature reaffirms its belief that there is an identifiable deficiency in the amount of land available for recreational purposes and that surplus land, prior to disposition, **should be made available for park and recreation purposes or for open-space purposes.** This article shall not apply to surplus residential property as defined in Section 54236.

54221(c) As used in this article, the term “open-space purposes” means the **use of land for public recreation, enjoyment of scenic beauty, or conservation or use of natural resources**. (i.e., park and water needs)

Land to be acquired by the City of Rancho Cucamonga for less than market value per GC 54226:

54226 This article shall not be interpreted to limit the power of any local agency to sell or lease surplus land at fair market value or at less than fair market value, and any **such sale or lease at or less than fair market value consistent with this article shall not be construed as inconsistent with an agency's purpose..**

The City of Rancho Cucamonga should have the First Priority to acquire surplus land per GC 54227(b) – Use for park, water and conservation purposes:

54227 (b) Notwithstanding subdivision (a), **first priority shall be given to an entity that agrees to use the site for park or recreational purposes** if the land being offered is already being used and will continue to be used for park or recreational purposes, or if the land is designated for park and recreational use in the local general plan and will be developed for that purpose.

## PARK NEEDS

The City of Rancho Cucamonga General Plan 2010 Update, Community Services (CS-9/10) has acknowledged a shortage of land designated for park, trails and recreational requirements as called for in Government Code 66477 – Quimby Act.

Comments in the 2010 Update EIR - 4.15.2 EXISTING CONDITIONS estimates in 2010 there would be *“a deficit in parkland of 253.8 acres.”*

These population estimates by 2017 Census and 2010 General Plan Update do not include the recent increase in density housing projects approved by the Planning Commission and the City of Rancho Cucamonga City Council – which would only make the Park and Water needs greater than estimated in the 2010 EIR Update.

Current Census Population (2017) shows Rancho Cucamonga population at 180,000. Based on Quimby Act and RC park guidelines, the Park land requirement needed is 235 acres to 595 acres:

City of Rancho Cucamonga	180,000 Population	Existing Park Land in RC	Difference / Shortage	Percentage to Compliance
3 acres of park area per 1,000 persons	540 Acres of Park Needed (180x3ac)	305	-235	56%
5 acres per 1,000 persons	900 Acres of Park Needed (180x5ac)	305	-595	34%
Average	720 Acres of Park Needed (180x4ac)	305	-415	42%
EIR-2010	896 Acres Needed	642	-254	72%

### Estimated Park Needs of 850 Acres:

Recent increase housing densities projects would require 250 acres (50,000 increase pop./1000 = 50 x 5 acre requirement per 1000 = 250 acres. Or - Existing Need of 600 Acres plus new 250 Acres = 850 acres estimated need.

EIR - CS-9/10 **“The City will continue to pursue the joint-use (or ultimate use) of utility district and County Flood Control District lands for both parks and trails.** As of 2009, the City’s population was 179,200 residents. Based on the park standard of 5.0 acres for every 1,000 persons, the City required 896.0 acres of parkland in 2009 to respond to the variety of sports facilities and activities pursued by residents. With a total of 642.2 acres of parkland/trails/special use facilities in 2009, the deficit of parkland is calculated to be 253.8 acres (Table CS-2: Park Standards). The General Plan projects a population of approximately 200,400 residents at buildout. This projection translates to an ultimate goal of 1,002 acres of parkland/trails/special



use facilities, based on the standard of 5.0 acres per 1,000 persons. When the proposed park acreage (160 acres) and trail acreage (36.5 acres) discussed above is combined with existing parkland/trails/special use facilities (642.2), the City's total future inventory is approximately 838.7 acres. When completed, this park and recreation system will not meet the goal of 5.0 acres of parkland/trails/special use facilities per 1,000 persons."

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## WATER NEEDS

The Inland Empire Utilities Agency ("IEUA"), Chino Basin Water Conservation District ("CBWCD"), Chino Basin Watermaster ("CBW") and the Metropolitan Water District ("MWD") have indicated future shortages will occur in the supply of water unless mitigation measures are taken. The Project can provide area in the Flood Control Property to address these regional existing and future demands.

### **Chino Basin Watermaster Reports (MZ2): 2016-17 Annual Report:**

(pg 5) "...chart projects that if pumping continues without storage management, the total storage in the Basin will drop below the Operational Storage Requirements in 2041 and that water in storage accounts will be extinguished by 2050".

1. Working Towards Increasing the Safe Storage Capacity to 600,000 Acre-Feet. Watermaster and the Inland Empire Utilities Agency (IEUA) began analyzing the potential for increasing the Safe Storage Capacity from 500,000 acre-feet to 600,000 acre-feet from July 1, 2017 through June 30, 2021
2. A Long-Term Storage Management Plan was Initiated with an Aspirational Goal to Increase Maximum Basin Storage to 750,000 Acre-Feet. Watermaster initiated development of a Storage Management Plan, a component of the Safe Yield Reset Agreement designed to determine how much water can be stored and withdrawn from the Basin without causing harm in the future

### **2016 State of the Basin Report:**

Precipitation over the Chino Basin - Exhibit 2-2 (Pg 10) "...The chart shows that four of the five driest years on record occurred in the current 1999 through 2016 dry period; and that the driest consecutive two, three and five-year periods have all occurred during the current drought. "

Long Term Temperature Rising, Exhibit 2-3 (Pg 11)"... Surface temperatures have been increasing since about 1950.... there is a clear increasing trend with the temperature in both time series increasing about 4 to 5 degrees Fahrenheit over the period 1950 through 2016... Increasing temperature will increase total water demand and potentially decrease the deep infiltration of precipitation and applied

water, which is a significant contributor to net recharge and safe yield of the Chino Basin.

Land Use, Exhibit 2-4 (P12) "...With few exceptions, as land is converted from natural undeveloped conditions to human uses, it becomes more impervious and produces more storm water runoff. Historically, when land use has converted from natural and agricultural uses to urban uses, imperviousness has increased from near zero to between 60 and almost 100 percent, depending on the specific land use. "

Storage in the Chino Basin, Exhibit 2-6 (Pg 14) "...The chart to the lower left shows the cumulative change in storage starting with the beginning of the Judgment period through 2016. The change in storage for the OBMP period starting in July 1, 2000 through June 30, 2016 is about -319,000 acre-ft. The authorized change in storage for this period was -404,000 acre-ft "

### **Chino Basin Water Conservation District Reports –**

Watershed Mgt Report – June 2018

WSA\_Water-Management-Planning\_Report-6-12-2018\_Final

#### **Section C – Planned Future Improvements**

"The 2016 State of the Basin report evaluated groundwater levels at numerous wells for the period of 1977 through 2016 and the analysis indicates that groundwater levels are decreasing in the eastern portion of the basin due to groundwater production rates exceeding the rates of groundwater recharge in recharge basins. These findings are consistent with modeling conducted for the CBWM that show declines in groundwater storage due to continued increases in urban water supply demand (Wildermuth Environmental, Inc., 2015). "

Exhibit 2-6 "The chart to the lower left shows the cumulative change in storage starting with the beginning of the Judgment period through 2016. The change in storage for the OBMP period starting in July 1, 2000 through June 30, 2016 is about -319,000 acre-ft"

Exhibit 4-5 "Groundwater levels have decreased in the central and eastern portions (Cucamonga Valley Water District) of the basin, (Contour of Ground water Level Change (ft) from Spring of 2000 to Spring of 2016."

### **Inland Empire Utilities Agency Reports –**

#### **2017 Annual Report**

Water Reliability, (Pg 8) Within the IEUA region, a 9% increase occurred during FY 2016/17, representing a rise in demand by 15,261 AF from FY 2015/16.

**Metropolitan Water District of Southern California – 2015 Update**

Reliability Targets (Pg 2) “Lowering regional residential per capita demand by 20 percent by the year 2020.” Develop 230,000 acre-feet of additional local supplies produced by existing and future projects.

Respectfully,

A handwritten signature in dark ink, appearing to read "Michael R. Perez", followed by a long, sweeping horizontal line that loops back under the signature.

Michael R. Perez

Attached (Select Pages from Agency Reports):

CBWCD-Water-Mgt-Plan\_Rpt-6-12-2018  
CBWCD2017AnnualRpt  
2016 State of the Basin Report  
2015 IRP UpdateMWD  
05\_CommunityServices\_05-5-10  
Quimby Act  
RCFePlan2010-FloodLandfor Park



# Chapter 5: Community Services

R A N C H O C U C A M O N G A G E N E R A L P L A N

## Introduction

Community Services contribute significantly to the quality of life in Rancho Cucamonga. With its high-quality park facilities, extensive hiking and riding trails, and comprehensive community service programs, Rancho Cucamonga offers many recreational opportunities and healthy lifestyle choices for residents and visitors.

Parks and community-serving facilities enhance the quality of life for residents and are an important component of complete and sustainable neighborhoods. Accessible parks provide a place to play, exercise, spend time with friends and neighbors, or to just relax and recuperate. Trails serve an important recreational function while also creating opportunities for connections throughout the community. These walking, hiking, running, biking, and equestrian trails connect neighborhoods, parks, schools, places of employment, and activity centers, and create mobility opportunities for residents of all ages. Cultural facilities offer the opportunity to experience or to participate in a variety of performing arts activities and special events. Recreational programs provide opportunities for residents of all ages to participate in recreational, educational, Healthy RC, and sports-related classes and activities.

Public health benefits accrue in neighborhoods that have access to parks, community facilities, and trails. Access to recreational amenities leads to improved levels of physical activity that have associated physical and mental health benefits on a community-wide basis. Such access also increases opportunities for interaction

### **Chapter 5: Community Services**

This Chapter consists of the following sections:

- Parks and Special Use Facilities
- Hiking and Riding Trails
- Community Services Programs
- Healthy Lifestyles

**Bicycle trails and routes are discussed in Chapter 3: Community Mobility.**

### **Community Services**

R A N C H O C U C A M O N G A G E N E R A L P L A N

## Proposed Park Facilities

One new community park, one new special use facility, and two new neighborhood parks are planned. The new community park will be built along northern Milliken Avenue near Los Osos High School. The new special use facility, Napa Soccer Complex, is anticipated to be located in the southeastern portion of the City near Etiwanda Avenue. This center is planned to help alleviate the limited sports fields available for use by youth leagues. The two proposed neighborhood parks are meant to provide recreational facilities in the southwestern portion of the City, with one park being proposed along the Cucamonga Creek Channel south of Base Line Road, and another park in the vicinity of Arrow Highway and Madrone Avenue.

There are also plans, as described above, to complete the additional phases of Central Park and expand Etiwanda Creek Park. Both park expansions will add significant acreage to the existing park system.

## Parks Standards and Guidelines

Park standards determine how many parkland acres the City should develop based on population levels, locations of parks, and existing parks. Park guidelines determine the recommended facilities and amenities that are developed in parks. All parks and park facilities in Rancho Cucamonga incorporated standards and guidelines that were current at the time the facilities were built.

### Park Standards

The City maintains a park standard of 5.0 acres of parkland for every 1,000 residents. State law (known as the Quimby Act) enables the City to collect 3.0 acres of parkland or in-lieu fees from new residential subdivisions for every 1,000 residents, and accordingly, the City adopted a Local Park Ordinance to implement its park and recreational land dedication requirements. However, in order to reach the standard of 5.0 acres per 1,000 residents, the City must pursue alternative funding sources for the additional park acreage and/or park improvements that exceed the State standard. Alternative funding sources include general fund revenues, developer impact fees, State and Federal grants, user group contributions, and school district joint-use contributions.

Other methods for supplementing the City's park system include encouraging the development of private open space and recreational amenities (beyond public park requirements) within large residential projects. The City also seeks to improve access and facilities at local school sites so schools can accommodate a greater demand for certain activities such as sports leagues. School grounds and facilities are an important part of the recreational system and can be applied, to a limited degree, toward meeting the City's park standard. The City will continue to pursue the joint-use (or ultimate use) of utility district and County Flood Control District lands for both parks and trails.

As of 2009, the City's population was 179,200<sup>1</sup> residents. Based on the park standard of 5.0 acres for every 1,000 persons, the City required 896.0 acres of parkland in 2009 to respond to the variety of sports facilities and activities pursued by residents. With a total of 642.2 acres of parkland/trails/special use facilities in 2009, the deficit of parkland is calculated to be 253.8 acres (Table CS-2: Park Standards).

The General Plan projects a population of approximately 200,400 residents at build-out. This projection translates to an ultimate goal of 1,002 acres of

<sup>1</sup> Source: Hogle-Ireland, Inc. Existing Land Use Database, 2009.

### Community Services

parkland/trails/special use facilities, based on the standard of 5.0 acres per 1,000 persons. When the proposed park acreage (160 acres) and trail acreage (36.5 acres) discussed above is combined with existing parkland/trails/special use facilities (642.2), the City's total future inventory is approximately 838.7 acres. When completed, this park and recreation system will not meet the goal of 5.0 acres of parkland/trails/special use facilities per 1,000 persons. ✓

It is important to note that this total does not account for existing and future private open space and recreation facilities, existing golf courses, or existing and future joint-use of facilities at school sites. The City's policies and implementation actions emphasize the need to aggressively pursue all means to expand and maximize benefits of the parks and recreation system, particularly related to the facilities in high demand. ✓

**Table CS-2: Park Standards**

	2009 (Base Line)	2030 (Build Out)
<b>Park Acres Citywide</b>	<b>642.2</b>	<b>838.7</b>
Population	179,200	200,400
Acreage Goal (5 acres per 1,000 persons)	896.0	1,002
Park Deficit (needed parkland acreage to meet goal)	253.8	163.3

Source: Hogle-Ireland, Inc. Existing Land Use Database and Land Use Build Out Projection, 2009.

Note: Population data is only for incorporated areas of Rancho Cucamonga and does not include Sphere of Influence.

Red Hill Park contains many park amenities including a lake, concert bowl and expansive green spaces.





**TABLE 4.15-1  
PARKS AND SPECIAL USE FACILITIES**

Map ID	Park Name	Location	Developed Acreage
<b>Neighborhood Parks</b>			
1	Bear Gulch Park	9094 Arrow Highway	5.0
2	Beryl Park East	6524 Beryl Street	10.0
3	Beryl Park West	6501 Camelian Street	10.0
4	Church Street Park	10190 Church Street	6.5
5	Coyote Canyon Park	10987 Terra Vista Parkway	5.0
6	Day Creek Park	12350 Banyan Street	11.0
7	Ellena Park	7139 Kenyon Way	6.5
8	Garcia Park	13150 Garcia Drive	5.5
9	Golden Oak Park	9345 Golden Oak Road	5.0
10	Hermosa Park	6787 Hermosa Avenue	10.0
11	Kenyon Park	11481 Kenyon Way	6.5
12	Legacy Park	5858 Santa Ynez Plaza	3.7
13	Lions Park	9161 Base Line Road	1.5
14	Milliken Park	7699 Milliken Avenue	10.0
15	Mountain View Park	11701 Terra Vista Parkway	5.0
16	Old Town Park	10033 Feron Boulevard	5.0
17	Olive Grove Park	13931 Youngs Canyon Road	7.9
18	Ralph M. Lewis Park	7898 Elm Street	9.5
19	Rancho Summit Park	5958 Soledad Way	6.6
20	Spruce Avenue Park	7730 Spruce Avenue	5.0
21	Victoria Arbors Park	7429 Arbor Lane	9.1
22	Victoria Groves Park	6840 Fairmont	6.5
23	Vintage Park	11745 Victoria Park Le	6.5
24	West Greenway Park	7756 Meadowcrest Court	5.0
25	Windrows Park	6849 Victoria Park Lane	8.0
<i>Total Neighborhood Park Acreage</i>			<b>170.3</b>
<b>Community Parks</b>			
26	Etiwanda Creek Park	5939 East Avenue	12.0
27	Heritage Community Park	5546 Beryl Street	40.0
28	Red Hill Community Park	7484 Vineyard Avenue	44.0
<i>Total Community Park Acreage</i>			<b>96.0</b>
<b>Special Use Facility</b>			
29	Rancho Cucamonga Adult Sports Complex	8378 Rochester Avenue	41.6
30	Rancho Cucamonga Central Park; James L. Brulte Senior Center and Goldy S. Lewis Community Center	11200 Base Line Road	35.0
31	Confluence Park	Demens Creek Channel and Cucamonga Canyon Channel	0.2
32	Lions Center East	9191 Base Line Road	0.2
33	Lions Center West	9161 Base Line Road	0.3
34	Rancho Cucamonga Family Sports Center	9059 San Bernardino Road	0.8
35	Victoria Gardens Cultural Center	12505 Cultural Center Drive	3.0
36	RC Resource Center	9791 Arrow Highway	0.2
<i>Total Special Use Facilities Acreage</i>			<b>81.3</b>
<b>TOTAL ACREAGE</b>			<b>347.6</b>
Source: Hogle-Ireland 2009d.			

#### 4.15.6 ENVIRONMENTAL IMPACTS

Future residential development and redevelopment pursuant to the proposed 2010 General Plan Update would generate a demand and a requirement for the development of additional parks and recreational facilities. Non-residential development is not likely to create a direct demand for parks and recreational facilities.

##### Existing Park Facilities

**Threshold 4.15a:** Would the proposed General Plan Update increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Future development and redevelopment of a residential property pursuant to the proposed General Plan Update could lead to an increase in the City's population by approximately 24,300 persons. These residents are expected to create a demand for parks and recreational facilities. They are likely to use both existing and planned parks and recreational facilities in the City.

Table 4.15-2 identifies the type of recreational facilities and projected facility needs at buildout (i.e., 2030).

**TABLE 4.15-2  
RECREATION FACILITY NEEDS RATIO FOR RANCHO CUCAMONGA**

Facility	Facility Needs Ratio (facility per population)	Total Facility Demand at Buildout
Softball Fields	1 per 6,500	31
Baseball Fields	1 per 3,500	57
Football Fields	1 per 48,400	4
Soccer Fields	1 per 3,400	59
Basketball Courts	1 per 9,000	22
Picnic Tables	1 per 490	409
Recreational Swimming Pools	1 per 23,950	8
Competitive Swimming Pools	1 per 34,000	6
Tennis Courts	1 per 3,100	65
Golf Courses	1 per 85,800	2
Equestrian Trails <sup>a</sup>	1 per 8,500	24
Roller Hockey Facilities	1 per 65,650	3
Community Centers and Senior Centers	1 per 55,800	4
Indoor Classrooms	1 per 2,250	89
<sup>a</sup> The equestrian trails ratio is given at miles per population instead of facility per population. Source: Hogle-Ireland 2009d.		

As shown, the City will require various recreational facilities at buildout to meet the recreational demand of existing and future residents.

The City's Goal CS-1 and supporting policies in the Community Service Element call for the provision of community services facilities that adequately meet the community's need, including policies that set the parkland standard at 5.0 acres per 1,000 residents; expansion of Central Park; an outdoor regional multi-field sports complex, park provision by new residential

- **Community Parks.** Community parks typically range between 20 and 40 acres in size, and are intended to provide a wide variety of recreation amenities, including swimming pools, lighted athletic fields and courts, recreation centers, skate facilities, and other wider-serving recreational and cultural uses.
- **Special Use Facilities.** Special use facilities supplement the parkland system by offering special recreation, social, and cultural facilities. The largest existing special use facility is the Epicenter/Adult Sports Complex, which contains adult softball, baseball, and soccer fields, as well as a minor league baseball stadium. These facilities are intended to contain uses not usually found in typical park sites.

## Established Facilities

As of 2009, the City of Rancho Cucamonga has 347.6 acres of developed parkland and special use facilities (not including trails). There are a total of 25 neighborhood parks, three community parks, and eight special use facilities located throughout the City. In addition, regional multi-purpose and community trails account for approximately 294.6 acres of land. The City also owns or leases several sites intended for parks or special use facilities, as well as a number of private parks, which have not been developed yet. Those areas total approximately 120 acres.

Since 1921, the Red Hill Country Club has managed a private 128-acre golf course and tennis center in the community. The 144-acre Empire Lakes Golf Course also provides an important amenity and recreation facility in Rancho Cucamonga. Although both golf courses are not included in the acreage calculation of parks, they do provide the community with valuable open space and a special recreational activity.

**Table CS-1: Established Parks and Special Use Facilities (2009)**

Map ID	Park Name	Location	Developed Acreage
<b>Neighborhood Parks</b>			
1	Bear Gulch Park	9094 Arrow Highway	5.0
2	Beryl Park East Park	6524 Beryl Street	10.0
3	Beryl Park West Park	6501 Carnelian Street	10.0
4	Church Street Park	10190 Church Street	6.5
5	Coyote Canyon Park	10987 Terra Vista Parkway	5.0
6	Day Creek Park	12350 Banyan Street	11.0
7	Ellena Park	7139 Kenyon Way	6.5
8	Garcia Park	13150 Garcia Drive	5.5
9	Golden Oak Park	9345 Golden Oak Road	5.0
10	Hermosa Park	6787 Hermosa Avenue	10.0
11	Kenyon Park	11481 Kenyon Way	6.5
12	Legacy Park	5858 Santa Ynez Plaza	3.7
13	Lions Park	9161 Base Line Road	1.5
14	Milliken Park	7699 Milliken Avenue	10.0
15	Mountain View Park	11701 Terra Vista Parkway	5.0

**Table CS-1: Established Parks and Special Use Facilities (2009)**

Map ID	Park Name	Location	Developed Acreage
16	Old Town Park	10033 Feron Boulevard	5.0
17	Olive Grove Park	13931 Youngs Canyon Road	7.9
18	Ralph M. Lewis Park	7898 Elm Street	9.5
19	Rancho Summit Park	5958 Soledad Way	6.6
20	Spruce Avenue Park	7730 Spruce Avenue	5.0
21	Victoria Arbors Park	7429 Arbor Lane	9.1
22	Victoria Groves Park	6840 Fairmont Avenue	6.5
23	Vintage Park	11745 Victoria Park Lane	6.5
24	West Greenway Park	7756 Meadowcrest Court	5.0
25	Windrows Park	6849 Victoria Park Lane	8.0
<b>Total Neighborhood Park Acreage</b>			<b>170.3</b>
<b>Community Parks</b>			
26	Etiwanda Creek Park	5939 East Avenue	12.0
27	Heritage Community Park	5546 Beryl Street	40.0
28	Red Hill Community Park	7484 Vineyard Avenue	44.0
<b>Total Community Park Acreage</b>			<b>96.0</b>
<b>Special Use Facility</b>			
29	Rancho Cucamonga Adult Sports Complex	8378 Rochester Avenue	41.6
30	Rancho Cucamonga Central Park; James L. Brulte Senior Center and Goldy S. Lewis Community Center	11200 Base Line Road	35.0
31	Confluence Park	Demens Creek Channel and Cucamonga Canyon Channel	0.2
32	Lions Center East	9191 Base Line Road	0.2
33	Lions Center West	9161 Base Line Road	0.3
34	Rancho Cucamonga Family Sports Center	9059 San Bernardino Road	0.8
35	Victoria Gardens Cultural Center	12505 Cultural Center Drive	3.0
36	RC Resource Center	9791 Arrow Highway	0.2
<b>Total Special Use Facilities Acreage</b>			<b>81.3</b>
<b>TOTAL ACREAGE</b>			<b>347.6</b>

## Central Park

Central Park is the crown jewel of the City's parks and recreation system and will grow in importance when completed. In 2005, the first phase of the park opened with the James L. Brulte Senior Center and Goldy S. Lewis Community Center. This joint facility provides flexible and spacious rooms for hosting various events and meetings. The project also includes open and programmable outdoor park space. The two main halls can be combined with the open courtyard area to accommodate a 1,000-person

### Community Services



### Parks and Special Use Facilities

- Central Park**
- Central Park
  - Additional Central Park Phases
- Existing Parks and Special Use Facilities (2009)**
- Community Park
  - Neighborhood Park
  - Special Use Facility
- Proposed Parks and Special Use Facilities**
- Community Park
  - Neighborhood Park
  - Special Use Facility

Note 1. Proposed park site and Special Use Facilities are considered pending designations until final location of the site is determined.

### Neighborhood Parks

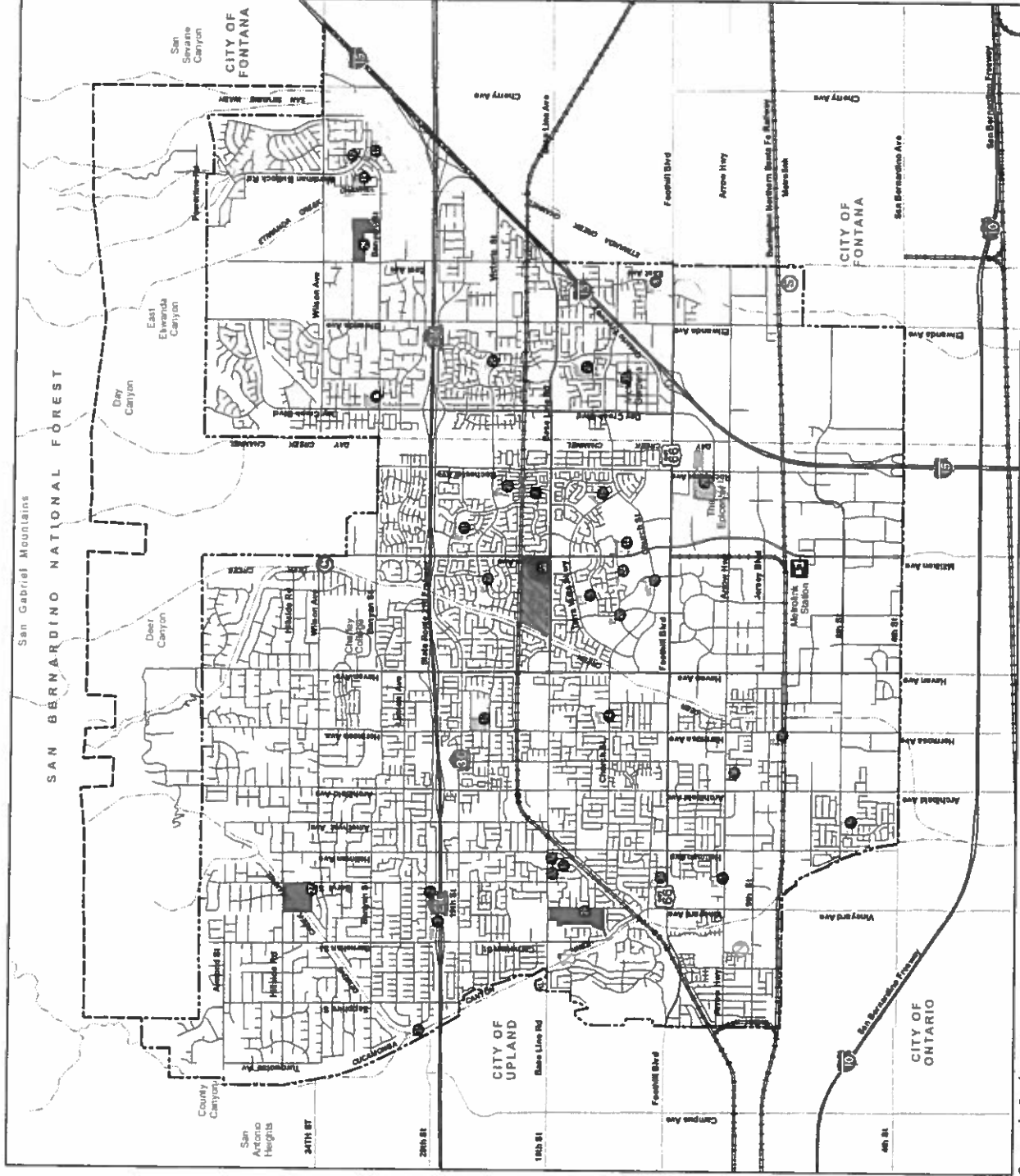
1. Bear Gulch Park
  2. Beryl Park East
  3. Beryl Park West
  4. Church Street Park
  5. Coyote Canyon Park
  6. Day Creek Park
  7. Ellena Park
  8. Gorda Park
  9. Golden Oak Park
  10. Hermosa Park
  11. Kanyon Park
  12. Legacy Park
  13. Lions Park
  14. Milliken Park
  15. Mountain View Park
  16. Old Town Park
  17. Olive Grove Park
  18. Ralph M. Lewis Park
  19. Rancho Summit Park
  20. Spruce Avenue Park
  21. Victoria Afters Park
  22. Victoria Groves Park
  23. Vintage Park
  24. West Greenway Park
  25. Windrows Park
- Community Parks**
- 26. Elivanda Creek Community Park
  - 27. Heritage Community Park
  - 28. Red Hill Community Park
- Special Use Facilities**
- 29. Epicenter/Adult Sports Complex
  - 30. Central Park
  - 31. Confluence Park
  - 32. Lions Center East
  - 33. Lions Center West
  - 34. Family Sports Center
  - 35. Victoria Gardens Cultural Center
  - 36. RC Family Resource Center

--- Rancho Cucamonga City Boundary  
--- Sphere of Influence

Source: Rancho Cucamonga, 2001 and San Bernardino County Assessor, 2002.



Figure CS-1:  
Parks and Facilities Plan





# R.C. PARK

## Park Name and Address

Map ID #	# of Acres	Reservable Picnic Shelters	Covered Picnic Area	Covered Tables	Uncovered Picnic Tables	BBQ (S = Single/D = Double)	Playground	Exercise Course or Trail*	Restrooms	Onsite Parking	Amphitheater	Equestrian Amenities	Horseshoe Pit	Fenced Dog Area	Shuffleboard	Soccer* / Football Facility	Soccer / Football Field Overlay	Lighted Baseball Field	Volleyball Court	1/2 Court Basketball	Full Court Basketball
<b>Bear Gulch Park</b> 9094 Arrow Route	1	5		1	2	7	6/S 1/D	X	.31	X						1*					
<b>Beryl Park East</b> 6524 Beryl St.	2	10		1	4	2	2/S	X	.47	X	X					2*		4			
<b>Beryl Park West</b> 6501 Carnelian St.	2	10	X	4	8	3	7/S	X	.48	X	X					2*			1	2	
<b>Central Park</b> 11200 Base Line Rd.	3	35						X		X	X										
<b>Church Street Park</b> 10190 Church St.	4	6.5		1	1	7	7/S	X		X	X					1*	1	1		2	
<b>Coyote Canyon Park</b> 10987 Terra Vista Parkway	5	5	X	2	4	6	4/D	X	.34	X	X						1	1			
<b>Cucamonga/Demens Trail Rest</b> No. of Base Line Rd. to Hillside Rd.	6	.2		2	2			1.7*				X									
<b>Day Creek Park</b> 12350 Banyan St.	7	11	X	2	7	8	11/S 1/D	X	.38*	X	X						1	2	4		
<b>Ellena Park</b> 7139 Kenyon Way	8	6.5		1	4	12	14/S	X	.36	X	X						1	1		1	4
<b>Etiwanda Creek Community Park</b> 5939 East Ave.	9	12	X	1	2	2	4/S	X		X	X			X		2					
<b>Garcia Park</b> 13150 Garcia Dr.	10	5	X	4	8	8	9/S	X	.45	X	X						1				1
<b>Golden Oak Park</b> 9345 Golden Oak Rd.	11	5	X	2	4	4	8/S	X		X	X						1	1			1
<b>Heritage Community Park</b> 5546 Beryl St.	12	40	X	4	12	2	3/S 1/D	X	.71	X	X		X			2*	3			2	
<b>Hermosa Park</b> 67878 Hermosa Ave.	13	10	X	2	4	9	8/S 1/D	X	.38	X	X						1	1			
<b>Kenyon Park</b> 11481 Kenyon Way	14	6.5			8	8/S	X	.38 & .29	X	X	X						1	1		2	
<b>Legacy Park</b> 5858 Santa Ynez Pl.	15	3.7			6	6/S	X	.33	X												
<b>Lions Park</b> 9161 Base Line Rd.	16	1.5		1	2	2	2/S	X			X							2		2	
<b>Milliken Park</b> 7699 Milliken Ave.	17	10	X	3	6	6	9/S	X	.27*	X	X						1	1		2	4
<b>Mountain View Park</b> 11701 Terra Vista Parkway	18	5	X	3	6	9	10/S 1/D	X	.38	X	X						1	1			1
<b>Old Town Park</b> 10033 Feron Blvd.	19	5		2	9	2	6/S	X	.29	X	X			1			1	1			1
<b>Olive Grove Park</b> 13931 Youngs Canyon Rd.	20	7.9			6	6/S	X		X	X		X									
<b>Ralph M. Lewis Park</b> 7898 Elm St.	21	9.5		6	11	6	9/S 2/D	X	.37	X	X		X								1
<b>Rancho Summit Park</b> 5958 Soledad Way	22	6.8			2	2/S	X		X	X							2				1
<b>Red Hill Community Park</b> 7484 Vineyard Ave.	23	44	X	5	28		5 8/D	X	1.1	X	X	X		3	4	2*	4				
<b>Spruce Ave. Park</b> 7730 Spruce Ave.	24	5		1	4	6	6 3/D	X	.25	X	X				X		1			2	
<b>Victoria Arbors Park</b> 7429 Arbor Lane	25	8	X	1	4	9	11/S	X	.43	X	X						1				1
<b>Victoria Groves Park</b> 6840 Fairmont Way	26	6.5			7	6/S	X	.4	X	X							1	1		2	
<b>Vintage Park</b> 11745 Victoria Park Lane	27	6.5			7	7/S	X	.34	X	X							1	1		2	
<b>West Greenway Park</b> 7756 Meadowcrest Ct.	28	5			4	6/S	X	.50	X											2	
<b>Windrows Park</b> 6849 Victoria Park Ln.	29	8			6	6/S	X	.34*	X	X							1	2		2	

Exercise Trail – Path for walking and/or jogging

Exercise Course – Path for walking and/or jogging as well as built in exercise stations

Soccer/Football Overlay – Used to modify an existing softball field for soccer or football

Specialized equipment such as a Bounce House are only allowed at a reservable park with an approved reservation, required insurance and an additional fee of \$25.

Amplified music requires a special permit - please contact Community Services at (909) 477-2760 for additional information.

Portable BBQ's are not allowed at City parks. Existing park BBQ's may only be used.

Leash laws apply at all City parks, with the exception of the Dog Park area at Etiwanda Creek Park

Alcohol is prohibited at all City parks.

To report a problem after business hours, please contact the City Park Monitor at (909) 261-5561. In case of an emergency, please call 9-1-1.

(Updated 10/16/13)



## QUIMBY ACT – PARK REQUIREMENT

### GOVERNMENT CODE - GOV

#### TITLE 7. PLANNING AND LAND USE [65000 - 66499.58]

( Heading of Title 7 amended by Stats. 1974, Ch. 1536. )

#### DIVISION 2. SUBDIVISIONS [66410 - 66499.38]

( Division 2 added by Stats. 1974, Ch. 1536. )

#### CHAPTER 4. Requirements [66473 - 66498]

( Chapter 4 added by Stats. 1974, Ch. 1536. )

#### ARTICLE 3. Dedications [66475 - 66478]

( Article 3 added by Stats. 1974, Ch. 1536. )

66477 (a) The legislative body of a city or county may, by ordinance, require the dedication of land or impose a requirement of the payment of fees in lieu thereof, or a combination of both, for park or recreational purposes as a condition to the approval of a tentative map or parcel map, if all of the following requirements are met:

However, the dedication of land, or the payment of fees, or both, shall not exceed the proportionate amount necessary to provide three acres of park area per 1,000 persons residing within a subdivision subject to this section, unless the amount of existing neighborhood and community park area, as calculated pursuant to this subdivision, exceeds that limit, in which case **the legislative body may adopt the calculated amount as a higher standard not to exceed five acres per 1,000 persons** residing within a subdivision subject to this section.

Assembly Bill No. 1191      CHAPTER 276      September 08, 2015  
An act to amend, repeal, and add Section 66477 of the Government

City of Rancho Cucamonga	180,000 Population	Existing Park Land in RC	Difference	Percentage to Compliance
3 acres of park area per 1,000 persons	540 Acres of Park Needed (180x3ac)	305	-235	56%
5 acres per 1,000 persons	900 Acres of Park Needed (180x5ac)	305	-595	34%
Average	720 Acres of Park Needed (180x4ac)	305	-415	42%
EIR-2010	896 Acres Needed	642	-254	72%

30 Parks with 305 acres.

## **Community Services RANCHO CUCAMONGA GENERAL PLAN 2010**

**CS-9/10**      **The City will continue to pursue the joint-use (or ultimate use) of utility district and County Flood Control District lands for both parks and trails.** As of 2009, the City's population was 179,200 residents. Based on the park standard of 5.0 acres for every 1,000 persons, the City required 896.0 acres of parkland in 2009 to respond to the variety of sports facilities and activities pursued by residents. With a total of 642.2 acres of parkland/trails/special use facilities in 2009, the deficit of parkland is calculated to be 253.8 acres (Table CS-2: Park Standards). The General Plan projects a population of approximately 200,400 residents at buildout. This projection translates to an ultimate goal of 1,002 acres of parkland/trails/special use facilities, based on the standard of 5.0 acres per 1,000 persons. When the proposed park acreage (160 acres) and trail acreage (36.5 acres) discussed above is combined with existing parkland/trails/special use facilities (642.2), the City's total future inventory is approximately 838.7 acres. When completed, this park and recreation system will not meet the goal of 5.0 acres of parkland/trails/special use facilities per 1,000 persons.

### **Rancho Cucamonga 2010 General Plan Update Draft Program Environmental Impact Report Volume I SCH No. 2000061027**

City of Rancho Cucamonga (Lead Agency)  
Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730  
Contact: James R. Troyer, Planning Director

BonTerra Consulting  
151 Kalmus Drive, Suite E-200, Costa Mesa, CA 92626  
Contact: Jennifer Marks, Project Manager

February 16, 2010

#### **4.15.2 EXISTING CONDITIONS**

The City of Rancho Cucamonga has approximately 347.6 acres of parkland and recreational facilities. These include 25 neighborhood parks, 3 community parks, and 8 special use facilities. Table 4.15-1, lists these facilities, and Exhibit 4.15-2, Parks and Special Use Facilities, shows their general locations

As of 2009, the City's population was estimated at 177,736 residents. With 642.2 acres of existing parks and recreational facilities, the City currently provides 3.58 acres per 1,000 residents. However, the City has established a park standard of 5.0 acres for every 1,000 persons, which requires a total of 896.0 acres of parkland to meet the standard. With the existing total area of 642.2 acres of parkland, trails and special use facilities, this translates to a deficit in parkland of 253.8 acres. Approximately 160 acres of new parks are planned, along with 36.5

acres of proposed trails. This will reduce the current parkland deficiency (at the 5 acres per 1,000 residents standard) to 57.3 acres.

Stemming from a 1965 state law, the City's Quimby regulations require developers to dedicate land or pay an in-lieu fee as a condition of subdivision map approval. The fundamental concept behind this legislation is that new development brings in more residents, thus placing additional strain on the community's existing infrastructure of parks and public spaces. The fees and/or land dedication collected via the Quimby ordinance mitigate this impact by providing park and recreational facilities to serve the new residents

2. Quimby Act Passed in 1975, this State of California law (CGC, Section 66477) enables the County of Riverside to require that developers set aside land, donate conservation easements or pay fees for park improvements as condition of approval for a tract or parcel map. The goal of the Quimby Act is to require developers to help mitigate the impacts of development that introduces new users for park and recreational facilities. The revenues generated through the Quimby Act, however, cannot be used for the operation or maintenance of park facilities. The Quimby fees must be paid and/or land directly conveyed to the local public agency that will provide the community's park and recreation services. For Riverside County, Ordinance No. 460 (Regulating the Division of Land) includes Section 10.35 addressing park and recreation fees and dedications related to Quimby Act and other issues; see below.

**Table 4.16-C: Theoretical Parkland Needs With and Without the Project**

Service Item	Generation Factors <sup>1</sup>	Existing Condition <sup>2</sup> (No Project)	Revised Condition (With Project)	Difference
<b>Scenario 1: Existing Conditions / Updated General Plan Build out, Full Project Spatial Area<sup>3</sup></b>				
	Population <sup>1</sup>	16,520 persons	46,370 persons	+ 29,840 people
Quimby Standard <sup>4</sup>	3.0 acres per 1,000 people	49.6 acres	139.1 acres	+ 89.5 acres
<b>Scenario 2: Existing Conditions / Updated General Plan Build out, Areas of New Development Potential Only<sup>3</sup></b>				
	Population <sup>1</sup>	6,590 persons	19,610 persons	+ 13,020 people
Quimby Standard <sup>4</sup>	3.0 acres per 1,000 people	19.8 acres	58.8 acres	+ 39.0 acres
<b>Scenario 3: Build out of Current General Plan / Updated (per GPA No. 960) General Plan, Countywide<sup>3</sup></b>				
	Population <sup>1</sup>	1,736,700 persons	1,599,000 persons	- 137,800 people
Quimby Standard <sup>4</sup>	3.0 acres per 1,000 people	5,210 acres	4,800 acres	- 410 acres

<https://www.landusedevelopments.com/2016/09/court-rejects-takings-challenge-citys-imposition-600000-fees-11-unit-infill-project/>

On September 23, 2016, the Court of Appeal for the Second Appellate District affirmed a trial court decision denying a petition for writ of mandate filed by a developer challenging various fees—t

The Court of Appeal held that the City properly calculated the parks and recreation fee under the Quimby Act, which requires such fees to be based

upon the "residential density." The developer argued that the City was required to calculate the fee based on the net number of units, not the total, but the Court noted that the developer did not cite any law regarding a "net" exception to the Quimby Act's broad language.

US Census

Population estimates, July 1, 2017, (V2017) 177,452

**Rancho Cucamonga, California From Wikipedia,**

The city had a population of 165,269[16] according to the 2010 United States Census.

The Census Bureau estimated the population to be 177,452 in 2017.[9]

9 "American FactFinder - Results". United States Census Bureau. Retrieved 2018-10-23.

16 "2010 Census Interactive Population Search: CA - Rancho Cucamonga city". U.S. Census Bureau. Retrieved 2014-07-12.

**DEPUTY CITY MANAGER – ECONOMIC AND COMMUNITY DEVELOPMENT**

The City is home to a population of 175,331 with a daytime population of 188,700  
25 plus parks;

**News Release - Rancho Cucamonga is Recognized as a 2018 Digital Cities Survey Award Recipient**

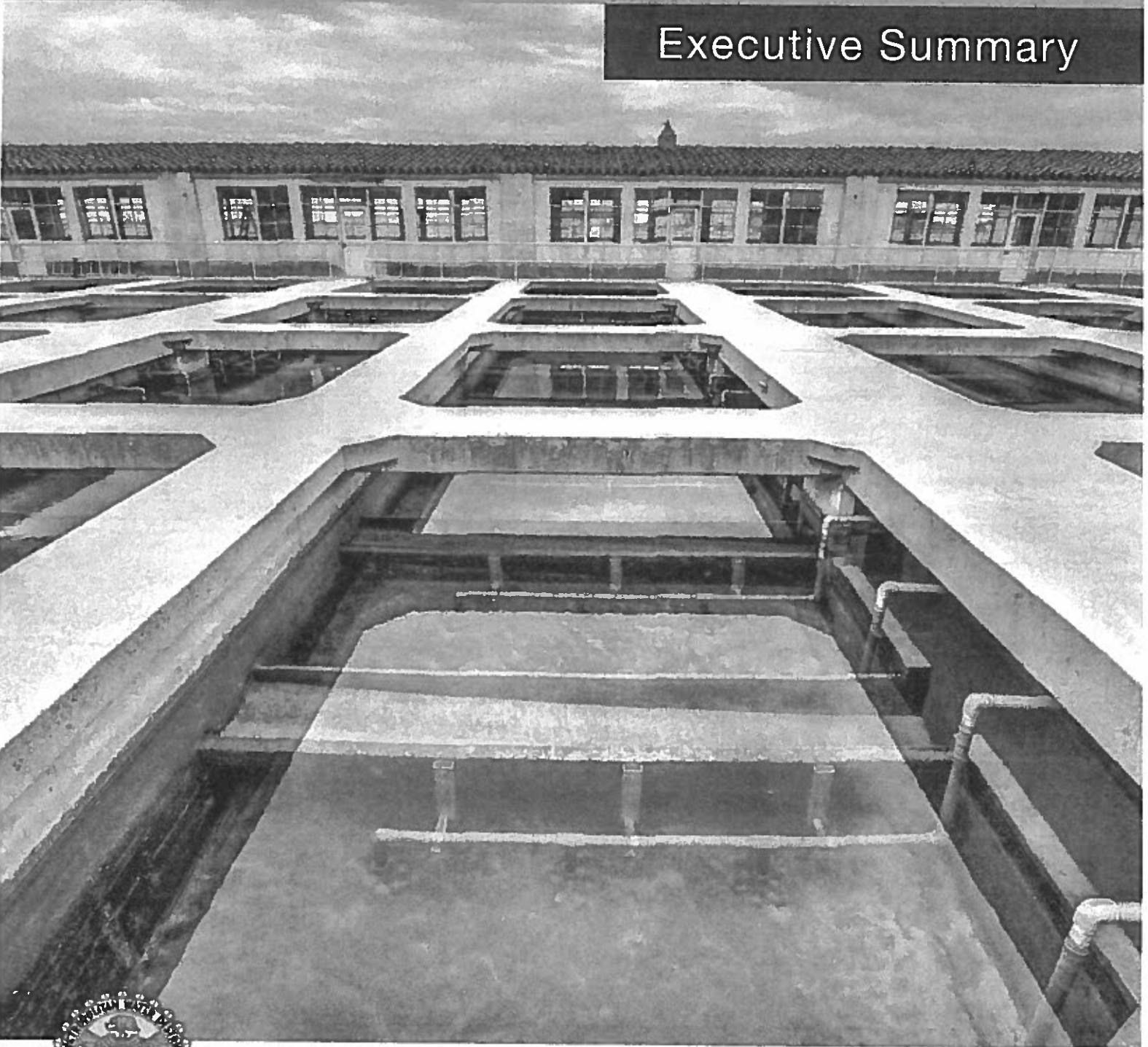
The City of Rancho Cucamonga encompasses 40.1 square miles and is located 40 miles east of Los Angeles; considered to be the premier city in the Inland Empire, Rancho Cucamonga is one of the fastest growing metropolitan areas in Southern California with a current population of over 175,000 residents.

**Table CS-1: Established Parks and Special Use Facilities (2009)**

Map ID	Park Name	Location	Developed Acreage
<b>Neighborhood Parks</b>			
1	Bear Gulch Park	9094 Arrow Highway	5.0
2	Beryl Park East Park	6524 Beryl Street	10.0
3	Beryl Park West Park	6501 Carnelian Street	10.0
4	Church Street Park	10190 Church Street	6.5
5	Coyote Canyon Park	10987 Terra Vista Parkway	5.0
6	Day Creek Park	12350 Banyan Street	11.0
7	Ellena Park	7139 Kenyon Way	6.5
8	Garcia Park	13150 Garcia Drive	5.5
9	Golden Oak Park	9345 Golden Oak Road	5.0
10	Hermosa Park	6787 Hermosa Avenue	10.0
11	Kenyon Park	11481 Kenyon Way	6.5
12	Legacy Park	5858 Santa Ynez Plaza	3.7
13	Lions Park	9161 Base Line Road	1.5
14	Milliken Park	7699 Milliken Avenue	10.0
15	Mountain View Park	11701 Terra Vista Parkway	5.0
16	Old Town Park	10033 Feron Boulevard	5.0
17	Olive Grove Park	13931 Youngs Canyon Road	7.9
18	Ralph M. Lewis Park	7898 Elm Street	9.5
19	Rancho Summit Park	5958 Soledad Way	6.6
20	Spruce Avenue Park	7730 Spruce Avenue	5.0
21	Victoria Arbors Park	7429 Arbor Lane	9.1
22	Victoria Groves Park	6840 Fairmont Avenue	6.5
23	Vintage Park	11745 Victoria Park Lane	6.5
24	West Greenway Park	7756 Meadowcrest Court	5.0
25	Windrows Park	6849 Victoria Park Lane	8.0
Total Neighborhood Park Acreage			170.3
<b>Community Parks</b>			
26	Etiwanda Creek Park	5939 East Avenue	12.0
27	Heritage Community Park	5546 Beryl Street	40.0
28	Red Hill Community Park	7484 Vineyard Avenue	44.0
Total Community Park Acreage			96.0
			266 Total Park
<b>Special Use Facility</b>			
29	RC Adult Sports Complex	8378 Rochester Avenue	41.6
30	RC Central Park; Brulte Sr Ctr and Goldy S. Lewis Ctr	11200 Base Line Road	35.0
31	Confluence Park Demens Creek Channel and Cucamonga Canyon Channel		0.2
32	Lions Center East	9191 Base Line Road	0.2
33	Lions Center West	9161 Base Line Road	0.3
34	RC Family Sports Ctr	9059 San Bernardino Road	0.8
35	VG Cultural Ctr	12505 Cultural Center Dr	3.0
36	RC Resource Center	9791 Arrow Highway	0.2
Total Special Use Facilities Acreage			81.3
<b>TOTAL ACREAGE</b>			<b>347.6</b>

# Integrated Water Resources Plan 2015 UPDATE

## Executive Summary



THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA



# SETTING THE 2015 IRP UPDATE RELIABILITY TARGETS

The 2015 IRP Update reliability targets identify developments in imported and local water supply and in water conservation that, if successful, would provide a future without water shortages and mandatory restrictions under planned conditions. For imported supplies, Metropolitan looks to make investments in additional partnerships and initiatives to maximize Colorado River Aqueduct deliveries in dry years. On the State Water Project, Metropolitan is looking to make ecologically-sound infrastructure investments so that the water system can capture sufficient supplies to help meet average year demands and to refill Metropolitan's storage network in above-average and wet years. Lowering regional residential per capita demand by 20 percent by the year 2020 (compared to a baseline established in 2009 state legislation),

reducing water use from outdoor landscapes and advancing additional local supplies are among the planned actions to keep supplies and demands in balance. Today's best estimates about future conditions are a sound basis for establishing reliability targets. Table ES-1 shows the 2015 IRP Update supply reliability and conservation targets. These targets represent a combined total of 723,000 acre-feet of increased conservation savings and supply production by the end of the forecast period; of these, 485,000 acre-feet are from the total conservation target and 238,000 acre-feet are from the total supply reliability target. These targets represent the projected levels of imported supplies, local supplies and water conservation necessary to meet the 2015 IRP Update reliability goals.

TABLE ES-1  
2015 IRP Update Total Level of Average-Year Supply Targeted (Acre-Feet)

	2016	2020	2025	2030	2035	2040
Retail Demands before Conservation	4,878,000	5,219,000	5,393,000	5,533,000	5,663,000	5,792,000
Total Conservation Target	1,034,000	1,096,000	1,197,000	1,310,000	1,403,000	1,519,000
Retail Demands after Conservation	3,844,000	4,123,000	4,196,000	4,223,000	4,260,000	4,273,000
Minimum CRA Diversion Target	900,000	900,000	900,000	900,000	900,000	900,000
Average Year SWP Target	1,202,000	984,000	984,000	1,213,000	1,213,000	1,213,000
Total Local Supply Target	2,199,000	2,307,000	2,356,000	2,386,000	2,408,000	2,426,000
Total Supply Reliability Target	4,301,000	4,191,000	4,240,000	4,499,000	4,521,000	4,539,000

## ACHIEVE ADDITIONAL CONSERVATION SAVINGS

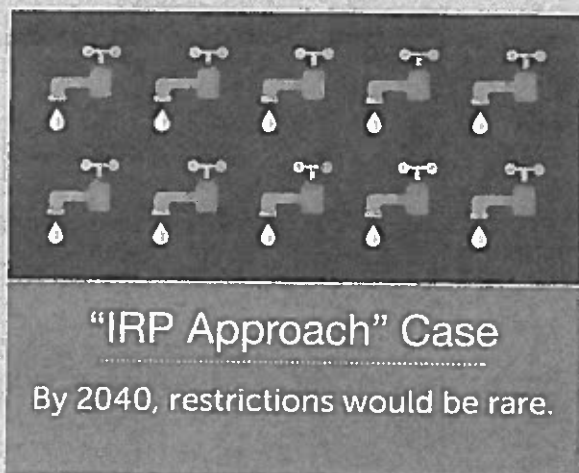
Pursue further water conservation savings of 485,000 acre-feet annually by 2040 through increased emphasis on outdoor water-use efficiency using incentives, outreach/education and other programs.

## DEVELOP ADDITIONAL LOCAL WATER SUPPLIES

Develop 230,000 acre-feet of additional local supplies produced by existing and future projects. The region would reach a target of 2.4 million acre-feet by 2040, a key to providing water supply reliability into the future.

## MAINTAIN COLORADO RIVER AQUEDUCT SUPPLIES

Develop programs to ensure that a minimum of 900,000 acre-feet is available when needed, with access to 1.2 million acre-feet in dry years.



## The Regional Water Balance

The projection of both demands and supplies over the next 25 years is the basis for determining what levels of actions are necessary in the 2015 IRP Update adaptive management strategy. In order to evaluate the results of a water balance analysis, a number of metrics can be evaluated to determine if individual water balance outcomes are reliable or not. The IRP looked at the frequency and depth of allocations or mandatory rationing—allocations occur when the region's storage resources reach a point of depletion where limitations are imposed in an attempt to stretch remaining resources to be prepared for future shortage conditions.

Two scenarios were modeled to look at future water supply reliability:

### The "Do Nothing" Case

The first step in determining the remaining need is to evaluate the balance of existing levels of supplies against future projections of demands. Constructing a "Do Nothing" water balance provides a picture of what future reliability would look like with no additional actions or investments in water supply or demand management. The "Do Nothing" analysis determines whether additional developments that help to balance supplies and demands are needed to ensure reliability into the future.

Modeling results show that under a "Do Nothing" case, the probability of supply allocation increases dramatically over time, reaching an 80 percent likelihood in 2040. This finding is a reminder that working to maintain a reliable water system is never done. In this case, "doing nothing" and making no further investments in water supply and demand management would impose a huge cost on all Southern Californians.

### The "IRP Approach" Case

The next step is to evaluate the balance of targeted future levels of supply development against future projections of demands. The "IRP Approach" case builds in the additional development targeted for CRA, SWP, conservation and local supplies:

**Colorado River Aqueduct:** Develop programs to ensure that a minimum of 900,000 acre-feet is available when needed, with access to 1.2 million acre-feet in dry years.

**State Water Project:** Manage SWP supplies in compliance with regulatory restrictions in the near-term for an average of 980,000 acre-feet of SWP supplies. Pursue a successful outcome in the California WaterFix and California EcoRestore efforts for long-term average supplies of about 1.2 million acre-feet.

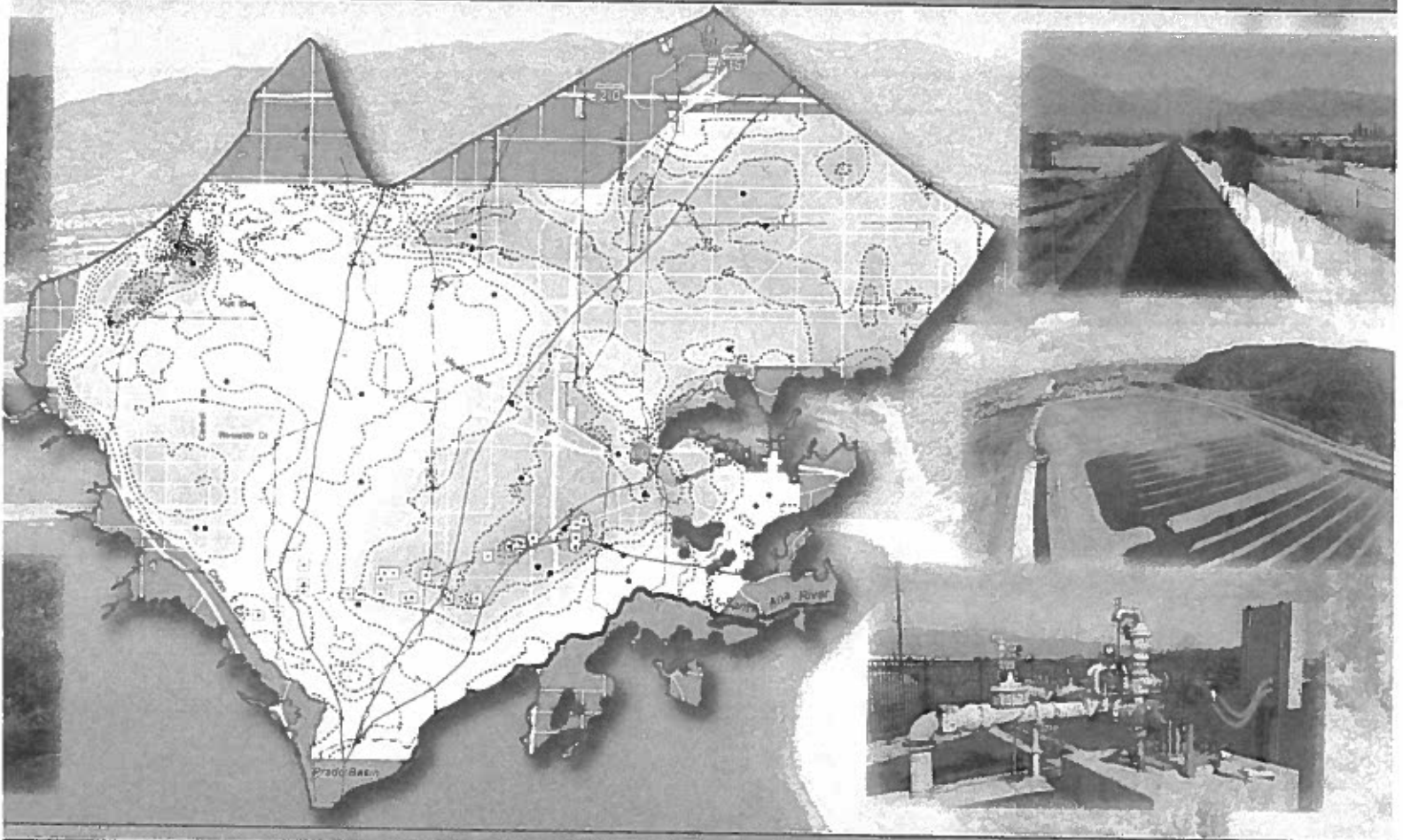
**Conservation:** Pursue further water conservation savings of 485,000 acre-feet annually by 2040 through increased emphasis on outdoor water-use efficiency using incentives, outreach/education and other programs.

**Local Supplies:** Develop 230,000 acre-feet of additional local supplies produced by existing and future projects. The region would reach a target of 2.4 million acre-feet by 2040, a key to providing water supply reliability into the future.

## Findings

The results of the "IRP Approach" analysis show that the probabilities of supply allocations decrease slightly in the near-term, and are substantially ameliorated in the longer-term. Successful implementation of the 2015 IRP Update targets is the key to providing for a robust water supply mix that will ensure a high degree of reliability into the future.

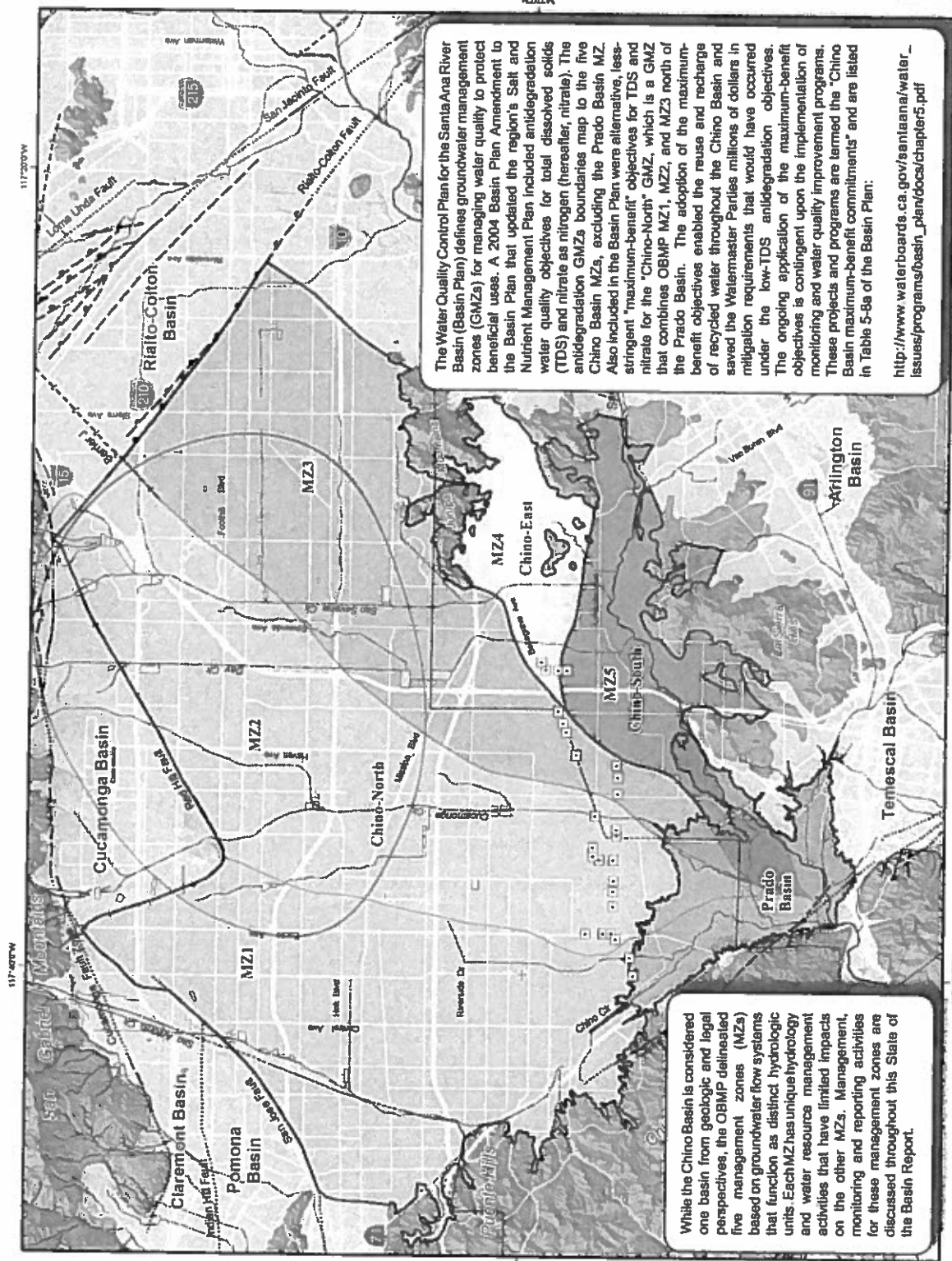
# Chino Basin Optimum Basin Management Program 2016 State of the Basin Report



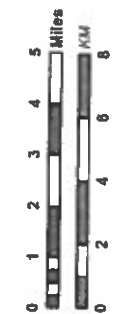
*prepared for*  
**Chino Basin Watermaster**  
*June 2017*







2018 State of the Basin  
Introduction



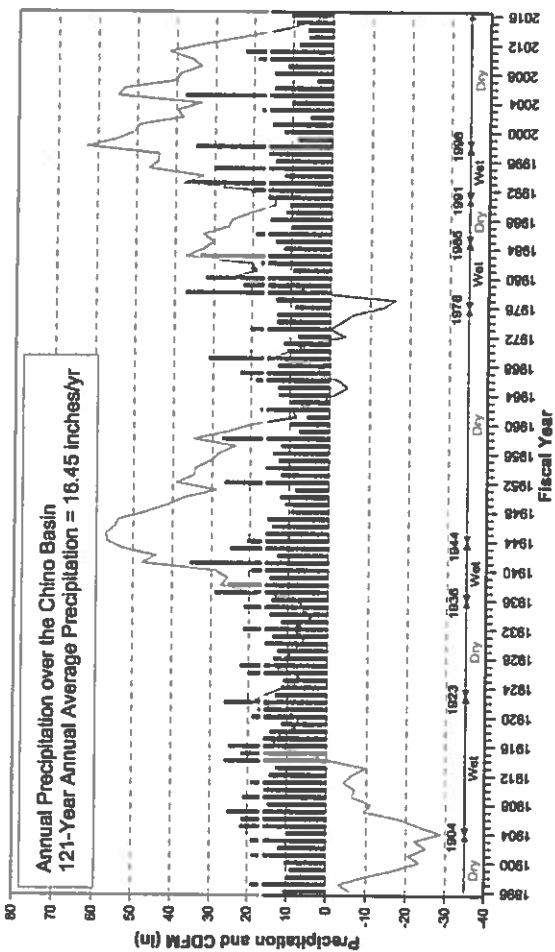
Author: ERI  
Date: 8/5/2017  
Document Name: Exhibit 1-1, Chino2Map.docx



**Chino Groundwater Basin**  
**OBMP and Maximum Benefit Management Zones**

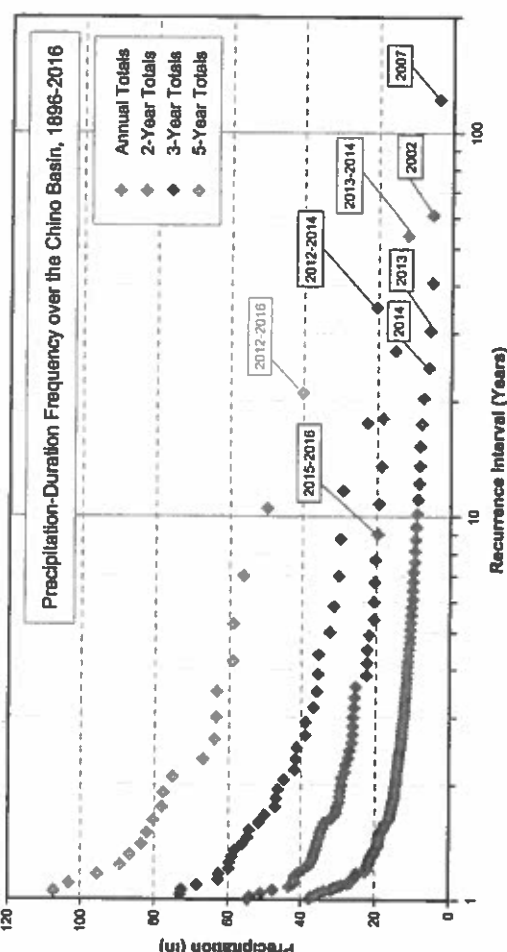
Exhibit 1-1



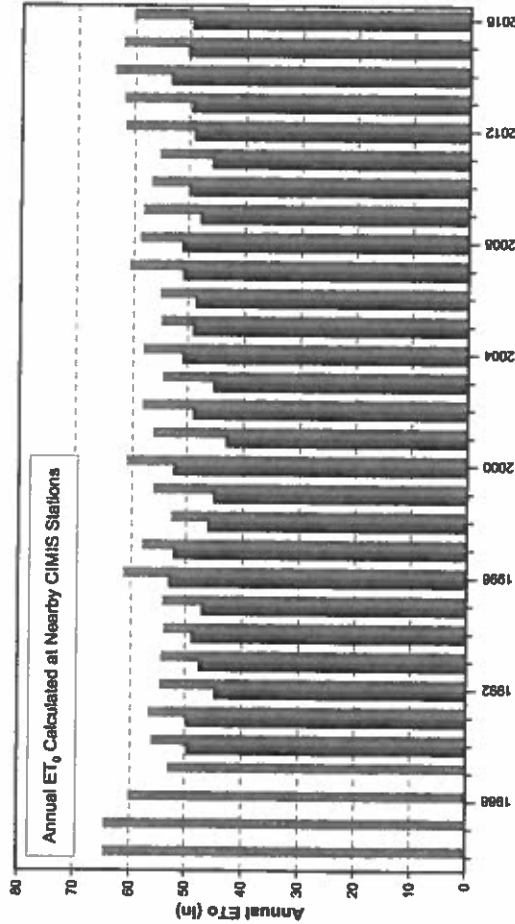
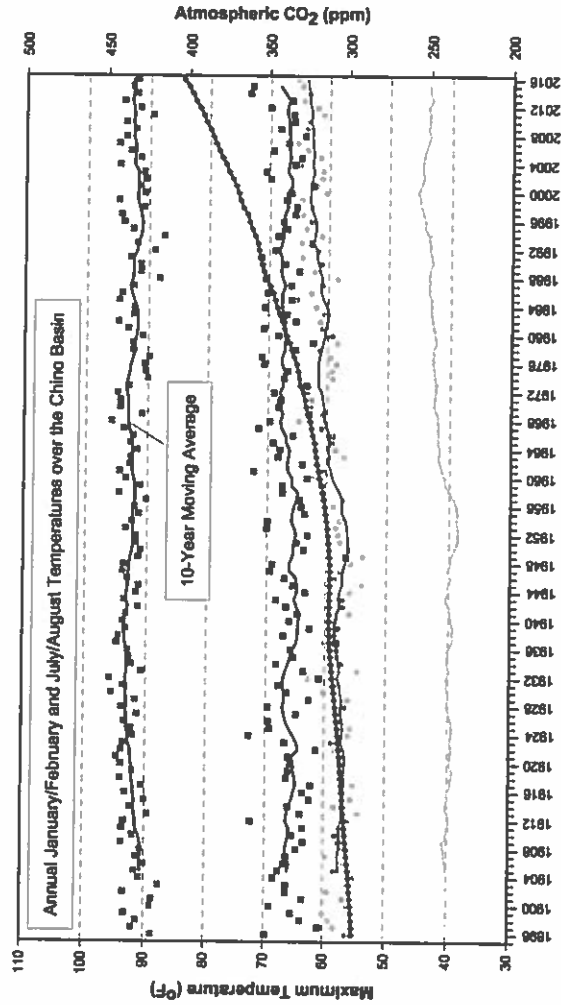


Precipitation is a major source of groundwater recharge for the Basin through the deep infiltration of precipitation and applied water and stormwater recharge in streams and recharge facilities. The chart on the upper left contains the long-term precipitation time series for average annual precipitation. These annual precipitation estimates are based on an areal average over the Chino Basin created from gridded monthly precipitation estimates prepared by the PRISM Climate Group covering the period 1895 through 2016. The chart contains the fiscal year precipitation totals, a horizontal bar indicating the long-term average annual precipitation of 18.45 inches, and the cumulative departure from mean (CDFM) precipitation. The CDFM plot is a useful way to characterize the occurrence and magnitude of wet and dry periods; positive sloping segments (trending upward from left to right) indicate wet periods and negative sloping segments (trending downward from left to right) indicate dry periods. The wet and dry periods are labeled at the bottom of the chart. The ratio of dry years to wet years is about three to two. That is, for every ten years, about six years will have below average precipitation and four years will have greater than average precipitation. That said, 1945 through 1976 was a 32-year dry period, punctuated by only five years of above average precipitation; a dry-to-wet year ratio of about six to one. The period 1999 through 2016 was an 18-year dry period punctuated with three wet years; a dry-to-wet year ratio of also about six to one. Dry periods tend to be long and very dry and wet periods tend to be relatively shorter and very wet (see for example 1938 through 1944 and 1978 through 1983).

The chart on the lower left contains annual precipitation frequency estimates for durations of one, two, three and five-year periods. A recurrence interval is the average number of periods between recurrence of a period totaling equal to or less than the total given precipitation value. For example, 2013-2014, the driest two-year span on record, has a recurrence interval of 54 years, which means that based on the historical data, a two-year period with less than or equal to 12 inches will only occur once every 54 years. The chart shows that four of the five driest years on record occurred in the current 1999 through 2016 dry period; and that the driest consecutive two, three and five-year periods have all occurred during the current drought. The OBMP implementation period corresponds with this drought.







Prepared by:  
**WEI**  
 WILDMAN+TULL ENVIRONMENTAL INC.  
 Author: GSI  
 Date: 02/20/2017  
 File: Exhibit 2-3\_China.gri

■ Average Max Temp (Jul-Aug)  
 ■ Average Min Temp (Jul-Aug)  
 ■ Average Max Temp (Jan-Feb)  
 ■ Average Min Temp (Jan-Feb)

— Annual Average Measured/Estimated Atmospheric CO<sub>2</sub> Concentration - Various Sources  
 — Annual ET<sub>0</sub> at Pomona Station  
 — Annual ET<sub>0</sub> at UCR Station



2016 State of the Basin  
 Hydrologic Conditions

Long-Term Temperature and  
 ET<sub>0</sub> in the Chino Basin

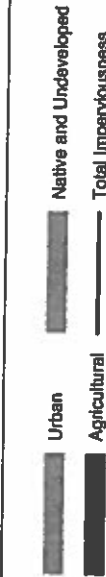
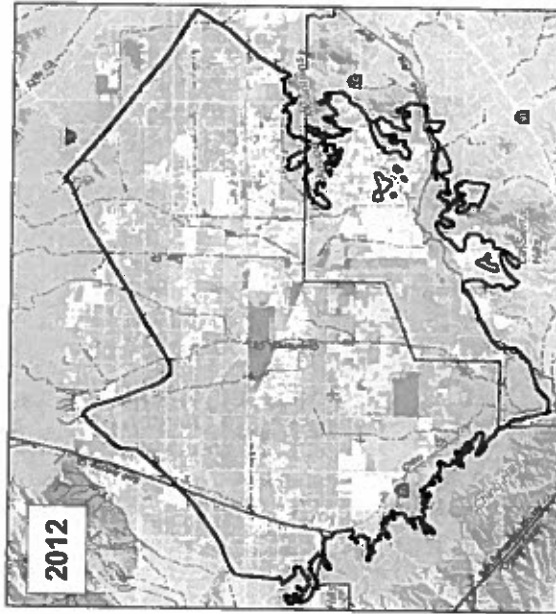
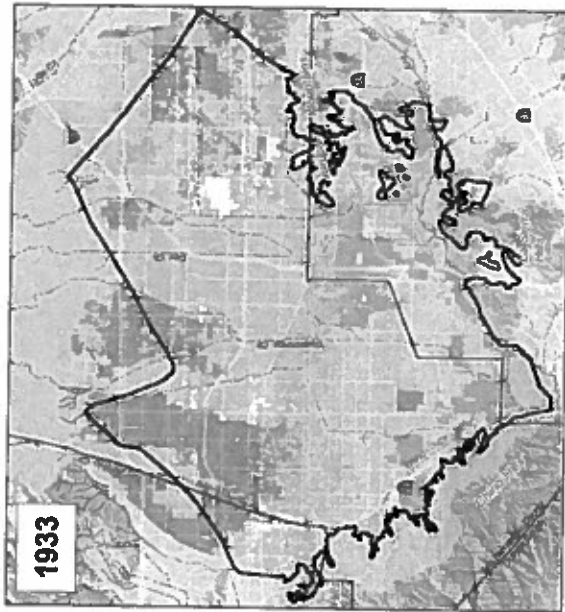
Exhibit 2-3

Surface temperatures have been increasing since about 1850. The chart on the upper left shows the time history of the average maximum and minimum temperature for the combined months of January and February and the combined months of July and August. The data used to generate this chart are based on observed daily maximum and minimum temperatures converted to monthly statistics and interpolated by the PRISM Climate Group to produce a gridded monthly maximum and minimum temperature estimates. Also shown on this chart is a complete record of atmospheric carbon dioxide concentrations assembled from multiple sources:

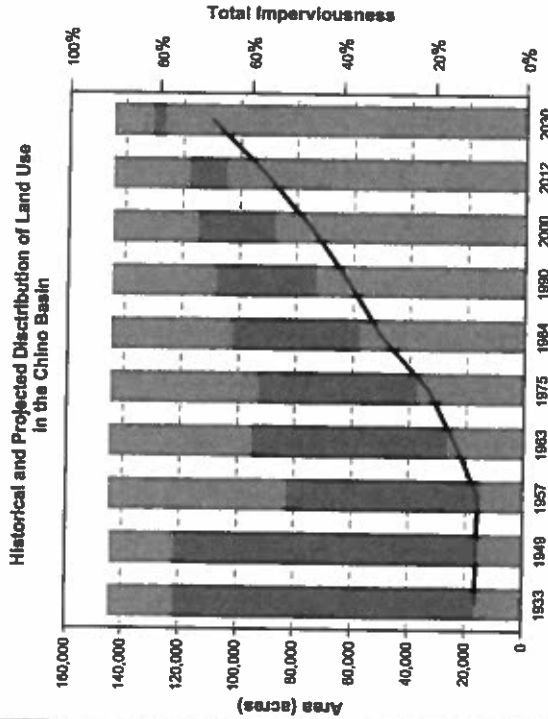
- Values prior to 1959 are estimated from an analysis of the Law Dome DE08 and DE08-2 ice cores in Antarctica - Acquired from the Carbon Dioxide Information Analysis Center - <http://cdiac.ornl.gov/trends/cc2law> dome.html (Accessed on June 6, 2017.)
- Values after 1959 are from values directly measured at the Mauna Loa Observatory in Hawaii - Acquired from the National Oceanic and Atmospheric Association's Earth Systems Research Laboratory - <https://www.esrl.noaa.gov/gmd/ccgg/trends/full.html> (Accessed on June 6, 2017.)

The January-February and July-August maximum temperature time series do not appear to have long-term increasing or decreasing trend. The January-February and July-August minimum temperature time series do not appear have a long-term increasing or decreasing trend until about 1950 after which there is a clear increasing trend with the temperature in both time series increasing about 4 to 5 degrees Fahrenheit over the period 1950 through 2016. The increase in minimum temperatures during this period appear to correlate with the increase in atmospheric carbon dioxide. The significance of the increasing temperature to Chino Basin groundwater management lies in the temperature influence on evapotranspiration (ET): ET increases with increasing temperature. Increasing temperature will increase total water demand and potentially decrease the deep infiltration of precipitation and applied water, which is a significant contributor to net recharge and safe yield of the Chino Basin. Increasing water demand could also cause an increase in groundwater production and demand for replenishment water, which could either come from imported water or groundwater storage.

The chart on the lower left shows the annual potential ET (ET<sub>0</sub>) as computed at the California Irrigation Management Information System for stations in Pomona and Riverside. The reported ET values are computed from measurements of solar radiation, temperature, humidity and wind speed. ET<sub>0</sub> is not directly measured. It is unclear from these time series data that ET<sub>0</sub> is increasing. The trends in ET<sub>0</sub>, when they become more apparent will need to be included in future hydrologic evaluations of the Chino Basin.

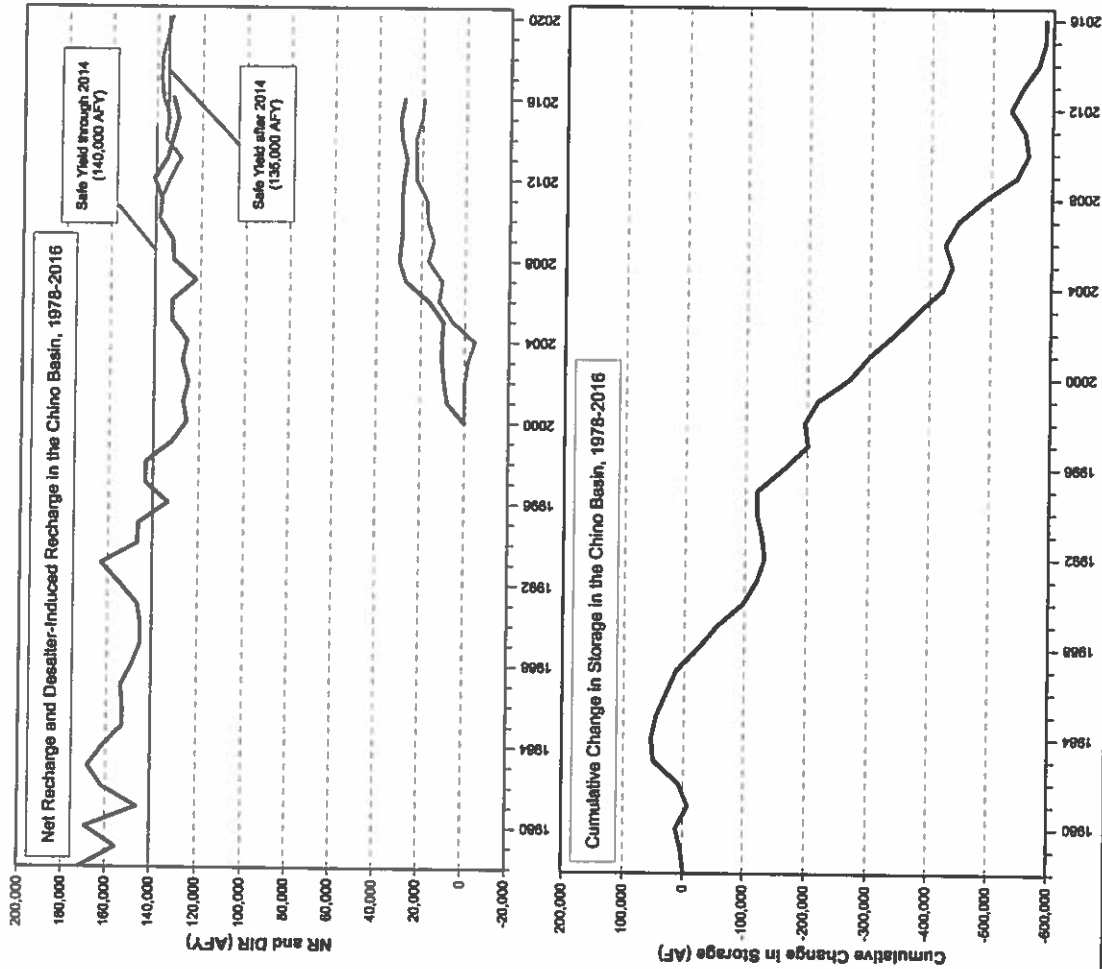


Historical and Projected Distribution of Land Use  
 in the Chino Basin



The watershed surface that is tributary to and overflows the Chino Basin and the water management practices over this surface have changed dramatically over the last 80 years. The land use, water management, and drainage conditions that are tributary to and overflow the Basin at a specific time are referred to collectively as the cultural condition of the basin. The types of land uses that overlie a groundwater basin have a profound impact on recharge. The land use transition from natural to agricultural uses and subsequently to developed urban uses radically changes the amount of recharge to the basin. Furthermore, irrigation practices change over time in response to agricultural economics (e.g. demand for various agricultural products, commodity prices, production costs, etc.), regulatory requirements, technology, and the availability and cost of water. Urbanization increases the amount of imperviousness, decreasing the irrigable and permeable areas, which allow irrigation return flows and precipitation to infiltrate through the soil, and conversely increases the amount of stormwater produced on the land surface. Drainage improvements associated with the transition from natural and agricultural uses to urban uses reduce the recharge of stormwater; channels and streams in the Chino Basin were concrete-lined to move stormwater efficiently through the watershed to the Santa Ana River.

With few exceptions, as land is converted from natural undeveloped conditions to human uses, it becomes more impervious and produces more stormwater runoff. Historically, when land use has converted from natural and agricultural uses to urban uses, imperviousness has increased from near zero to between 60 and almost 100 percent, depending on the specific land use. Land use maps for 1933 and 2012 are shown to the left. Also shown is a chart that summarizes land use into three broad categories: urban, agricultural and native/undeveloped. The chart also shows the change (and projected change) in estimated total imperviousness in the Chino Basin associated with the transitioning land uses over time from 1933 to 2030. This latter chart is based on land use mapping for the years shown on the x-axis and projected land use from the land use control agencies. The land use was predominantly in an agricultural and undeveloped state until about 1984; urban uses accounted for about 10 percent from 1933 through 1957, grew steadily thereafter to about 26 percent in 1975, and reached about 57 percent in 2012. At build-out, the fraction of the Chino Basin that is projected to be impervious is about 70 percent. Based on an investigation to recalculate the Chino Basin Safe Yield, the impact of these land use changes reduced the deep infiltration of precipitation and applied water from about 140,000 acre-ft/yr in the period 1930 through 1940 to less than 100,000 acre-ft/yr by and after 2000 (WEI, 2015b).



Watermaster began the technical work to recalculate the Safe Yield in 2011 and completed that work in 2015 (WEI, 2015d). Subsequently, the Court with continuing jurisdiction in the Judgment issued a ruling on April 28, 2017 changing the Safe Yield from 140,000 acre-ft/yr to 135,000 acre-ft/yr. The Safe Yield is based on an average net recharge for the period 2011 through 2020 as projected with the Chino Basin Watermaster model. The Safe Yield is based on existing and projected cultural conditions and an associated expected-value hydrology. The chart to the upper left shows the line history of net recharge starting with the beginning of the Judgment period through 2011 from the model calibration, the net recharge estimated with the model for 2012 through 2016 based on historical conditions for 2012 through 2016, and the projected net recharge that was used to recalculate the Safe Yield for the period 2011 through 2020. The projected average annual net recharge for the period 2011 through 2020 is 135,000 acre-ft/yr and the average annual net recharge for 2011 through 2016 based on historical basin operations is also about 135,000 acre-ft/yr.

In the development of the OBMP it was determined that a groundwater production and desaltering program in the lower Chino Basin was necessary to preserve and enhance Safe Yield during and after the period that agricultural land uses converted to urban uses. The first desalter began production in 2001 and desalter production gradually increased to about 30,000 acre-ft/yr in 2005 and maintained that level to the present. The desalter production will reach about 40,000 acre-ft/yr in 2018. This same chart also shows the line history of desalter production and desalter induced recharge (DIR). DIR is the amount of induced recharge from the Santa Ana River relative to the Santa Ana River recharge that occurred on June 2000. Cumulatively, DIR is approximately greater than 50 percent of desalter production.

The chart to the lower left shows the cumulative change in storage starting with the beginning of the Judgment period through 2016. The change in storage for the OBMP period starting in July 1, 2000 through June 30, 2016 is about -318,000 acre-ft. The authorized change in storage for this period was -404,000 acre-ft and consisted of -323,800 acre-ft of reoperation and other authorized deductions from storage and -80,000 acre-ft of controlled overdraft that was allocated to Appropria parties pursuant to the Judgment.

# Watershed Management Improvements in the Chino Basin



PREPARED FOR:



Chino Basin Water Conservation District  
4594 San Bernardino Street  
Montclair, California 91763

JUNE 2018 FINAL REPORT

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## SECTION B

# ASSESSMENT OF EXISTING WATERSHED MANAGEMENT

The Parties to the Peace Agreement have been working collaboratively to implement recommended recharge projects. Reports such as the 2013 Amendment to the 2010 Recharge Master Plan Update (Wildermuth Environmental, Inc., 2013) provide details on implementation progress and status reports are provided weekly (e.g. IEUA, 2018) and semi-annually (Wildermuth Environmental, Inc., 2017b). The 2013 Amendment to the 2010 Recharge Master Plan Update describes existing spreading basins (see Figure 2), enhancements to improve recharge basin performance, and recharge via aquifer storage and recovery (ASR).

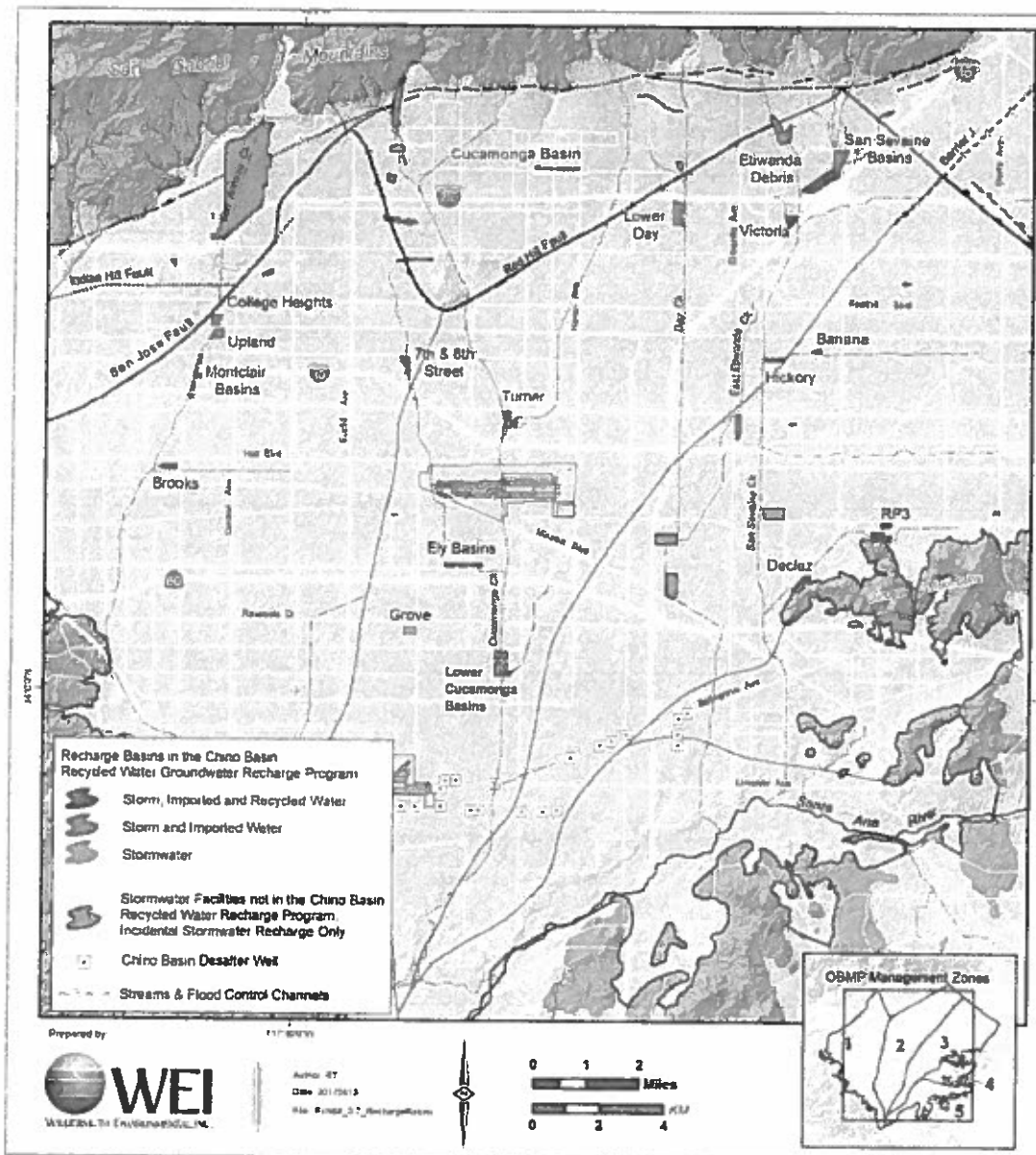


Figure 2 – Recharge Basins in the Chino Basin (Source: Wildermuth Environmental, 2013)

One of the unintended consequences of water resources development projects from the 1950's through the 1990's was a loss of groundwater recharge due to concrete lining of San Antonio, Chino, Cypress, Cucamonga, Deer, Day, and San Seavine Creeks. Historically, runoff from the

## SECTION C

### PLANNED FUTURE IMPROVEMENTS

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Improvements are underway to improve basin infiltration rates and/or water delivery rates. Examples include maintenance activities to remove fine sediments that have accumulated in the recharge basins, grading to increase detention time in the basins, improvements to the Wineville Basin and construction of a pipeline to convey additional water to basins with high infiltration rates, such as an additional pump station to convey water from the San Sevaine channel to the RP3 basins. The Montclair basins 1 and 2 have additional infiltration capacity (pers. comm., Andy Campbell, IEUA, 2018) that could be realized if additional flows can be directed to those basins from either Montclair Basin 4, additional recycled water, and/or stormwater captured from San Antonio Creek downstream of the Brooks basin.

The 2016 State of the Basin report evaluated groundwater levels at numerous wells for the period of 1977 through 2016 and the analysis indicates that groundwater levels are decreasing in the eastern portion of the basin due to groundwater production rates exceeding the rates of groundwater recharge in recharge basins. These findings are consistent with modeling conducted for the CBWM that show declines in groundwater storage due to continued increases in urban water supply demand (Wildermuth Environmental, Inc., 2015). "The projected decline in groundwater levels and storage through 2044 would be less if a combination of stored water and wet-water recharge (see definition in next sentence) were used to meet future replenishment obligations." (page 7-20). Stored water is groundwater that was not pumped from the aquifer, and wet-water recharge is water recharged from imported water sources. Additional stormwater recharge, when available, is needed to:

- offset increasing groundwater production
- minimize the risk of reductions of imported water
- provide recharge water that has lower concentrations of TDS and nitrate-nitrogen

The 2018 update to the recharge master plan is currently in preparation (pers. Comm. Mark Wildermuth, 2018). This plan includes a number of proposed improvements to capture stream flows in the southern portions of the Chino Basin and pump the captured water upstream to basins such as San Sevaine, Upland, and Montclair Basins 1 & 2 that have higher infiltration rates.

IEUA, the City of Pomona, and Monte Vista Water District evaluated introduction of water to Montclair Basins 1 and 2 to recharge the surficial aquifer with the objective of mitigating land subsidence southwest of the Montclair recharge basins (Carollo, 2016). The source waters are the City of Pomona recycled water combined with water pumped from Spadra Well 19. The City of Pomona recycled water plant and Spadra Well 19 are located approximately 5 miles west of the Chino Basin. Alternative 2a consists of advanced treatment of 3.5 MGD with surface spreading in the Montclair Basins 1 and 2 and was the top ranked alternative. The advanced treatment process includes membrane filtration, reverse osmosis, and ultraviolet advanced oxidation process with peroxide (UV/AOP). UV/AOP treatment is able to oxidize certain constituents or chemical of emerging concern such as certain endocrine disrupting compounds, pharmaceutical, and personal care products, and other microconstituents such as 1,4-dioxane and NDMA. The treated water will be conveyed via a new pump stations and approximately 6-7 miles of new force main. The estimated capital cost for this alternative is \$64,498,000 with an annual operating cost of \$2,245,250. The annual cost over a 30-year period is \$1,460/AF. This alternative is being evaluated in greater detail by IEUA.



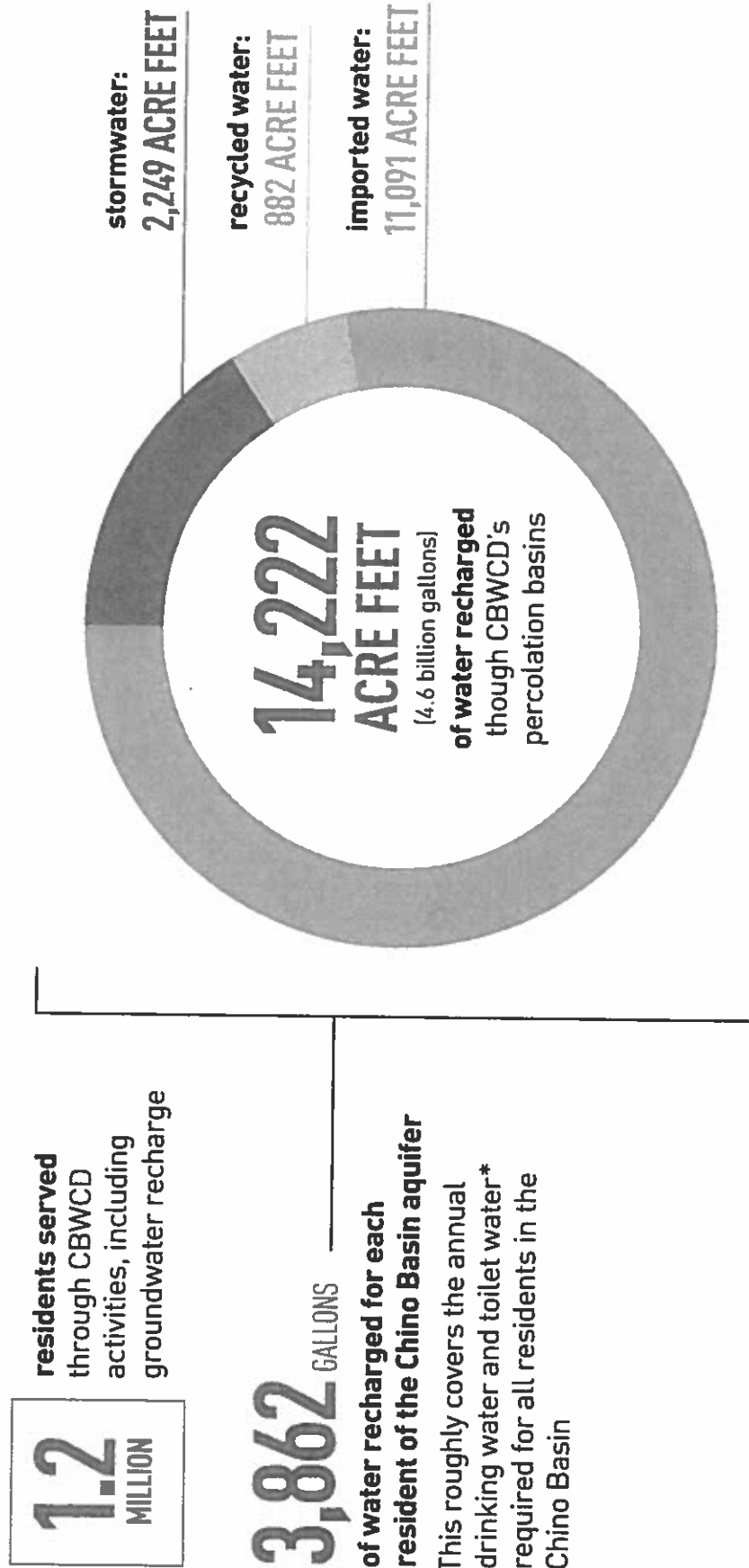


# CHINO BASIN WATER CONSERVATION DISTRICT

2016/17 ANNUAL REPORT

# 2016/17 BY THE NUMBERS

Numbers tell part of our story, but conservation is about more than numbers. It is a cultural shift that requires an integrated approach to carefully considered and diverse programming. With the ultimate goal of water conservation, our work is to inspire, equip, and support community members, professionals, and partners to make conservation a way of life.



\*assuming 1.6 gallons per flush and  
1 gallon of drinking water per person per day

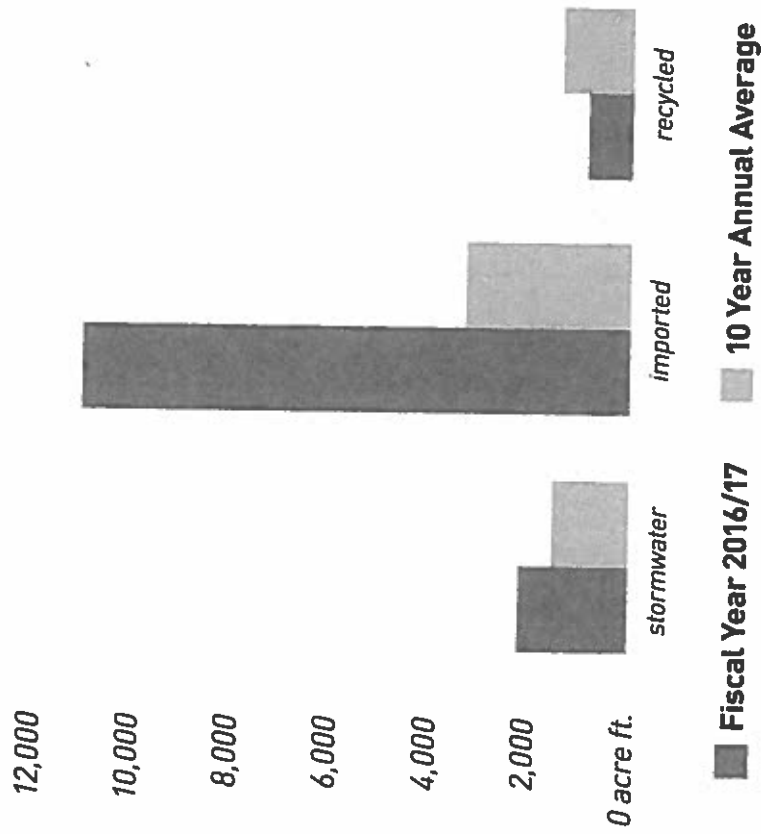
# RECHARGING THE CHINO GROUNDWATER BASIN

In times of both drought and flood, stormwater capture is a critical component of our region's water future. The District's percolation basins help maximize stormwater capture and percolation to sustain a resilient water supply for our service area.

CBWCD owns, operates and maintains eight water conservation recharge basins that capture storm water, nuisance water, recycled water, and imported water. Five of the basins are in Montclair, two are in Upland, and one is in Ontario. Throughout this wet winter, CBWCD's basins recharged over 2,249 acre-feet of stormwater. In lieu of traveling through storm drains to the ocean, the captured stormwater is enough to provide water to over 4,200 local households for a year of typical water use.

On an annual basis, CBWCD's basins infiltrate and recharge an average of 6,882 acre-feet of water – making them an extremely valuable asset that CBWCD holds in the public trust.

WATER CAPTURE & RECHARGE FOR CBWCD'S 8 BASINS



# KEY DOCUMENTS

Visit [cbwcd.org](http://cbwcd.org) to view the documents referenced below.

## CHINO BASIN WATER CONSERVATION DISTRICT KEY DOCUMENTS

- 1949 – County Hearing on Chino Basin Water Conservation Petition
- California Water Code, Division 21. Water Conservation Districts (Section 74000 et seq.)

## CHINO GROUNDWATER BASIN KEY DOCUMENTS

- 1989 – Chino Groundwater Basin Judgement
- 1999 – Optimum Basin Management Program, Phase I
- 2000 – Peace Agreement
- 2004 – First Amendment to Peace Agreement
- 2007 – Peace II Agreement
- 2001 – Recharge Master Plan, Phase II
- 2010 – Recharge Master Plan Update
- 2013 – Amendment to the 2010 Recharge Master Plan Update
- 2003 – Four Party Agreement
- 2013 – Chino Basin Groundwater Model Update and Recalculation of Safe Yield Pursuant to the Peace Agreement

## SANTA ANA WATERSHED KEY DOCUMENTS

- 2014 – SAWPA OWOW 2.0 Plan

## PLANT IMAGES

- |   |  |
|---|--|
| Cover – California Poppy, <i>Escholtzia californica</i>                     | Page 14 (Yellow) – Harmony Kangaroo Paw, <i>Anigozanthos 'Harmony'</i> |
| Page 2 – Spanish Lavender, <i>Lavandula stoechas</i>                        | Page 45 – Lilac Verbena, <i>Verbena lilacina</i>                       |
| Page 9 – Narrow Leaf Milkweed, <i>Asclepias fascicularis</i>                | Page 49 – David Verity Aloe, Aloe 'David Verity'                       |
| Page 10 – Sunrise Yellow Bells, <i>Tecomaria, Tecomaria stans 'Sunrise'</i> | Page 53 – Allen Chickering Sage, <i>Salvia 'Allen Chickering'</i>      |
| Page 14 (Purple) – Showy Penstemon, <i>Penstemon spectabilis</i>            | Page 54 – Pink Chaparral Currant, <i>Ribes malvaceum</i>               |

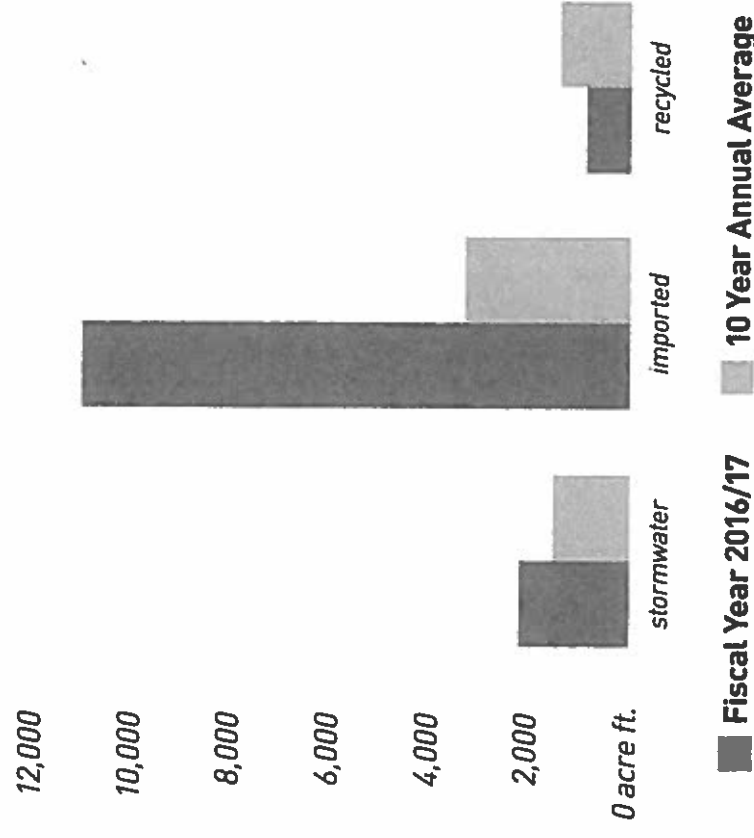
# RECHARGING THE CHINO GROUNDWATER BASIN

In times of both drought and flood, stormwater capture is a critical component of our region's water future. The District's percolation basins help maximize stormwater capture and percolation to sustain a resilient water supply for our service area.

CBWCD owns, operates and maintains eight water conservation recharge basins that capture storm water, nuisance water, recycled water, and imported water. Five of the basins are in Montclair, two are in Upland, and one is in Ontario. Throughout this wet winter, CBWCD's basins recharged over 2,249 acre-feet of stormwater. In lieu of traveling through storm drains to the ocean, the captured stormwater is enough to provide water to over 4,200 local households for a year of typical water use.

On an annual basis, CBWCD's basins infiltrate and recharge an average of 6,882 acre-feet of water – making them an extremely valuable asset that CBWCD holds in the public trust.

WATER CAPTURE & RECHARGE FOR CBWCD'S 8 BASINS



# KEY DOCUMENTS

Visit [cbwcd.org](http://cbwcd.org) to view the documents referenced below.

## CHINO BASIN WATER CONSERVATION DISTRICT KEY DOCUMENTS

1949 – County Hearing on Chino Basin Water Conservation Petition

California Water Code, Division 21. Water Conservation Districts (Section 74000 et seq.)

## CHINO GROUNDWATER BASIN KEY DOCUMENTS

1989 – Chino Groundwater Basin Judgement

1999 – Optimum Basin Management Program, Phase I

2000 – Peace Agreement

2004 – First Amendment to Peace Agreement

2007 – Peace II Agreement

2001 – Recharge Master Plan, Phase II

2010 – Recharge Master Plan Update

2013 – Amendment to the 2010 Recharge Master Plan Update

2003 – Four Party Agreement

2013 – Chino Basin Groundwater Model Update and Recalculation of Safe Yield Pursuant to the Peace Agreement

## SANTA ANA WATERSHED KEY DOCUMENTS

2014 – SAWPA OWOW 2.0 Plan

## PLANT IMAGES

Cover – California Poppy, *Escholzia californica*

Page 2 – Spanish Lavender, *Lavandula stoechas*

Page 9 – Narrow Leaf Milkweed, *Asclepias fascicularis*

Page 10 – Sunrise Yellow Bells, *Tecomaria, Tecomaria stans 'Sunrise'*

Page 14 (Purple) – Showy Penstemon, *Penstemon spectabilis*

Page 14 (Yellow) – Harmony Kangaroo Paw, *Anigozanthos 'Harmony'*

Page 45 – Lilac Verbena, *Verbena lilacina*

Page 49 – David Verity Aloe, *Aloe 'David Verity'*

Page 53 – Allen Chickering Sage, *Salvia 'Allen Chickering'*

Page 54 – Pink Chaparral Currant, *Ribes malvaceum*



## **Lisa Maturkanic**

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Tuesday, January 22, 2019 11:39 AM  
**To:** Tony Locacciatto; Jean Ward; Burris, Matt  
**Subject:** FW: N Walton Comments on NOP for Draft EIR for Etiwanda Heights Neighborhood Conservation Plan

Public comments submitted on the revised NOP.

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**From:** NATASHA WALTON <notlaw\_17@msn.com>  
**Sent:** Monday, January 21, 2019 4:56 PM  
**To:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Subject:** N Walton Comments on NOP for Draft EIR for Etiwanda Heights Neighborhood Conservation Plan

January 18, 2019

Planning Department  
c/o Thomas Grahn, Associate Planner  
City of Rancho Cucamonga  
10500 Civic Center Dr.  
Rancho Cucamonga, CA 91786

Dear Rancho Cucamonga Planning Department

I am an Upland resident who has been frequenting Rancho Cucamonga for about fifteen years. I have been an adjunct biology professor at Chaffey College, performed in several Lewis Family Playhouse productions, and volunteered at the North Etiwanda Preserve (NEP). I regularly visit many of your city's businesses, and especially enjoy walking on the Pacific Electric (PE) Trail and hiking in the NEP. Most importantly, I am a wildlife biologist who is concerned with the quality of life in our foothill communities so I am sharing my comments on the Notice of Preparation (NOP) of a Draft Environment Impact Report (EIR) for the Etiwanda Heights Neighborhood and Conservation Plan (EHNCP).

Thank you for embracing the need for more open space in this EHNCP since you first presented this annexation plan to the public over a year ago. But sadly, the current plan for the Neighborhood Priority Area (NPA) would likely destroy or highly degrade over 1,000 acres of native shrub and chaparral habitat that currently lies in this area and, thus, compromise the preservation of at least sixteen special-status species that have been documented in the Biological Existing Conditions report for the EHNCP ([etiwanda-heights-regis.hub.arcgis.com/](http://etiwanda-heights-regis.hub.arcgis.com/)). These special-status species include thirteen animal species and three plant species. With additional biological surveys conducted, as recommended by Ikeda and Kuo (January 17, 2019, Comment Letter NOP of draft EIR for EHNCP by Rancho Cucamonga), even more protected species, such as the coastal California gnatcatcher, San Bernardino kangaroo rat, and arroyo toad may be found as well.

According to its 2010 General Plan, Rancho Cucamonga (City) "intends to conserve important remnants of the City's agricultural heritage, as well as preserve significant visual resources, sensitive habitats, lands important for water resources, and recreational spaces (Chapter 6, Page RC-7; <https://www.cityofrc.us/cityhall/planning/genplan.asp>)". Therefore, I ask that you use your expertise and ingenuity **to analyze a comprehensive alternate plan that embraces**

**the preservation of the current Neighborhood Priority Area (NPA) as a wilderness park or preserve in your draft EIR so that Rancho Cucamonga will indeed embrace the biodiversity of its region.** Such an analysis would also be consistent with the Rancho Cucamonga 2010 General Plan Policies RC-1.1, RC-8.1, RC-8.3, RC-8.4, and RC-8.7.

Although Rancho Cucamonga City staff conducted a brief analysis, according to its May 15, 2018 staff report (p354 of 432, <http://etiwanda-heights-regis.hub.arcgis.com/>), of keeping the annexation area as open space, I believe that staff could conduct a more thorough analysis in the draft EIR by looking at the option of working with a non-profit organization like the Wildlands Conservancy (<http://wildlandsconservancy.org/>) or Nature Conservancy (<https://www.nature.org/en-us/>) to reach the goal of forming a nature preserve. Non-profits may also be able to help city staff with exploring the possibility of acquiring grants of which they may not be aware to obtain lands for open space.

In addition, this May 15, 2018, staff report cited that 47.7% of people responded to a city virtual workshop to investigate the option of exploring a bond measure to fund land acquisition and that “only” 33% of people in a flash poll were in favor of a new parcel tax (p355 of 482). Just because less than 50% of a limited number of participants did not favor the idea of a new parcel tax, does not mean that with time and a strong election campaign that adequate bonds would not eventually be approved by the electorate. Afterall, I would expect low support for any bond measure that has not yet been thoroughly explained and promoted extensively to the public. Regardless of whether or not a bond measure is expected to be approved, a well-studied alternate plan to preserve the NPA as open space should be presented when so many people are looking for one.

I also believe that a preserving the NPA of the EHNCP as a wilderness park or preserve would not only protect our region’s natural biodiversity, but would be an amazing asset for Rancho Cucamonga and the local region. Preserving this area will be beneficial for replenishing ground water and helping with flood control. Such a park or preserve could also allow for recreation opportunities like hiking and outdoor education programs that could bring many people to the region and provide alternative places for people to hike when so many other open areas are now dwindling due to development and/or loss of access.

I am hoping that the Etiwanda Heights Neighborhood and Conservation Plan will become more complementary to the goals of the Rancho Cucamonga 2010 General Plan and the needs of its local foothill residents. Please do not rush this important process. Thank you for your time and consideration.

Sincerely,

Natasha Walton, M.S.

Sent from [Mail](#) for Windows 10

**Lisa Maturkanic**

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Monday, December 17, 2018 9:50 AM  
**To:** Tony Locacciato  
**Cc:** Burris, Matt; Jean Ward  
**Subject:** RE: Etiwanda Heights Neighborhood & Conservation Plan

Response from the City email regarding the NOP.

**From:** Rafik Hodeib <drhodeib@gmail.com>  
**Sent:** Thursday, December 13, 2018 10:24 PM  
**To:** cityofrc@public.govdelivery.com; Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Subject:** Re: Etiwanda Heights Neighborhood & Conservation Plan

Tom,  
Please do not move forward with ruining our lovely neighborhood of Deer Creek estates with this catastrophic mess of a plan. We invested our life savings in order to move to this quiet beautiful area to get away from the chaos of Los Angeles and now you are trying to make it just as hectic as LA.  
I beg you do not move forward with this awful plan.

Dr. Rafik Hodeib


On Mon, Dec 10, 2018 at 3:32 PM City of Rancho Cucamonga <[cityofrc@public.govdelivery.com](mailto:cityofrc@public.govdelivery.com)> wrote:

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**Notice of Preparation and Public Scoping Meeting for the  
Etiwanda Heights Neighborhood & Conservation Plan Project**

(Formerly the North Eastern Sphere Annexation Proposal)

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This past week, the City initiated the environmental review process for the Etiwanda Heights Neighborhood and Conservation Plan. This is a process required by the California Environmental Quality Act. The City has determined that an Environmental Impact Report (EIR) is the appropriate document for analyzing the potential impacts of the Etiwanda Heights Neighborhood and Conservation Plan.

The first step in the process is to determine the scope of analysis that will be conducted in the EIR. In this first step, the City is seeking input from interested parties, agencies, and other stakeholders on the range of topics that should be covered in the EIR. To officially initiate this scoping process, the City released a Notice of Preparation on December 4, 2018. State law requires the City accept comments on the EIR scope for 30 days. However, because of upcoming holidays, the City is extending the scoping period to 49 days and will accept comments until January 21, 2019.

If anyone wishes to provide input, comments can be sent in writing, or, on December 12, 2018 at 7 p.m. during the regularly scheduled Planning Commission hearing, comments can also be presented verbally. Interested parties are encouraged to attend this meeting to learn more about the proposed Project and the environmental review process, and to provide comments.

Comments may be submitted by mail or [email](#). Comments made on social media are not considered official public comments.

All comments must be received in writing by January 21, 2019, by 5:00 p.m. Please send all comments via mail to:

Tom Grahn, Associate Planner  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

or via email to [Tom.Grahn@CityofRC.us](mailto:Tom.Grahn@CityofRC.us)

This is the initiation of the environmental review process and the first draft of the plan is not yet complete. As such, the Planning Commission will not be able to comment on the merits of the

project or respond to public comments at this meeting. The Planning Commission's role will be limited to receiving input from the public on the scope of the environmental analysis and the range of alternatives that should be considered.

The NOP along with other reports are available online at [www.CityofRC.us/EtiwandaHeights](http://www.CityofRC.us/EtiwandaHeights).

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This email was sent to [drhodeib@gmail.com](mailto:drhodeib@gmail.com) using GovDelivery Communications Cloud on behalf of: City of Rancho Cucamonga · 10500 Civic Center Drive · Rancho Cucamonga, California 91730



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Rafik

January 18, 2019

Tom Grahm, Associate Planner  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

We oppose the discussion and even consideration by the City of Rancho Cucamonga to build and develop the land north of Los Osos High School. The thought of any more houses and apartments as well as the crazy traffic would be ridiculous – why would the citizens of our town want this?

There's not a chance that any resident in Deer Creek would want to invite more traffic congestion on Milliken Ave. and Wilson Ave. than what they already have with Chaffey College and Los Osos High School. And whose idea is it to have Wilson Ave. extend to I-15! That's the craziest idea – does the city really want to invite endless traffic flow into our neighborhood! Don't bring Wilson Ave. to I-15!!!!

Enough is enough! No more apartments in Rancho! No more strip malls in Rancho. Instead, how about finishing the "Park" on Baseline Ave. east of the Goldie Lewis Center – I believe that project was voted on and approved but nothing has been done. Let's follow through on the promises made rather than tick off the citizens of our town with yet another attempt by City Council to tax the citizens with yet another project.

We respectfully ask you to vote against this expansion project.

Sincerely,

Rick & Heather Givens  
5766 Arabian Drive  
Alta Loma, CA 91701



Comment to Grahn from Ikeda and Kuo, on the Notice of Preparation of a Draft EIR for the Etiwanda Heights Neighborhood and Conservation Plan, by the City of Rancho Cucamonga

17 January 2019

Thomas Grahn  
Associate Planner  
City of Rancho Cucamonga  
10500 Civic Center Drive, PO Box 807  
Rancho Cucamonga, CA 91729-0807

Dear Mr. Grahn,

We are local scientists who are writing to you to share our comments on the City of Rancho Cucamonga's Etiwanda Heights Neighborhood and Conservation Plan (EHNCP) includes much of the North Etiwanda Preserve, as well as the areas to the east and west (Conservation Priority Area, or CPA), and the spreading zone to the north of Los Osos High School (Neighborhood Priority Area, or NPA).<sup>1</sup> Ikeda holds a master's degree in the biological sciences, and Kuo holds a master's degree in environmental science. We have extensive experience in field biology, and have worked extensively in the North Etiwanda Preserve. Ikeda's experience is in the training of lower-division undergraduate biology major students, whose work in the preserve has been routinely shared with preserve managers over the years. Kuo's experience is in GIS mapping, and a range of environmental assessment monitoring and surveying. In fact, Kuo's master's thesis research was conducted in the NEP. We also serve on the CSA-120 Advisory Board, and on the board's biological subcommittee. The views expressed here are our own, and do not represent those of the CSA-120 Advisory Board or any other entity.

To provide some background information, the North Etiwanda Preserve (NEP) was established as a conservation area for the preservation of endangered Riversidean Alluvial Fan Sage Scrub and a number of listed and special concern species, as mitigation for the construction of the Interstate 210 Freeway. The founding document of the NEP is the Cooperative Management Agreement (CMA), which states: "The purposes and objectives of this Agreement are (1) to describe the framework for permanent protection and management of the Preserve, and (2) to mitigate impacts to FAFSS from development of Route 30."<sup>2</sup> The CMA further stipulates that it is the role of staff managers, under the oversight of the advisory board, the US Fish and Wildlife Service (Service) and California Department of Fish and Wildlife (Department), to preserve the species and habitat in perpetuity, and to prevent any use or activity that will interfere with those conservation goals.<sup>3</sup> The NEP Management Plan (NEPMP) describes the original NEP (Unit 1), as well as additional mitigation properties brought into the NEP under the conditions of the

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<sup>1</sup> City of Rancho Cucamonga Etiwanda Heights Neighborhood and Conservation Plan website. Accessed and downloaded NOP documents on 11 December 2018. <http://etiwanda-heights-regis.hub.arcgis.com/>

<sup>2</sup> SANBAG, USFWS, CDFW, CalTrans, County of San Bernardino, and County Service Area 70, Improvement Zone OS-1. February, 1998. Cooperative Management Agreement Regarding the Ownership and Management of the North Etiwanda Preserve, Section 2.3. [https://www.dropbox.com/s/0jce8ffp3ed0boc/CMA\\_NEP.pdf?dl=0](https://www.dropbox.com/s/0jce8ffp3ed0boc/CMA_NEP.pdf?dl=0)

<sup>3</sup> Ibid, Grant of Conservation Easement

Comment to Grahn from Ikeda and Kuo, on the Notice of Preparation of a Draft EIR for the Etiwanda Heights Neighborhood and Conservation Plan, by the City of Rancho Cucamonga

CMA and NEPMP (cumulatively, Unit 2).<sup>4</sup> In alignment with the CMA, the NEPMP outlines management goals, objectives and actions for the NEP and the other conservation lands within CSA120. Our comments, questions, and suggestions follow from the perspective of the conservation goals of the CMA and the NEPMP. They also reflect the available science, which indicates that conservation is most effectively accomplished on the landscape scale.

We have reviewed the documents related to the Notice of Preparation (NOP) of the Draft EIR for the EHNCP, available on the City's website. Each of us attended one or more of the Public Meetings in Fall 2017, and subsequent discussions with City officials through Summer and Fall 2018, as the North Eastern Sphere Annexation Plan evolved into the EHNCP. We appreciate the opportunity to communicate our questions, concerns, and suggestions to you now. We thank you in advance for your thoughtful consideration of our remarks, and we look forward to ongoing conversation as planning processes unfold.

We begin with questions exploring inter-agency relationships.

1. How would the inclusion of the CPA into the City of Rancho Cucamonga Sphere of Influence (SOI)<sup>5</sup> change the relationships between the City and NEP managers, and the board?
2. Would inclusion of the CPA into the City of Rancho Cucamonga SOI impact any of the following in any way, and if so, how?
  - a. The NEP conservation easement
  - b. The Cooperative Management Agreement
  - c. NEPMP
  - d. The management, protection, and monitoring of the NEP
  - e. The zoning of the NEP
  - f. Oversight by the Department or the Service
3. How would inclusion of the CPA into the City of Rancho Cucamonga SOI impact the restructuring of the NEP management, compelled by the June 2018 zero-sphere declaration for CSA-120 by LAFCO?<sup>6</sup>

Because activity in areas adjacent to conservation sites impact their function,<sup>7</sup> a number of observations about the Notice of Preparation and accompanying documents are highly relevant to the integrity and function of the NEP.

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<sup>4</sup> USFWS and CDFW. 19 October 2010. North Etiwanda Preserve Management Plan. San Bernardino Co. Special Districts Department. 27pp. <http://web.sbcnep.org/index.aspx?page=203>

<sup>5</sup> City of Rancho Cucamonga. 4 December 2018. City of Rancho Cucamonga Revised and Reissued Notice of Preparation Draft Environmental Impact Report Etiwanda Heights Neighborhood & Conservation Plan Project (Formerly the North Eastern Sphere Annexation Project). City of Rancho Cucamonga EHNCP website. Page 6. Accessed and downloaded NOP document on 10 December 2018. <http://etiwanda-heights-regis.hub.arcgis.com/>

<sup>6</sup> Rollings-McDonald K, Martinez S. 13 June 2018. LAFCO Agenda Item #13 – Status Report on Continued Monitoring of Conditions Imposed by LAFCO Resolution 3190 on LAFCO 3157 – Sphere of Influence Establishment for County Service Area 120. [http://www.sbcounty.gov/uploads/LAFCO/AgendaNotices/20180620/Item\\_13.pdf](http://www.sbcounty.gov/uploads/LAFCO/AgendaNotices/20180620/Item_13.pdf)

<sup>7</sup> Hansen AJ, DeFries R. 2007. Ecological mechanisms linking protected areas to surrounding lands. *Ecological Applications* 17(4): 974-988. <http://www.montana.edu/hansenlab/documents/downloadables/HansenDeFriesMechanisms2007.pdf>

Comment to Grahn from Ikeda and Kuo, on the Notice of Preparation of a Draft EIR for the Etiwanda Heights Neighborhood and Conservation Plan, by the City of Rancho Cucamonga

First, we thank and commend the City for the following revisions to the former plan,<sup>8</sup> each of which potentially moves the EHNCP in a direction more favorable to conservation in the NEP, relative to the NESAP.

1. Among the plan objectives of the EHNCP is the conservation of natural resources
2. Reduction in the maximum number and density of housing units in the NPA
3. Reduction in the maximum retail space in the NPA
4. Inclusion of an interpretive nature center in the NPA
5. Intention to divert recreational use from the NEP westward, toward Deer Creek, and away from the NEP (Although, as will be outlined later, further analysis demonstrates that the present plan is likely to do the opposite.)
6. Inclusion of “the establishment of a habitat conservation program or similar mechanism for all conservation and mitigation lands within the EHNCP Area.”

We next explore a series of general questions, followed by an item-by-item analysis of the *NOP*, and *Physical Setting*, *Environmental Setting*, and *Biological and Existing Conditions* reports (with some notes from *Transportation* and *Marketing* reports as well).

Comments regarding properties within the CPA:

1. The EHNCP map appears only to show NEP Unit 1, rather than including the entire Unit 2, some of which is also in the EHNCP. It seems that to fully represent the conservation lands under the CMA and NEPMP, Area 2 should be included.
2. What conservation areas are already present in the CPA, and what levels of protection are afforded by their conservation easements? Including those in a map, along with a table showing their protections, would facilitated the assessment of impacts, mitigation, and effective conservation.
3. What would be the zoning of the other conservation properties established within the CPA, and who would be responsible for their management as conservation areas?
4. By what standards will “conservation” (vs other forms of open space) be defined in those areas? How will the spaces be allocated, and how will the space allocations be decided?
5. What activities will be limited, what activities will be permitted, and who will decide?
6. How would the other conservation areas within the CPA be established, protected, and maintained?
7. We recommend that the plan carefully define “open space,” maximize conservation lands, and zone accordingly.

Comments regarding adjacent development:

Pages 5, 8, and 9 of the Marketing Assessment report<sup>9</sup> call for employment growth in the NPA beyond its contribution to population growth, bringing disproportionately more people into the area. What measures are in place to anticipate the pressures on the NEP associated with nearby development within the NPA, and to buffer and mitigate their impacts?

Such pressures include:

1. Increased visitation (still may be likely, as discussed later)

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<sup>8</sup> City of Rancho Cucamonga. 4 December 2018. NOP for EHNCP, pp 5-6

<sup>9</sup> Lisa Wise Consulting, Inc. November 2018. Market Assessment for the Etiwanda Heights Neighborhood and Conservation Plan. City of Rancho Cucamonga. <http://etiwanda-heights-regis.hub.arcgis.com/>

Comment to Grahn from Ikeda and Kuo, on the Notice of Preparation of a Draft EIR for the Etiwanda Heights Neighborhood and Conservation Plan, by the City of Rancho Cucamonga

2. Increased exposure to dogs and cats
3. Increased fire risk
4. Increased exposure to invasive species
5. Increased erosion, and other forms of soil degradation
6. Increased demand for dump sites for debris cleared from debris basins
7. Increased traffic, noise, and pollution
8. Increased depreciation of natural resources

In alignment with Management Goal #1 of the NEPMP: the preservation of native species, habitats, and ecosystem processes; we recommend that to the greatest extent possible, new mitigation areas be of high-quality habitat, contiguous with the NEP, and configured to maximize the ratio of area to perimeter. Doing so has been shown to vastly increase the effectiveness of conservation lands by reducing habitat loss and isolation.<sup>10 11</sup> Further, the NEPMP calls for suitable buffer zones protecting the NEP from impacts by adjacent human activities.<sup>12</sup> The further high-use areas are from sensitive species and habitat, the better. It will be important that, as called for in the NEPMP, plans for any development near the NEP include a thorough analysis of the likely impacts of the development and its use upon the NEP, and suitable mitigation to eliminate or minimize those impacts.<sup>13</sup>

Comments regarding the impacts on the NEP relating to open space and trails:

In accordance with the preservation goal of the NEPMP, we have some questions and concerns about a project characteristic identified in the NOP<sup>14</sup> describing pedestrian/equestrian trails that would connect to existing trails in the upper portion of the NPA and CPA. The NOP indicates that “the EHNCP would maintain the City’s existing Equestrian/Rural Overlay District over the plan area.” However, on page 6, the NOP asserts that horses will be limited in the NEP. What, exactly, is meant by “limiting” horses in the NEP? By what mechanism(s) does the City plan to carry out that intention?

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<sup>10</sup> Fahrig L. 2003. Effects of habitat fragmentation on biodiversity. *Annual Review of Ecology Evolution and Systematics* 34: 487–515.

[https://www.researchgate.net/profile/Lenore\\_Fahrig/publication/216849867\\_Fahrig\\_L\\_Effects\\_of\\_Habitat\\_Fragmentation\\_on\\_Biodiversity\\_Annu\\_Rev\\_Ecol\\_Evol\\_Syst\\_34\\_487-515/links/57d6dc0a08ae0c0081ea7bc1/Fahrig-L-Effects-of-Habitat-Fragmentation-on-Biodiversity-Annu-Rev-Ecol-Evol-Syst-34-487-515.pdf](https://www.researchgate.net/profile/Lenore_Fahrig/publication/216849867_Fahrig_L_Effects_of_Habitat_Fragmentation_on_Biodiversity_Annu_Rev_Ecol_Evol_Syst_34_487-515/links/57d6dc0a08ae0c0081ea7bc1/Fahrig-L-Effects-of-Habitat-Fragmentation-on-Biodiversity-Annu-Rev-Ecol-Evol-Syst-34-487-515.pdf)

<sup>11</sup> Hansen AJ, DeFries R. 2007. Ecological mechanisms linking protected areas to surrounding lands. *Ecological Applications* 17(4): 974-988.

<sup>12</sup> USFWS and CDFW. 19 October 2010. North Etiwanda Preserve Management Plan. San Bernardino Co. Special Districts Department, p 20

<sup>13</sup> Ikeda RD. 2001. The threat of edge effects to habitat preservation and the necessity of effective buffer zones. Presented to the Rancho Cucamonga City Planning Commission on 13 June 2001. [A thumbnail of a now robust lit.] <https://www.dropbox.com/s/xa2gigvxeb5xnez/Edge%20Effects%20%26%20Habitat%20Buffers.pdf?dl=0>

<sup>14</sup> City of Rancho Cucamonga. 4 December 2018. NOP for EHNCP, p 5-6

Horses and pets significantly degrade the function and ecological value of habitat preserves.<sup>15 16</sup> Thus, in keeping with its preservation goal, the NEPMP excludes both horses and pets from the NEP.<sup>17</sup> The City's Equestrian/Rural Overlay District overlaps the entire CPA.<sup>20</sup> Given that the presence of horses is not compatible with conservation, modifying the existing Equestrian/Rural Overlay District to exclude the conservation area would demonstrate the City's genuine support of species and habitat conservation, the benefits of which will be enjoyed by all of its residents well into the future. If the City chooses to maintain the Equestrian Overlay, trail connectivity in the CPA, and other such developments, it will be important to include a thorough analysis of likely impacts to habitat and species conservation, and mitigation measures for breaches in those barriers, in the Draft EIR.

Further, although page 6 of the NOP states that one goal of the project is to direct recreational traffic away from the NEP, figures on pages 15 and 17 of the Physical Setting report, and page 4 of the Transportation report show far greater access to the NEP via pedestrian and multi-use trails and roads, respectively. The potential of such radically increased access to the NEP is an extremely serious threat to its conservation function. Building trail systems leading to those already existing in the NEP will vastly increase activity there and further compromise the preserve's ecological function. We thus recommend that:

1. Configure trails on which bikes, pets or horses are allowed, so that they do not connect with trails in the NEP.
2. Design effective mechanisms to block access into the NEP via spontaneous trail-making by horses, pets and vehicles of all kinds from trails built in the EHNCP.
3. Design neighborhoods nearest conservation lands to prevent foot, bike, horse, or vehicular traffic north, into conservation lands (e.g., northern fences in neighborhood boundaries without gaps).
4. Explore a comprehensive design (which may include lands both east and west of the CPA) to:
  - a. Identify wild lands containing sensitive habitats and habitats with sensitive species, versus wild lands suitable for recreational use
  - b. Separate recreational use and the associated parking and traffic, from conservation lands
  - c. Manage and supervise activities in both areas. For example,

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<sup>15</sup> Marion JL, Leung YF, Eagleston H, Burroughs K. 2016. A review and synthesis of recreation ecology research findings on visitor impacts to wilderness and protected natural areas. *Journal of Forestry* 114(3):352–362. <http://dx.doi.org/10.5849/jof.15-498>

<sup>16</sup> Jordan M. 2000. Ecological impacts of recreational use of trails: a literature review. The Nature Conservancy, New York. <http://www.myxyz.org/phmurphy/dog/RecTrailsImpactLitSurvey.pdf>

<sup>17</sup> Pickering CM, Hill W, Newsome D, Leung YF. 2010. Comparing hiking, mountain biking and horse riding impacts on vegetation and soils in Australia and the United States of America. *Journal of Environmental Management* 91(3):551-62. <http://www.uvm.edu/~snrvtdc/trails/ComparingHikingMtnBikingHorseRidingImpacts.pdf>

<sup>18</sup> Banks PB, Bryant JV. 2007. Four-legged friend or foe? Dog walking displaces native birds from natural areas. *Biology Letters* 3:611-613. <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2391219/>

<sup>19</sup> USFWS and CDFW. 19 October 2010. North Etiwanda Preserve Management Plan. San Bernardino Co. Special Districts Department, pp 16-18

<sup>20</sup> Rancho Cucamonga Zoning Map. <https://www.cityofrc.us/civicax/filebank/blobdload.aspx?BlobID=13208>

Comment to Grahn from Ikeda and Kuo, on the Notice of Preparation of a Draft EIR for the Etiwanda Heights Neighborhood and Conservation Plan, by the City of Rancho Cucamonga

- i. Strategic placement of the interpretive center away from sensitive habitats)
- ii. Planning for the staffing of the center (e.g., a ranger)

Comments regarding larger potential impacts of the EHNCP upon habitat conservation and ecosystem services:

1. Development is associated with degradation of ground water recharging, nutrient cycling, abundance of species performing pollination (insects, bats and birds), pest management, and other beneficial services; and the ongoing accumulation of materials, energy, and weedy species<sup>21</sup> that reduce human health and welfare. By what process will mitigation for the take of ecosystem, habitat, and species for development in the NPA, and in the CPA, be determined?
2. High levels of visitation to undeveloped lands are also associated with degradation of ground water recharging, nutrient cycling, abundance of native species performing pollination, pest management, and other beneficial services; and the disruption of necessary activities of wildlife.<sup>22 23</sup> If the City moves forward in its plan to develop trails that will increase human access to the wildlands in the CPA, what mitigation is planned for the disruption of ecosystem services, habitat, and species diversity associated with the development of trails and access into the wildlands existing there?
3. Water extraction from the Etiwanda Fan is a growing concern.<sup>24 25</sup> Answers to the following questions are essential for our analysis of the EHNCP.
  - a. What are the current levels of water extraction from Day, Etiwanda, and East Creeks?
  - b. How do current extraction levels compare with 5, 10, and 15 years ago?
  - c. What increases in extraction are projected, due to population and economic growth?
  - d. How will the impacts of that extraction be mitigated?
  - e. What increases in extraction are projected, in the event of worsening drought?
  - f. What increases in extraction are projected, as the NPA is developed?

Comments regarding funding for conservation:

What sources of funding are being considered to pay for the management of the CPA, or other conservation lands, in perpetuity? For example, will conservation property taxes be placed on all new developments?

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<sup>21</sup> Hansen AJ, DeFries R. 2007. Ecological mechanisms linking protected areas to surrounding lands. *Ecological Applications* 17(4): 974-988

<sup>22</sup> Marion JL, Leung YF, Eagleston H, Burroughs K. 2016. A review and synthesis of recreation ecology research findings on visitor impacts to wilderness and protected natural areas. *Journal of Forestry* 114(3):352-362.

<sup>23</sup> Larson CL, Reed SE, Merenlender AM, Crooks KR. 2016. Effects of recreation on animals revealed as widespread through a global systematic review. *PLoS ONE* 11(12): e0167259.

<http://journals.plos.org/plosone/article?id=10.1371/journal.pone.0167259>

<sup>24</sup> Famiglietti, J. 10 June 2018. Earth's dismal water future, mapped. *Los Angeles Times*.

<http://www.latimes.com/opinion/op-ed/la-oe-famiglietti-shifting-water-sources-20180610-story.html>

<sup>25</sup> Rodell M, Famiglietti JS, Wiese DN, Reager JT, Beaudoin HK, Landerer FW, Lo MH. 2018. Emerging trends in global freshwater availability. *Nature* (557): 651-659.

<http://www.nature.com/chaffey.idm.oclc.org/articles/s41586-018-0123-1.pdf>



Further comments on the *Notice of Preparation*

Project Characteristics (pp 5-6); regarding the Neighborhood Priority Area:

1. What mitigation measures are planned to mitigate the take of sensitive species and habitat for the planned development?
2. The north-most 380 acres in the NPA is to remain as “open space” in the EHNCP.
  - a. Will it be maintained for conservation?
  - b. Is there potential to restore San Bernardino Kangaroo Rat (SBKR) habitat, and reintroduce SBKR in this—or other nearby areas (if further surveying demonstrates it is not there)?
3. Trails directing recreation into Deer Canyon, and away from Day Canyon and the rest of the NEP, are a great idea.
  - a. As discussed previously, figures on pages 15 and 17 of the Physical Setting report, and page 4 of the Transportation report show far greater access to the NEP via pedestrian and multi-use trails and roads, respectively. The current plan is likely to result in a dramatic increase in traffic of all kinds to the east side of the NPA (as well as the west side), resulting in more intense—and potentially more destructive—recreational use of the NEP. We recommend appropriate revision to the plan. In any case, analyses of these impacts, and their mitigation, merit exploration in the DEIR.
  - b. What measures are planned to draw hikers to the Deer Canyon Fan?
  - c. Given vehicular encroachment into the NEP through any vulnerable access point, what mechanisms are planned to limit access to the north and east, into Day Canyon and the NEP? (Access from the northeast corner of the NPA is a particular concern.)
  - d. What measures are planned to avoid the disruption of conservation areas established on the Deer Canyon Fan by the recreational uses there?
4. “The EHNCP Project will include the establishment of a habitat conservation program or similar mechanism for all conservation and mitigation lands within the EHNCP Area.”
  - a. We recommend that the habitat conservation program mentioned in the NOP be robust and durable in its protection, maintenance, support, and monitoring of conservation lands.

Proposed Discretionary Actions (p 6)

1. Approval of a General Plan Amendment and Zoning Map Amendment, and adoption of the Etiwanda Heights Neighborhood and Conservation Specific Plan
  - a. When will the amendments and specific plan be available for review?
  - b. What specific changes are planned for zoning, and how will they be configured?
2. No changes to the existing Equestrian/Rural Overlay District are planned.
  - a. We recommend the district be changed to exclude the CPA, and any conservation lands it now overlays. At the very least we recommend it exclude the NEP.
3. Approval of a large-parcel tentative tract map subdividing the NPA into 10-20 subareas to guide the establishment of development and conservation areas within the NPA.
  - a. When will the map be available for review and comment?
  - b. Will habitat and species conservation be considered? For example, the size, shape, connectivity, quality, restoration potential, protection, and management of present and potential mitigation sites? If so, how?
4. Approval of annexation of NPA and CPA areas into the City (Figure 6)

Comment to Grahn from Ikeda and Kuo, on the Notice of Preparation of a Draft EIR for the Etiwanda Heights Neighborhood and Conservation Plan, by the City of Rancho Cucamonga

- a. What does it mean for the NEP at present and in the future (especially in light of CSA-120 restructuring)?
5. Permits and other approvals include those by USFWS, which is impacted by the lapse in federal appropriations since 12/22/2018. Extension of the public comment period has been requested, and will be repeated in this letter.

Comments on the *Physical Setting* Report<sup>26</sup>

1. The text and photos (p 5) emphasize developed trails and picnic areas in the NEP, rather than its conservation mission. The NEP should be represented in this document as the mitigation land that it is (under a conservation easement and a CMA).
2. The Existing and Potential Points of Access figure (p 15, Figure 6) shows the expansion of east-west access near the northern margin of the NPA. We recommend limited connections at the north end of NPA; and thereby limited access to the NEP and other conservation lands in the area.
3. It is unclear in the Existing and Potential Trails, Paths, and Bikeways figure (p 17, Figure 4) which trails are intended for hiking and equestrian. As discussed in a prior section of this letter, we recommend that equestrian and bike trails not connect in any straightforward way with trails into the NEP. Equestrian activity is disruptive to any conservation area, and the NEPMP excludes it.<sup>27</sup>

Comments on the *Environmental Setting: Hazards and Mineral Resources* Report<sup>28</sup>

1. Fire hazards described on page 2 do not appear to account for more intense fires and longer fire seasons associated with global climate change,<sup>29</sup> nor the increased fire incidence risks associated with development at the wildland-urban interface<sup>30</sup> and higher human visitation.<sup>31</sup>
2. We recommend exploring the impacts of 50 and 100-year storms, as the most severe events explored in this report were 25-year storms. The diversion methods associated with development will not only impact the human residents, but flooding and erosion in the NEP and surrounding habitats experiencing more intense events.

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<sup>26</sup> Sargent Town Planning. November 2018. Physical Setting for the Etiwanda Heights Neighborhood and Conservation Plan, City of Rancho Cucamonga, California. City of Rancho Cucamonga EHNCP website. Accessed and downloaded on 10 December 2018. <http://etiwanda-heights-regis.hub.arcgis.com/>

<sup>27</sup> USFWS and CDFW. 19 October 2010. North Etiwanda Preserve Management Plan. San Bernardino Co. Special Districts Department, pp 16-18

<sup>28</sup> Michael Baker International. November 2018. Environmental Setting: Hazards and Mineral Resources for the Etiwanda Heights Neighborhood and Conservation Plan, City of Rancho Cucamonga, California. City of Rancho Cucamonga EHNCP website. <http://etiwanda-heights-regis.hub.arcgis.com/>

<sup>29</sup> Schoennagel T, Balch JK, Brenkert-Smith H, Dennison D, Harvee BJ, Krawchuk MA, Mietkiewicz N, Morgan P, Moritz MA, Rasker R, Turner J, MG. 2017. Adapt to more wildfire in western North American forests as climate changes. 114 (18): 4582–4590. <https://www.pnas.org/content/pnas/114/18/4582.full.pdf>

<sup>30</sup> Radeloff VC, Helmers DP, Kramer HA, Mockrin MH, Alexandre PM, Bar-Massada A, Butsic V, Hawbaker TJ, Martinuzzi S, Syphard AD, Stewart SI. 2018. Rapid growth of the US wildland-urban interface raises wildfire risk. Proceedings of the National Academy of Sciences. 115(13):3314-9. <https://www.pnas.org/content/pnas/115/13/3314.full.pdf>

<sup>31</sup> Syphard AD, Keeley JE, Pfaff AH, Ferschweiler K. 2017. Human presence diminishes the importance of climate in driving fire activity across the United States. Proceedings of the National Academy of Sciences. 114(52): 13750–13755. <https://www.pnas.org/content/pnas/114/52/13750.full.pdf>

3. In the discussion of Flood Control Hazards described on page 4, it should be noted that the changes in watershed behaviors that decrease public safety risks from flooding also decrease ground water capture and water supply. Has there been an exploration of climate change models to help predict future water supply needs, and how they impact the trade-offs between storm water runoff and capture?
4. In the discussions of Flood Control and Geologic Hazards on pages 4 and 6-7 reference the City's 2010 General Plan, which is based upon analyses by Earth Consultants International or FEMA, and perhaps other internal sources (the City of Rancho Cucamonga is cited). Are analyses of slope (Earth Consultants International 2008, RCC 2000), slope stability and landslide risks (ECC 2001, RCC 1999) and flood or debris flow risks (FEMA 2008, RCC 2008) sufficiently current?<sup>32</sup> A more recent analysis may be advisable, given the increasing impacts of climate change on drought, fire cycles, vegetation character and cover, soil-holding capacity, storm intensity, and landslide and debris flow risks.

Comments on the **Biological Existing Conditions** Report<sup>33</sup>

1. A listing of the City's primary objectives for the ENHCP (p 2) includes, "Restore and enhance the remaining portions of the NPA to recover the natural hydrologic and sand transportation processes." The objective was not mentioned in the NOP. The idea raises an inquiry made earlier, about whether the restoration of SBKR habitat, and reintroduction (if necessary) and management of SBKR might be possible in the NPA or nearby area.
2. The paragraph on pages 3-4, regarding watersheds and hydrology, asserts that the flood control facilities above the levees have "cut off all flow and debris potential from the lower reach of the alluvial fan...." What is the source of this information?

Page 5 of the **Biological Existing Conditions** report describes the fire history of the EHNCP area and its impacts on the vegetation there. We want to clarify some of the information:

1. The Etiwanda fire burned from April 30 (not April 3) to May 7 2014.<sup>34</sup>
2. Figure 3 (p 7) gives a different year (1964) and map location for the most recent Etiwanda Fire.<sup>35</sup>
3. There evidently was an Etiwanda Fire in 1964, but it was quite small and localized by comparison to the 1970 Myers Fire, which was about the size of the 2003 Grand Prix Fire.<sup>36</sup> Before the Grand Prix Fire in 2003, the EHNCP area hadn't burned since Fall 1970. The Grand Prix Fire was hot enough to cause extensive spalling of rocks, but the vegetation was reaching maturity at the time of the Etiwanda Fire, which was not unusually hot.

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<sup>32</sup> City of Rancho Cucamonga. 2010. Chapter 8: Public Health and Safety. Rancho Cucamonga General Plan. <https://www.cityofrc.us/civicax/filebank/blobdload.aspx?BlobID=6819>

<sup>33</sup> Dudek. November 2018. Biological Existing Conditions for the Etiwanda Heights Neighborhood and Conservation Plan, City of Rancho Cucamonga, California. City of Rancho Cucamonga EHNCP website. Accessed and downloaded on 10 December 2018. <http://etiwanda-heights-regis.hub.arcgis.com/>

<sup>34</sup> Cal Fire. 7 May 2014. CA-BDF-#EtiwandaFire San Bernardino County 2,190 acres, 98% Type 4 IC. <https://calfire.blogspot.com/2014/04/ca-bdf-etiwanda-wildfire-san-bernardino.html>

<sup>35</sup> Ibid

<sup>36</sup> Conservation Biology Institute. 2010. Data Basin: California, USA Fire History from 1950 to 2007. <https://databasin.org/datasets/bf8db57ee6e0420c8ecce3c6395aceeb>

4. The report asserts that the Etiwanda Fire resulted in sparser and shorter vegetation, and that a “slower recovery is expected if the fire was of high intensity, which would kill a broad spectrum of shrubs regardless of re-sprouting abilities.” What was unusual about the Etiwanda Fire was that it occurred in Spring, rather than Fall. Rather than being followed by a season of rain and mild temperatures, it was followed by summer.
5. It is noteworthy that all of the vegetation mapping was done on immature vegetation, just one year following this fire.

Page 11 of the ***Biological Existing Conditions*** report describes the Regulatory Setting—Regional: NEPMP. Some points deserve some clarification here.

1. The penultimate paragraph states that the NEP “functions as a conservation area for the protection of wildlife habitat, and also serves as an outdoor recreation area.” A passage from the NEPMP (p 14) is helpful. “Public access... is allowable only to the extent it is compatible with the primary purpose of species and habitat conservation.”
2. The penultimate paragraph further states that the NEP was established by San Bernardino County. It was actually established by San Bernardino Associated Governments (SANBAG), in cooperation with the Federal Highways Administration (FHWA), Caltrans, and the San Bernardino County Open Space District-1 (OS-1), under consultation with USFWS and CDFW, established the Preserve as a permanent natural habitat preserve.” (NEPMP, p 2)
3. The paragraphs characterize the NEPMP as being authoritative in the management of the NEP. Rather it is the CMA, including the conservation easement under which the NEP was established in 1998. Per Section 2.3 (p 5) of the CMA, the NEPMP should always follow and align with the CMA; and the CMA supersedes the NEPMP if it does not.

Comments on Methods used to prepare the ***Biological Existing Conditions*** report (pages 12-24)

1. Field reconnaissance
  - a. Unless field studies are preliminary, easy access is not a desirable method for determining site selection, nor is one visit to any given site suitable for determining presence/absence with confidence—especially for the analysis of critical habitat or endangered species. We recommend repetition of visits to a broader array of sites.
2. Vegetation Community and Land Cover Mapping
  - a. The images used for vegetation mapping were from 2015, just one year following the 2014 Etiwanda Fire, and at the end of a five-year long drought. The ground will be represented as being more prevalent because live plants had lost their leaves. These plants recovered in 2016, as demonstrated in comparative vegetation analyses associated with ground-truthing in the NEP over 2015-16.<sup>37</sup>
  - b. Page 16 mentions that the method of assessing vegetation present does not account for “predicting climax or successional stages.” Given that vegetation analysis was conducted within one year of the Etiwanda Fire, it is likely that early-succession species and vegetation forms, such as herbaceous forms and

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<sup>37</sup> Kuo, T. 2017. Spatial analysis of baseline data of surface soil and landcover classes of the North Etiwanda Preserve after five years of drought stress (2011-2015) in a Mediterranean Climate Region of Southern California. Capstone project report. Johns Hopkins University.

- deerweed scrub, are over-represented; and later-succession sage scrub forms, such as white sage, are under-represented.
- c. Actual ground-truthing to test whether vegetation has been accurately identified by color pattern, rather than merely spot-checking where unsure, is necessary. Because field work only occurred in areas of known uncertainty, the work is susceptible to errors in vegetation-matching. Although the resolution is superb, the accuracy is limited by this method.
  - d. The total area for each vegetation type is therefore highly questionable, due to recency of fire and five-year drought, and limited vegetation-matching accuracy.
  - e. We recommend that the vegetation map be reworked using more current images, and comprehensive ground-truthing.
3. Jurisdictional Resource Evaluation
- a. Methods only accounted for waterflows visible from the ground surface. Underground flow, and thus the Day Canyon Bog, was not explored.
4. Botanical Surveys
- a. What survey route was used in the NPA?
  - b. Botanical surveys of the CPA will be necessary to assess the likely impacts of any development upon conservation there. Generalizing about habitat in the CPA from that in the NPA is not appropriate.
5. Coastal Calif. Gnatcatcher Protocol-Level Surveys
- a. Corrections on p 21-22 (repeated on pdf page 73, in Appendix 1) describe a 200-acre Day Creek Preserve. What is its specific location (e.g., in Figure 8)? Further, the corrections assert that the preserve is not under a conservation easement, and the preserve allows for a range of recreational uses including an equestrian center—all of which disrupt conservation.
  - b. Although the survey protocol for this species was followed, single efforts in an area, over a single season are likely to result in false negatives—failure to detect organisms that are really present (McKernan, pers. comm.).
6. Small Mammal Trapping
- a. Trap locations would ideally have followed the narrow rivulets running north to south on the jurisdictional map. However, the survey didn't capture all of the fluvial zones; and may have missed key habitat (Robert McKernan, pers. comm.).
  - b. Excluding "low quality" habitat (p 54, for example) ensures that animals that are present will be missed, as San Bernardino Kangaroo Rats (SBKR) are known to use a variety of habitats adjacent to those they are thought to prefer (Robert McKernan, pers. comm.).
  - c. Further, trapping only occurred once in each location, and during a single season. Single session trapping is known to result in false negatives in detecting a number of organisms, including SBKR (Robert McKernan, pers. comm.).
  - d. Given the species' status, we recommend trapping be repeated in the area, and that it includes all habitats on the site in which SBKR might occur.
7. Note that all of these surveys are likely to have been impacted by the recency of the Etiwanda Fire—particularly in the NPA.

Results of the analyses of ***Biological Existing Conditions*** are reported on pages 24-49, and in the Appendices.

1. Comments on Coastal California Gnatcatcher Surveys (Appendix 1, CCG Report, pp 73-97 of report pdf)
  - a. Coastal California Gnatcatchers have been observed in the NEP as recently as 2016 and 2017 (Robert McKernan, pers. comm.). As pointed out in the analysis of the methods, single survey efforts in a given site, over a single season, have a high likelihood of missing species that are actually present. We thus recommend that the gnatcatcher surveys be repeated, especially given the species' status.
  - b. We recommend surveying for CCG in the CPA as well, to aid in the assessment of the likely impacts of nearby development on the NEP.
2. Comments on Small Mammal Trapping (Appendix 2, SBKR Reports, pages 98-123 of report pdf)
  - a. That SBKR was not trapped on the site during the survey period does not indicate the species' absence. False negatives may also be a product of trapping methods, including lack of repetition and limitations in trap placement and distribution (as described in the methods analysis). Especially given the species' status, we thus recommend that the small mammal survey be repeated over a wider distribution of the NPA (including traplines along the fluvial zones identified on the jurisdictional map, Figure 6).
  - b. We recommend the surveying of the CPA for SBKR, to inform the assessment of impacts of nearby development on the NEP.
3. Comments on Vegetation Surveys (pages 24-45)
  - a. It is noteworthy that, as discussed previously, vegetation mapping occurred 1 year following the 2014 Etiwanda Fire, which impacted all of the NPA, and much of the NEP, within the CPA. It is thus likely that early-mid succession species and vegetation forms (for example, deerweed scrub) are over-represented and late-succession species and vegetation forms are under-represented (for example, white-sage scrub).
  - b. Further, as previously described in the analysis of methods, the identification and total area for each vegetation type is highly questionable, due to recency of fire and a five-year drought, and limitations of vegetation-matching accuracy.
  - c. A noteworthy example of the veg-matching accuracy issue is that there is no mention of the Day Canyon Bog in the text, vegetation map, or table. Its location is designated as pine-bush scrub, although rushes (*Carex* spp.) are the most abundant plant form in the area. *Ericameria pinifolia* is on the Chaffey College plant inventory for the Day Canyon Bog.<sup>38</sup> It rarely appears in students' vegetation surveys of the area, and it is not dominant there. Further, the species list from the Chaffey College archive suggests that the bog may more closely align with a seep alliance with a CDFW ranking of 2.
  - d. Although the survey results in the Biological Existing Conditions report indicate the need for considerable mitigation for direct and indirect impacts of development on sensitive habitats in the NEP, it is likely that those impacts will be underestimated. We recommend that:
    - i. vegetation surveying be repeated in the coming Spring

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<sup>38</sup> Muns R, Spaulding W, Bartman G, Bixler D, Glazner J, Myers M, Nelson J, Younker D, des Lauriers J, Fischer S, Thorne R. 2015. Plants of the Sedge Bog, Day Canyon, North Etiwanda, Ca. Chaffey College. [https://www.dropbox.com/s/gggvntznk854jg1/BogPlants\\_DayCyn\\_April2015.xlsx?dl=0](https://www.dropbox.com/s/gggvntznk854jg1/BogPlants_DayCyn_April2015.xlsx?dl=0)



- ii. historical vegetation records be considered in vegetation mapping (e.g., by ground-truthing before excluding vegetation types known to exist on site)
  - iii. mitigation for the take of habitat, and impacts to conservation associated with planned development be assessed on the basis of those data.
- 4. Comments on Jurisdictional Resources (pages 46-48, Figure 6)
  - a. Hydrological analysis did not appear to account for below-ground flow, which is what feeds the Day Canyon Bog. The analysis appears to have overlooked a protected resource, and will thus lead to an underestimation of both habitat value and protection and mitigation measures.
- 5. Comments on Plants and Wildlife (page 49): Plant Compendium (Appendix 3, pages 124-132 of pdf) & Wildlife Compendium (Appendix 4, pages 133-140 of pdf)
  - a. Both compendia are incomplete in important ways, as discussed below.

Analyses of ***Special-Status/Regulated Resources*** in the EHNCP Area

- 1. Comments on Special-Status Plant Species (pages 50-54 and Appendix 5, pages 141-156 of the pdf, titled “Special-Status Plant Species Potential to Occur Table”)
  - a. Comparison of Appendix 5 with NEP plant lists archived by Chaffey College<sup>39 40</sup> demonstrate that a number of species estimated to have low-no potential to be found in the CPA have actually been found in the NEP. For example, *Carex occidentalis* and *Navarretia prostrata* have been found in the Day Canyon Bog, where rushes are still common.
  - b. The number of special-status plant species with high-moderate potential to be found in the CPA will rise from 38 when locally archived historical records are accounted for. We recommend:
    - i. Reaching out to local institutions who’ve done work in the area for years for their records
    - ii. Repeating more comprehensive surveys
- 2. Comments on Special-Status Wildlife Species (pages 54-60 and Appendix 6, pages 157-168 of the report pdf, titled “Special-Status Animal Species Potential to Occur Table”)
  - a. The federally endangered arroyo toad and San Bernardino kangaroo rat, and the federally threatened coastal California gnatcatcher all appear on the San Bernardino County Museum (SBCM) list of species found in the North Etiwanda Preserve,<sup>41</sup> although the arroyo toad is listed in Appendix 6 as, “Not expected to occur. No suitable habitat present.”
  - b. Comparison of Appendix 6 with Chaffey College’s lists of animals found in the NEP<sup>42 43</sup> shows that some of the species regarded to be low-no potential to be

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<sup>39</sup> Ibid

<sup>40</sup> Bartman G, Bixler D, Cobos RA, des Lauriers J, Dorsett D, Glazner G, Havener M, Muns R, Myers M, Nelson J, Spaulding W, Thorne R, Six D, Wear J, Moorhatch N, Benny G, Wainwright C, Easton J, Fischer S. 2015. Plants of Day Canyon, Etiwanda, San Bernardino County, Ca. Chaffey College.

[https://www.dropbox.com/s/2k6skop4eze0lcf/Plants\\_DayCanyon\\_April2015.xlsx?dl=0](https://www.dropbox.com/s/2k6skop4eze0lcf/Plants_DayCanyon_April2015.xlsx?dl=0)

<sup>41</sup> McKernan B. 2005. The Etiwanda Fan. San Bernardino County Museum.

<http://www.sbcounty.gov/museum/exhibits/etiwandafan/>

<sup>42</sup> des Lauriers J. 2015. Birds of Day Canyon, San Bernardino County, Ca. Chaffey College. Insert Dropbox link here after file is stably archived. [https://www.dropbox.com/s/htjm1goksyn5v5s/Birds\\_DayCanyon\\_April2015.xlsx?dl=0](https://www.dropbox.com/s/htjm1goksyn5v5s/Birds_DayCanyon_April2015.xlsx?dl=0)

<sup>43</sup> des Lauriers J. 2015. Vertebrates of Day Canyon, San Bernardino County, Ca. Chaffey College.

[https://www.dropbox.com/s/zms2dw4qesog4dw/Verts\\_DayCanyon\\_April2015.xlsx?dl=0](https://www.dropbox.com/s/zms2dw4qesog4dw/Verts_DayCanyon_April2015.xlsx?dl=0)

- found in the CPA have been found in the NEP. For example, hoary bats roost in the eucalyptus trees near East Creek. Furthermore, Chaffey students working in the NEP commonly saw bumble bees there as recently as Spring 2017. Finally, Appendix 6 does not include the coast patch-nosed snake, *Salvadora hexalepis virgulata*, a Special Concern species which has been seen in the NEP.
- c. Blainville's Horned lizard sighting is noted in Figure 7, but the observation is omitted in Appendix 6 (page 159 of report pdf). Observation of the animal needs to be added to the Appendix.
  - d. So that mitigation measures for the impacts on species and habitat associated with development are based upon accurate assessment of species present, we recommend:
    - i. Reaching out to local institutions who've done work in the area for years for copies of their observation records
    - ii. Repeating more comprehensive surveys, including surveys for Special Concern Species
    - iii. Conducting herpetological surveys, especially for arroyo toad
    - iv. Conducting a specialized bat survey
  - e. Recent sightings of animals with low-moderate and high-moderate potential to occur in the CPA (e.g., Bell's sage sparrow; Daniel S. Cooper, pers. comm.) further underscore the need for careful surveying of the CPA to assess impacts to conservation in the NEP of nearby development.

Comments on the Analysis of **Conserved Lands and Open Space** in the EHNCP Area (pp 60-62)

Wildlife corridors between habitat patches are not nearly as effective a conservation tool as contiguous, high quality habitat is. Habitat linkages may reduce some effects of habitat fragmentation for some species. The real challenge is that habitat loss and fragmentation are disastrous for conservation. In that light, we recommend the creation of habitat corridors in the northern CPA, reconnecting fragmentation of the Cucamonga Fan caused by the Day Creek and Deer Creek channels. We urge planners to work toward maximizing intact, high-quality habitat for conservation; to account for the landscape-scale impacts of development upon endangered, threatened, and special-status species, as well as the critical habitats on which they depend.

Finally, the NEP was established under federal and state Endangered Species Acts (FESA and CESA, under the supervision of the USFWS and CDFW, respectively); and the NEP lies within the City's Etiwanda Heights Neighborhood and Conservation Plan (EHNCP) proposal. Further, the EHNCP contains some National Forest land; and its northern border broadly abuts the National Forest. We have expressed in this letter our analysis of the information presented in the NOR and accompanying documents, the likely impacts of the EHNCP to conservation of sensitive species and habitats within the NEP. Where possible, we have suggested further impacts and mitigation measures, and proposed reasonable measures to explore in the Draft EIR. Moreover, the voice of the People of the United States regarding the Notice of Preparation of a Draft EIR for the EHNCP Project and associated reports, as expressed through the experts in their service, should be heard in this process. However, as you know, a lapse in federal appropriations has resulted in a partial shutdown of the federal government. Since 22 December 2018, and for an undetermined duration at this writing, USFWS and USFS will be unable to participate in a process in which they each have a central role to play. We therefore request that

Comment to Grahn from Ikeda and Kuo, on the Notice of Preparation of a Draft EIR for the Etiwanda Heights Neighborhood and Conservation Plan, by the City of Rancho Cucamonga

the public comment period be extended as necessary to ensure the participation of the federal experts.

In closing, we express sincere appreciation for the opportunity to comment, and gratitude in advance for your thoughtful consideration of our remarks. We all depend upon the processes that have shaped, and are shaped by, the biologically unique wildlands along the front country of the Eastern San Gabriel Mountains. The healthier and more intact the condition of those lands are, the healthier our communities will be in the long term.

Please contact Robin Ikeda for any additional information you require.

Sincerely,

Robin Ikeda, Chaffey College Biology Professor, CSA-120 Board



Tina Kuo, Environmental Scientist, Chaffey College Biology Instructor, CSA-120 Board



Cc: Janice Rutherford, San Bernardino County Second District Supervisor  
Samuel Martinez, LAFCO Executive Officer  
Karin Cleary-Rose, USFWS Inland Division Chief  
Jeff Brandt, CDFW Field Supervisor  
Luther Snoke, San Bernardino County Interim Director of Special Districts  
Steven Raughley, San Bernardino County Interim Assistant Director of Special Districts  
John B. Roberts, City of Fontana; San Bernardino County Service Area 120 Board Chair  
Joseph Rechsteiner, San Bernardino National Forest Front Country District Ranger  
Robert McKernan, Oasis Bird Observatory and Director Emeritus, SBCM  
Erin Questad, Biological Sciences, California State Polytechnic University, Pomona  
Anthony Metcalf, Department of Biology, California State University, San Bernardino  
Arlee Montalvo, Conservation Chair, Riverside/San Bernardino Chapter, CNPS  
Wallace M. Meyer III, Bernard Field Station and Partnership of Regional Institutions for Sage Scrub Monitoring  
Tina Stoner, President, Pomona Valley Audubon Society  
Kim Floyd, Conservation Chair, San Geronio Chapter, Sierra Club  
Brian Elliott, Los Serranos Group, Sierra Club  
Brinda Sarathy, Director, Robert Redford Conservancy for Southern California Sustainability

**Lisa Maturkanic**

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Wednesday, January 9, 2019 11:13 AM  
**To:** Tony Locacciato; Burris, Matt; Jean Ward  
**Subject:** FW: Etiwanda Annexation and Development Plan

Response from the City email regarding the NOP.

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**From:** Connie Bredlau <connilu@webtv.net>  
**Sent:** Tuesday, January 08, 2019 8:52 PM  
**To:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Subject:** Etiwanda Annexation and Development Plan

I have a concern of your NESPA update. Another plan with the same name? A duck is a duck!

This city persists in building a large development on flood control property under a flood spillway!

Who will be blamed when it floods? Isn't that why The Army Corps of Engineers built the diversion canals and levies below the dam? Is this being discussed as part of the CEQUA Draft?

Roy Bredlau

## Lisa Maturkanic

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Wednesday, December 12, 2018 9:39 AM  
**To:** Tony Locacciato  
**Cc:** Burris, Matt; Jean Ward; Camacho-Curtis, Jennifer  
**Subject:** FW: Annex land comments

Response from the City email regarding the NOP & Scoping Meeting.

-----Original Message-----

From: Sarah Schaefer <sarahsmile2006@gmail.com>  
Sent: Tuesday, December 11, 2018 8:54 PM  
To: Grahn, Tom <[https://urldefense.proofpoint.com/v2/url?u=http-3A\\_\\_Tom.Grahn-40cityofrc.us&d=DwIFAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A\\_Cdp gnVfiiMM&r=LzX81PC5r7aj3TyFgFP2\\_Pugd qYoD06nxM9LB6CA8quG6NOAlhx5DpgfUI2V\\_D9V&m=SrzYaW6sez m1PTSKQuFJuVrHgeOtxXaW6qyEs9JOBDM&s=5Pv-\\_nc4vQ2Ewl3RFJrKF-PQVaUTV29DBl bwfUR9c0U&e=>](https://urldefense.proofpoint.com/v2/url?u=http-3A__Tom.Grahn-40cityofrc.us&d=DwIFAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_Cdp gnVfiiMM&r=LzX81PC5r7aj3TyFgFP2_Pugd qYoD06nxM9LB6CA8quG6NOAlhx5DpgfUI2V_D9V&m=SrzYaW6sez m1PTSKQuFJuVrHgeOtxXaW6qyEs9JOBDM&s=5Pv-_nc4vQ2Ewl3RFJrKF-PQVaUTV29DBl bwfUR9c0U&e=>)>  
Subject: Annex land comments

Dear Mr. Grahn,

I am a Rancho Cucamonga resident living south of Los Osos High School.

I do not want any further development of the foothills due to high fire danger and additional traffic.

Thank you for your consideration.

Sincerely,  
Sarah Schaefer

Sent from my iPhone

## Lisa Maturkanic

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Tuesday, January 22, 2019 11:36 AM  
**To:** Tony Locacciato; Jean Ward; Burris, Matt  
**Subject:** FW: Etiwanda Preserve

Public comments submitted on the revised NOP.

-----Original Message-----

From: Scott Marnoy <gopherus2@gmail.com>  
Sent: Saturday, January 19, 2019 5:33 PM  
To: Grahn, Tom <[https://urldefense.proofpoint.com/v2/url?u=http-3A\\_\\_Tom.Grahn-40cityofrc.us&d=DwIFAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A\\_Cdp gnVfiiMM&r=LzX81PC5r7aj3TyFgFP2\\_Pugd qYoD06nxM9LB6CA8quG6NOAIhx5DpgfUI2V\\_D9V&m=F\\_bEJCcUwFtgAFRp7HJ\\_MoeQIGIRhPPLNVNhD4I3EmY&s=XB0262a8Ey0EKH1X98I59B9-\\_FMhtqplYRc8fH6sNeI&e=>](https://urldefense.proofpoint.com/v2/url?u=http-3A__Tom.Grahn-40cityofrc.us&d=DwIFAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_Cdp gnVfiiMM&r=LzX81PC5r7aj3TyFgFP2_Pugd qYoD06nxM9LB6CA8quG6NOAIhx5DpgfUI2V_D9V&m=F_bEJCcUwFtgAFRp7HJ_MoeQIGIRhPPLNVNhD4I3EmY&s=XB0262a8Ey0EKH1X98I59B9-_FMhtqplYRc8fH6sNeI&e=>)>  
Subject: Etiwanda Preserve

Dear Sir: As a frequent visitor to the Etiwanda Preserve, I am writing to urge you to preserve all of the Conservation Priority Area (CPA) and as much or all of the proposed Neighborhood Priority Area (NPA) as open space. Every additional home that abuts the preserve brings with it cats, herbicide and pesticide run off, rodenticides, urban noise, and invasive species that degrade the preserve. The preserve represents one of the last strongholds in the entire valley for Burrowing Owls that are exquisitely sensitive to disturbance. Further development whittles away still more of the precious open space that is so rapidly disappearing from the Inland Empire. Thank you for your attention to this vitally important matter.

Scott Marnoy, MD  
Claremont, CA



## Lisa Maturkanic

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Tuesday, January 22, 2019 11:35 AM  
**To:** Tony Locacciato; Jean Ward; Burris, Matt  
**Subject:** FW: Comments on EHNCP for EIR

Public comments submitted on the revised NOP.

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**From:** Suzanne C. Thompson <SCT04747@pomona.edu>  
**Sent:** Saturday, January 19, 2019 4:01 PM  
**To:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Subject:** Comments on EHNCP for EIR

To: Tom Grahn, Associate Planner

I am writing to comment on the Etiwanda Heights Neighborhood and Conservation Plan (EHNCP). I am a Claremont resident, but frequently visit Rancho Cucamonga to shop at Victoria Gardens, REI, and the 99 Ranch Market, for an appointment at the Kaiser facility, or to hike at the North Etiwanda Preserve. Furthermore, as a board member of the Pomona Valley Audubon Society whose area includes Rancho Cucamonga, I am speaking for our organization and, most especially, for our 140 members who are Rancho residents and care deeply about the birds and other wildlife in their city.

We urge the city to include all of the remaining open land in the Conservation Plan **and drop the *Neighborhood*** part that proposes additional housing. The North Etiwanda Preserve and the surrounding foothills are valuable open space that support Burrowing Owls and other species of special concern. So much of Rancho has already been developed and birds that were once common in the area such as roadrunners and shrikes are rare or no longer to be found. In addition to protecting wildlife, preserving open space helps keep the air clean, allows families to connect to nature, and provides excellent recreational areas for walking, hiking, and mountain biking.

All of the area should remain as natural open space.

Suzanne Thompson  
Pomona Valley Audubon Society Board Member

## Lisa Maturkanic

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Tuesday, January 22, 2019 11:38 AM  
**To:** Tony Locacciatto; Jean Ward; Burris, Matt  
**Subject:** FW: It Makes a Former Rancho Cucamonga Work Experience Teacher Sad, Very Sad

Public comments submitted on the revised NOP.

Most comments are regarding a different project, but there are comments on the EHNCP as well.

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**From:** TapestryArtwork.com <info@tapestryartwork.com>  
**Sent:** Sunday, January 20, 2019 10:39 AM  
**To:** Donald.Grager@cityofrc.us; Smith, Michael <Michael.Smith@cityofrc.us>; Nunez, Flavio <Flavio.Nunez@cityofrc.us>; Acuna, Vincent <Vincent.Acuna@cityofrc.us>; Nikki.Cavazos@cityofrc.us; Grahn, Tom <Tom.Grahn@cityofrc.us>; Nakamura, Jennifer <Jennifer.Nakamura@cityofrc.us>; Dominick.Perez@cityofrc.us; Dorian.Pradon@cityofrc.us; Lois.Schrader@cityofrc.us; Tran, Dat <Dat.Tran@cityofrc.us>; Van der Zwaag, Tabe <Tab.VanderZwaag@cityofrc.us>; Gillison, John <John.Gillison@cityofrc.us>; City Council <CityCouncil@cityofrc.us>; Guglielmo, Tony <Tony.Guglielmo@cityofrc.us>; Oaxaca, Francisco <Francisco.Oaxaca@cityofrc.us>; Lou.Munoz@cityofrc.us; Wimberly, Ray <Ray.Wimberly@cityofrc.us>; Dopp, Bryan <Bryan.Dopp@cityofrc.us>; Rojer, Ivan <Ivan.Rojer@cityofrc.us>  
**Subject:** It Makes a Former Rancho Cucamonga Work Experience Teacher Sad, Very Sad

New City Council plows ahead with another 5.7 acres, 5-story (5th floor deck), 207 apartment building just like Foothill/Hermosa building (with some retail on first floor).

Even though nearly 90% of surrounding residents signed petition objecting to this development next door to their single family homes, submitted to City Council Nov 2018.

Even though this building has 35% parking reduction, and requires 40 tenant spaces of parking on public-owned street -- Marine Ave (just as Foothill/Hermosa tenants will park on Hermosa Ave).

Even though some land used by this apartment building is Rancho taxpayer-owned land City Council acquired through imminent domain process.

Even though City Council needs to change the General Plan and break the Haven Industrial Corridor to allow residential.

Can residents request that \$200,000 to \$400,000+ per year City staff and Fire Fighters PAC, who were so active in pre-City Council elections, get off their collective rear ends NOW to encourage corporate offices of Tech Companies, Business, or Medical to locate on the Haven Industrial Corridor?

Are \$200,000 to \$400,000+ public paid workers content to only bring minimum wage jobs and apartments to where the General Plan dictates high-paying jobs belong?

Are highly paid public workers content to allow minimum wage workers support their \$200,000 to \$400,000 wages and benefits?

Is it easier to change the General Plan than to get out and work for working Rancho residents?

As a Work Experience Teacher for 31 years in Rancho, the need is for high-paying jobs for Rancho's young adults so they do not need to drive elsewhere to work to buy a home in Rancho. Now Rancho City Council is breaking its promise to

bring high paying jobs to Rancho by breaking the General Plan -- and turn Rancho into a bedroom community with surplus of minimum wage jobs.

Meeting is set up by Charles Buquet (former Rancho City Council – now representing developers with Charles Joseph Associates) for neighbors around Haven & Jersey in the Goldie Lewis Community Center on Monday, January 28, at 6:00 p.m. Did the petition submitted by residents to City Council in Nov 2018 get thrown in the trash?

Note that “quality project” will have 207 studio, 650 sq ft one-bedroom, and 800 sq ft 2-bedroom apartments.

<http://charlesjoseph.biz>

**AND, per Rancho’s refusal to negotiate with City’s hard-working, blue collar laborers —**

**JoAnn Henkel** As former Rancho Work Experience teacher for 31 years, I am sad how selfish \$200,000 to \$400,000+ City staff and Fire Fighters are towards other working Rancho residents -- do not lift a finger to help. I pray to God for Rancho's workers -- For listen! Hear the cries of the field workers whom you have cheated of their pay. The wages you held back cry out against you. The cries of those who harvest your fields have reached the ears of the LORD of Heaven's Armies. James 5:4

**AND, Annex land — City is putting lives at risk —**

More than 75 lawsuits have been filed against Edison alleging it ignited the fire, which denuded the slopes above Montecito, making them vulnerable to catastrophic erosion during a heavy storm. On Jan. 9, 2018, as downpours soaked the mountainsides, boulder-filled debris tore through the wealthy town, killing 23 people and destroying 130 homes. On Friday, the public utility sued the county and state agencies alleging that despite decades of warnings they did not build adequate catchment basins and channels, built low bridges that became choke points and didn’t order historic flood zones to evacuate when the storm was approaching. Edison is seeking to have those agencies share any liabilities it faces from the disaster. The agencies’ “poor planning and mismanagement spanning from decades prior to the Montecito Mudslides all the way through the final hours ... directly and proximately caused all or some of the damages that Plaintiffs now seek to recover from Edison,” the company alleged. Edison’s lawsuit says fires routinely burn in the Santa Ynez Mountains and make Montecito vulnerable to debris flows, but that the county and state agencies were negligent in allowing development in danger zones and doing little to protect residents and property. **The unincorporated town of Montecito sits on an alluvial fan at the base of the steep Santa Ynez Mountain front. The young range produces vast quantities of sediment and sandstone boulders that, during heavy storms, turn into wrecking balls carried by torrents of mud.**

<https://www.infotips4u.com/wp-content/uploads/2018/12/ROBERT-G.-KIRBY-LETTER-PROTEST-LETTERpdf.pdf>

<https://www.infotips4u.com/wp-content/uploads/2019/01/Environmental-Group-Annex.pdf>

**Lisa Maturkanic**

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**From:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Sent:** Friday, January 11, 2019 2:10 PM  
**To:** Tony Locacciatto; Burris, Matt; Jean Ward  
**Subject:** FW: Taxpayer against annexation

Comment regarding Etiwanda Heights.

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**From:** Tracey Munoz <tpstracey@gmail.com>  
**Sent:** Thursday, January 10, 2019 10:15 PM  
**To:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Subject:** Taxpayer against annexation

Dear Mr. Grahn,

I am write to you today to let you know I oppose the annexation of the 4300 acres in north Rancho Cucamonga that would to allow the city of Rancho Cucamonga to build more Multi-Use High Density Development on 2100 acres of San Bernardino County Open Space and Flood Control Land around Los Osos High School down to the 210 FWY.

Sincerely,

Tracey Munoz



## Rural By Design

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**From:** Grahn, Tom [Tom.Grahn@cityofrc.us]  
**Sent:** Tuesday, September 12, 2017 10:44 AM  
**To:** Schrader, Lois; Ruta Thomas  
**Subject:** FW: Environmental Impact Report

FYI

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**From:** Davidson, Melissa M [<mailto:MDavidson@mw2h2o.com>]  
**Sent:** Tuesday, September 12, 2017 10:29 AM  
**To:** Grahn, Tom <[Tom.Grahn@cityofrc.us](mailto:Tom.Grahn@cityofrc.us)>  
**Subject:** Environmental Impact Report

Hello,

I'm sending this on behalf of Terri Slifko, the Chemistry Unit Section Manager at Metropolitan Water District. She stated that she receives reports from your team addressed to Marshall Davis. He no longer works at MWD, and hasn't for a while. If this is a property concern please address all future correspondence to our Real Property Department. I will forward your most recent correspondence to them.

Real Property Department  
PO Box 54153  
Los Angeles, CA 90054

Thank you,

### Melissa Davidson

Metropolitan Water District of Southern California  
Business Support Team- Administrative Assistant I  
Water Quality Laboratory  
Phone: (909) 392-5375

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This communication, together with any attachments or embedded links, is for the sole use of the intended recipient(s) and may contain information that is confidential or legally protected. If you are not the intended recipient, you are hereby notified that any review, disclosure, copying, dissemination, distribution or use of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by return e-mail message and delete the original and all copies of the communication, along with any attachments or embedded links, from your system.





# GABRIELEÑO BAND OF MISSION INDIANS - KIZH NATION

Historically known as The San Gabriel Band of Mission Indians  
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

City of Rancho Cucamonga  
Community Development Department  
Planning Department  
10500 Civic Center Dr.  
Rancho Cucamonga, CA 91730

September 12, 2017

Re: AB52 Consultation request for the Rancho Cucamonga North Eastern Sphere Annexation Specific Plan

Dear Tom Grahn,

Please find this letter as a written request for consultation regarding the above-mentioned project pursuant to Public Resources Code § 21080.3.1, subd. (d). Your project lies within our ancestral tribal territory, meaning belonging to or inherited from, which is a higher degree of kinship than traditional or cultural affiliation. Your project is located within a sensitive area and may cause a substantial adverse change in the significance of our tribal cultural resources. Most often, a records search for our tribal cultural resources will result in a "no records found" for the project area. The Native American Heritage Commission (NAHC), ethnographers, historians, and professional archaeologists can only provide limited information that has been previously documented about California Native Tribes. This is the reason the NAHC will always refer the lead agency to the respective Native American Tribe of the area because the NAHC is only aware of general information and are not the experts on each California Tribe. Our Elder Committee & tribal historians are the experts for our Tribe and are able to provide a more complete history (both written and oral) regarding the location of historic villages, trade routes, cemeteries and sacred/religious sites in the project area. Therefore, to avoid adverse effects to our tribal cultural resources, we would like to consult with you and your staff to provide you with a more complete understanding of the prehistoric use(s) of the project area and the potential risks for causing a substantial adverse change to the significance of our tribal cultural resources.

Consultation appointments are available on Wednesdays and Thursdays at our offices at 910 N. Citrus Ave. Covina, CA 91722 or over the phone. Please call toll free 1-844-390-0787 or email [gabrielenoindians@yahoo.com](mailto:gabrielenoindians@yahoo.com) to schedule an appointment.

\*\* Prior to the first consultation with our Tribe, we ask all those individuals participating in the consultation to view a video produced and provided by CalEPA and the NAHC for sensitivity and understanding of AB52. You can view their videos at: <http://calepa.ca.gov/Tribal/Training/> or <http://nahc.ca.gov/2015/12/ab-52-tribal-training/>

With Respect,

Andrew Salas, Chairman

Andrew Salas, Chairman

Albert Perez, treasurer |

PO Box 393, Covina, CA 91723

Nadine Salas, Vice-Chairman

Martha Gonzalez Lemos, treasurer ||

[www.gabrielenoindians.org](http://www.gabrielenoindians.org)

Christina Swindall Martinez, secretary

Richard Gradias, Chairman of the Council of Elders

[gabrielenoindians@yahoo.com](mailto:gabrielenoindians@yahoo.com)

## Rural By Design

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**From:** Grahn, Tom [Tom.Grahn@cityofrc.us]  
**Sent:** Friday, September 15, 2017 9:17 AM  
**To:** Ruta Thomas  
**Subject:** Fwd: Environmental Impact Report

Do you know if this contact was from the City's agency list or the NOC list?

Sent from my iPhone

Begin forwarded message:

**From:** "Thunen, Emily@CDPR" <[Emily.Thunen@cdpr.ca.gov](mailto:Emily.Thunen@cdpr.ca.gov)>  
**Date:** September 15, 2017 at 8:30:31 AM PDT  
**To:** "[tom.grahn@cityofrc.us](mailto:tom.grahn@cityofrc.us)" <[tom.grahn@cityofrc.us](mailto:tom.grahn@cityofrc.us)>  
**Subject:** Environmental Impact Report

Hi Tom,

I work for the Department of Pesticide Regulation up in Sacramento. We received a Draft Environmental Impact Report for the Rancho Cucamonga North Eastern Sphere Annexation Specific Plan yesterday via Fed Ex Priority Overnight. It was shipped to a very old address (we moved about 17 years ago) but made its way to our building. Your name and contact information was on the document, do you know who in our department you were sending this to? The envelope did not have any other information except for a reference, 9020-4 Thomas.

**Emily Thunen**

*Administrative Assistant*

*Human Health Assessment Branch*

*Department of Pesticide Regulation, California EPA*

*1001 I Street, P.O. Box 4015*

*Sacramento, CA 95812-4015*

*T 916-445-4233*

*F 916-324-3506*

[Emily.Thunen@cdpr.ca.gov](mailto:Emily.Thunen@cdpr.ca.gov)

[www.cdpr.ca.gov](http://www.cdpr.ca.gov)

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 8

PLANNING (MS 725)

464 WEST 4th STREET, 6th FLOOR

SAN BERNARDINO, CA 92401-1400

PHONE (909) 388-7017

FAX (909) 383-5936

TTY 711

www.dot.ca.gov/dist8

*Making Conservation  
a California Way of Life.*

CITY OF RANCHO CUCAMONGA

SEP 18 2017

September 12, 2017

RECEIVED - PLANNING File: 08-SBd-210-PM 8.321

Tom Grahm  
Associate Planner  
City of Rancho Cucamonga  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

**Subject: Rancho Cucamonga North Eastern Sphere Annexation Specific Plan – Notice of Preparation for a Draft Environmental Impact Report**

Dear Mr. Grahm:

Thank you for providing the California Department of Transportation (Caltrans) the opportunity to review and comment on the Notice of Preparation for Draft Environmental Impact Report (DEIR) for the Rancho Cucamonga North Eastern Sphere Annexation Specific Plan (Project), located west of Interstate 15, north of Interstate 210 and south of the San Gabriel Mountains in the City of Rancho Cucamonga. The project consists annexations of approximately 4,088 acres of mostly undeveloped land under the jurisdiction of the County of San Bernardino into the City, development of approximately 3,800 residential units in a mixture of attached and detached forms, 280,000 square feet of non-residential space, 20 to 25 acres of public open space; and the development of a 16-acre elementary school site.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act, it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the City of Rancho Cucamonga, due to the project's potential impact to the State facilities, it is also subject to the policies and regulations that govern the SHS.

In the preceding DEIR, we recommend a Traffic Impact Analysis (TIA) to accurately evaluate the extent of potential impacts of the project to the operational characteristics of the existing State facilities by the project area. Additionally, we recommend the TIA be submitted prior to the circulation of the DEIR to ensure timely review of the submitted materials and a preliminary scoping meeting to discuss any potential issues. We offer the following comments:

Mr. Grahn  
September 12, 2017  
Page 2

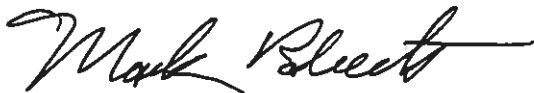
1) **Submit three hard copies of all TIA documents and three electronic files for review.**

All State facilities within 5-mile radius of the Project should be analyzed in the TIA. The data used in the TIA should not be more than 2 years old, and shall be based on the Southern California Association of Governments 2012 or 2016 Regional Transportation Plan Model. Use the Highway Capacity Manual 6 methodology for all traffic analyses. (See *Caltrans Guide for the Preparation of Traffic Impact Studies* at [http://www.dot.ca.gov/hq/tpp/offices/ocp/igr\\_ceqa\\_files/tisguide.pdf](http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf))

Caltrans is committed to providing a safe transportation system for all users. We encourage the City to embark a safe, sustainable, integrated and efficient transportation system and complete street to enhance California's economy and livability. A pedestrian/bike-friendly environment served by multimodal transportation would reduce traffic congestion prevalent in the surrounding areas. (See *Complete Street Implementation Action Plan 2.0* at [http://www.dot.ca.gov/hq/tpp/offices/ocp/docs/CSIAP2\\_rpt.pdf](http://www.dot.ca.gov/hq/tpp/offices/ocp/docs/CSIAP2_rpt.pdf)).

These recommendations are preliminary and summarize our review of materials provided for our evaluation. If this project is later modified in any way, please forward copies of revised plans as necessary so that we may evaluate all proposed changes for potential impacts to the SHS. If you have any questions regarding this letter, please contact Jacob Mathew (909) 806-3928 or myself at (909) 383-4557.

Sincerely,



MARK ROBERTS  
Office Chief  
Intergovernmental Review, Community and Regional Planning



EDMUND G. BROWN JR.  
GOVERNOR

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



KEN ALEX  
DIRECTOR

**Notice of Preparation**

September 11, 2017

To: Reviewing Agencies

Re: Rancho Cucamonga North Eastern Sphere Annexation Specific Plan  
SCH# 2017091027

Attached for your review and comment is the Notice of Preparation (NOP) for the Rancho Cucamonga North Eastern Sphere Annexation Specific Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Tom Grahn  
City of Rancho Cucamonga  
10500 Civic Center Dr.  
Rancho Cucamonga, CA 91730**

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

CITY OF RANCHO CUCAMONGA

SEP 18 2017

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Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2017091027  
**Project Title** Rancho Cucamonga North Eastern Sphere Annexation Specific Plan  
**Lead Agency** Rancho Cucamonga, City of

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**Type** NOP Notice of Preparation

**Description** The key components of the proposed project include the following:  
Pre-zoning and annexation of approx. 4,088 acres of mostly undeveloped land under the jurisdiction of the County of San Bernardino into the City, subject to review and approval by the Local Agency Formation Commission (LAFCO) for San Bernardino County;  
Establishment of a conservation program for approx. 3,664 acres of natural foothill habitat under the jurisdiction of the City;  
Adoption of the North Eastern Sphere Annexation Specific Plan to guide conservation and development in the project area in order to provide for sustainable human habitat while preserving, restoring, and conserving a high quality natural habitat;  
Development of approx. 579 acres of land within the Development Priority Area in order to generate financial resources to fund the conservation and restoration of the Conservation Priority Area. Within the 579 acres, the proposed Specific Plan allows for the development of approx. 3,800 residential units in a mixture of attached and detached forms; 280,000 sq. ft. of non-residential space; 20 to 25 acres of public open space; and designation of a 16-acre elementary school site.  
Adoption of a General Plan update for the Specific Plan Area;  
Adoption of a tentative tract map to implement the North Eastern Sphere Annexation Specific Plan and define the areas and boundaries of development, conservation, and other uses within the 1,212 acres Development Priority Area;  
Removal of a small portion of the westerly end of the day Creek levee within the Development Priority Area. All proposed modifications to existing flood control facilities will be conducted in partnership with the San Bernardino Flood Control District; and  
Removal of the Proposed Project from the Etiwanda North Specific Plan.



**Document Details Report  
State Clearinghouse Data Base**

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**Lead Agency Contact**

**Name** Tom Grahn  
**Agency** City of Rancho Cucamonga  
**Phone** 909-774-4312 **Fax**  
**email**  
**Address** 10500 Civic Center Dr.

**City** Rancho Cucamonga **State** CA **Zip** 91730

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**Project Location**

**County** San Bernardino  
**City** Rancho Cucamonga  
**Region**  
**Cross Streets** Banyan Street & Milliken Ave.  
**Lat / Long** 34° 09' 35.99" N / 117° 32' 59.59" W  
**Parcel No.** numerous  
**Township** **Range** **Section** **Base**

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**Proximity to:**

**Highways** I-210  
**Airports**  
**Railways**  
**Waterways** various  
**Schools** various  
**Land Use** Open Space - Flood Control, Utility Corridor, Open Space, Conservation, Hillside Residential;  
Residential - Low Medium; Special

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**Project Issues**

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**Reviewing Agencies** Resources Agency; Department of Conservation; Cal Fire; Department of Parks and Recreation;  
Department of Water Resources; Department of Fish and Wildlife, Region 6; Office of Emergency  
Services, California; Department of Housing and Community Development; Native American Heritage  
Commission; Public Utilities Commission; California Highway Patrol; Caltrans, District 8; Regional  
Water Quality Control Board, Region 8

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**Date Received** 09/11/2017 **Start of Review** 09/11/2017 **End of Review** 10/10/2017

**Notice of Completion & Environmental Document Transmittal****2017091027**

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 #

**Project Title:** Rancho Cucamonga North Eastern Sphere Annexation Specific Plan**Lead Agency:** City of Rancho Cucamonga**Contact Person:** Tom Grahn**Mailing Address:** 10500 Civic Center Drive**Phone:** 909.774.4312**City:** Rancho Cucamonga, California**Zip:** 91730**County:** San Bernardino**Project Location:** County: San Bernardino CountyCity/Nearest Community: City of Rancho Cucamonga**Cross Streets:** Banyan Street & Milliken Avenue**Zip Code:** 91730**Longitude/Latitude (degrees, minutes and seconds):** 34 ° 09 ' 35.99" N / 117 ° 32 ' 59.59" W **Total Acres:** 4,088 acres**Assessor's Parcel No.:** numerous**Section:** \_\_\_\_\_ **Twp.:** \_\_\_\_\_ **Range:** \_\_\_\_\_ **Base:** \_\_\_\_\_**Within 2 Miles:** **State Hwy #:** Interstate 210**Waterways:** multiple**Airports:** \_\_\_\_\_ **Railways:** \_\_\_\_\_ **Schools:** multiple**Document Type:**

- CEQA: ☒ NOP  
☐ Early Cons  
☐ Neg Dec  
☐ Mit Neg Dec

- ☐ Draft EIR  
☐ Supplement/Subsequent EIR  
(Prior SCH No.) \_\_\_\_\_  
Other: \_\_\_\_\_

- ☐ NOI  
☐ EA  
☐ Draft EIS  
☐ FONSI

- Other: ☐ Joint Document  
☐ Final Document  
☐ Other: \_\_\_\_\_

**Local Action Type:**

- ☒ General Plan Update  
☐ General Plan Amendment  
☐ General Plan Element  
☐ Community Plan
- ☒ Specific Plan  
☐ Master Plan  
☐ Planned Unit Development  
☐ Site Plan
- ☐ Rezone  
☒ Prezone  
☐ Use Permit  
☐ Land Division (Subdivision, etc.)
- ☒ Annexation  
☐ Redevelopment  
☐ Coastal Permit  
☐ Other: \_\_\_\_\_

**Development Type:**

- ☒ Residential: Units 3,800 Acres \_\_\_\_\_  
☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
- ☒ Commercial: Sq.ft. 280,000 Acres \_\_\_\_\_ Employees \_\_\_\_\_
- ☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
- ☒ Educational: elementary school
- ☒ Recreational: open space
- ☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_
- ☐ Transportation: Type \_\_\_\_\_  
☐ Mining: Mineral \_\_\_\_\_  
☐ Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
☐ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
☐ Hazardous Waste: Type \_\_\_\_\_  
☐ Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

- ☐ Aesthetic/Visual  
☐ Agricultural Land  
☐ Air Quality  
☐ Archeological/Historical  
☐ Biological Resources  
☐ Coastal Zone  
☐ Drainage/Absorption  
☐ Economic/Jobs
- ☐ Fiscal  
☐ Flood Plain/Flooding  
☐ Forest Land/Fire Hazard  
☐ Geologic/Seismic  
☐ Minerals  
☐ Noise  
☐ Population/Housing Balance  
☐ Public Services/Facilities
- ☐ Recreation/Parks  
☐ Schools/Universities  
☐ Septic Systems  
☐ Sewer Capacity  
☐ Soil Erosion/Compaction/Grading  
☐ Solid Waste  
☐ Toxic/Hazardous  
☐ Traffic/Circulation
- ☐ Vegetation  
☐ Water Quality  
☐ Water Supply/Groundwater  
☐ Wetland/Riparian  
☐ Growth Inducement  
☐ Land Use  
☐ Cumulative Effects  
☐ Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**Open Space - Flood Control, Utility Corridor, Open Space, Conservation, Hillside Residential; Residential-Low Medium; Special**Project Description:** *(please use a separate page if necessary)*

Please see the attached page.

# NOP Distribution List

County: San Bernardino

SCH#

2017091027

## Resources Agency

- ☒ Resources Agency  
Nadell Gayou
- ☐ Dept. of Boating & Waterways  
Denise Peterson
- ☐ California Coastal Commission  
Allyson Hitt
- ☐ Colorado River Board  
Lisa Johansen
- ☒ Dept. of Conservation  
Grina Chan
- ☒ Cal Fire  
Dan Foster
- ☐ Central Valley Flood Protection Board  
James Herota
- ☐ Office of Historic Preservation  
Ron Parsons
- ☒ Dept of Parks & Recreation  
Environmental Stewardship Section
- ☐ S.F. Bay Conservation & Dev't. Comm.  
Steve Goldbeck
- ☒ Dept. of Water Resources  
Nadell Gayou
- ☐ Fish and Game
- ☐ Depart. of Fish & Wildlife  
Scott Flint
- ☐ Environmental Services Division
- ☐ Fish & Wildlife Region 1  
Jacobcock
- ☐ Fish & Wildlife Region 1E  
Berger
- ☐ Fish & Wildlife Region 2
- ☐ Fish & Wildlife Region 3

- ☐ Fish & Wildlife Region 4  
Julie Vance
- ☐ Fish & Wildlife Region 5  
Leslie Newton-Reed  
Habitat Conservation Program
- ☒ Fish & Wildlife Region 6  
Tiffany Ellis  
Habitat Conservation Program
- ☐ Fish & Wildlife Region 6 I/M  
Heidi Calvert  
Inyo/Mono, Habitat Conservation Program
- ☐ Dept. of Fish & Wildlife M  
William Paznokas  
Marine Region
- ☐ California Department of Education  
Lesley Taylor
- ☒ OES (Office of Emergency Services)  
Monique Wilber
- ☐ Food & Agriculture  
Sandra Schubert  
Dept. of Food and Agriculture
- ☐ Dept. of General Services  
Cathy Buck  
Environmental Services Section
- ☒ Housing & Comm. Dev.  
CEQA Coordinator  
Housing Policy Division
- ☐ Independent Commissions/Boards
- ☐ Delta Protection Commission  
Erik Vink
- ☐ Delta Stewardship Council  
Kevan Samsam
- ☐ California Energy Commission  
Eric Knight

- ☒ Native American Heritage Comm.  
Debbie Treadway
- ☒ Public Utilities Commission  
Supervisor
- ☐ Santa Monica Bay Restoration  
Guangyu Wang
- ☐ State Lands Commission  
Jennifer Deleong
- ☐ Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques
- ☐ Caltrans - Division of Aeronautics  
Philip Crimmins
- ☐ Caltrans - Planning  
HQ LD-IGR  
Christian Bushong
- ☒ California Highway Patrol  
Suzann Ikeuchi  
Office of Special Projects
- ☐ Dept. of Transportation
- ☐ Caltrans, District 1  
Rex Jackman
- ☐ Caltrans, District 2  
Marcelino Gonzalez
- ☐ Caltrans, District 3  
Eric Federicks - South  
Susan Zanchi - North
- ☐ Caltrans, District 4  
Patricia Maurice
- ☐ Caltrans, District 5  
Larry Newland
- ☐ Caltrans, District 6  
Michael Navarro
- ☐ Caltrans, District 7  
Dianna Watson
- ☒ Caltrans, District 8  
Mark Roberts

## Other Departments

- ☐ Air Resources Board
- ☐ Airport & Freight  
Jack Wursten
- ☐ Transportation Projects  
Nesamani Kalandiyur
- ☐ Industrial/Energy Projects  
Mike Tollstrup
- ☐ California Department of Resources, Recycling & Recovery  
Sue O'Leary
- ☐ State Water Resources Control Board  
Regional Programs Unit  
Division of Financial Assistance
- ☐ State Water Resources Control Board  
Cindy Forbes - Asst Deputy  
Division of Drinking Water
- ☐ State Water Resources Control Board  
Div. Drinking Water #
- ☐ State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality
- ☐ State Water Resources Control Board  
Phil Crader  
Division of Water Rights
- ☐ Dept. of Toxic Substances Control  
CEQA Tracking Center
- ☐ Department of Pesticide Regulation  
CEQA Coordinator

- ☐ Regional Water Quality Control Board (RWQCB)
- ☐ RWQCB 1  
Cathleen Hudson  
North Coast Region (1)
- ☐ RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)
- ☐ RWQCB 3  
Central Coast Region (3)
- ☐ RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4)
- ☐ RWQCB 5S  
Central Valley Region (5)
- ☒ RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office
- ☐ RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office
- ☐ RWQCB 6  
Lahontan Region (6)
- ☐ RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office
- ☐ RWQCB 7  
Colorado River Basin Region (7)
- ☒ RWQCB 8  
Santa Ana Region (8)
- ☐ RWQCB 9  
San Diego Region (9)
- ☐ Other
- ☒ San Gabriel & Water LA Conservancy

## NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department  
1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
Phone (916) 373-3710



September 14, 2017

Tom Grahm  
City of Rancho Cucamonga  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

Sent via e-mail: tom.grahn@cityofrc.us

RE: SCH# 2017091027; Rancho Cucamonga North Eastern Sphere Annexation Specific Plan Project, City of Rancho Cucamonga; San Bernardino County, California

Dear Mr. Grahm:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for Draft Environmental Impact Report for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd. (a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

**CEQA was amended significantly in 2014.** Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a **separate category of cultural resources**, "tribal cultural resources" (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment (Pub. Resources Code § 21084.2). Please reference California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf>. Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends **lead agencies consult with all California Native American tribes** that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. **Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

CITY OF RANCHO CUCAMONGA

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## **AB 52**

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. **Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
  - a. A brief description of the project.
  - b. The lead agency contact information.
  - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
  - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).
2. **Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
  - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
3. **Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
  - a. Alternatives to the project.
  - b. Recommended mitigation measures.
  - c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
4. **Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:
  - a. Type of environmental review necessary.
  - b. Significance of the tribal cultural resources.
  - c. Significance of the project's impacts on tribal cultural resources.
  - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
5. **Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
6. **Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
  - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
  - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).

7. **Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
  - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
  - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).
8. **Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).
9. **Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).
10. **Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
  - a. Avoidance and preservation of the resources in place, including, but not limited to:
    - i. Planning and construction to avoid the resources and protect the cultural and natural context.
    - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
  - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
    - i. Protecting the cultural character and integrity of the resource.
    - ii. Protecting the traditional use of the resource.
    - iii. Protecting the confidentiality of the resource.
  - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
  - d. Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
  - e. Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
  - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).
11. **Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
  - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
  - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
  - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)).

*This process should be documented in the Cultural Resources section of your environmental document.*

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)

## SB 18

SB 18 applies to local governments and requires **local governments** to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf)

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
  - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

## NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([http://ohp.parks.ca.gov/?page\\_id=1068](http://ohp.parks.ca.gov/?page_id=1068)) for an archaeological records search. The records search will determine:
  - a. If part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.



- b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.
- 3. Contact the NAHC for:
  - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
- 4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
  - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
  - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
  - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

Please contact me if you need any additional information at [gayle.totton@nahc.ca.gov](mailto:gayle.totton@nahc.ca.gov).

Sincerely,



Gayle Totton, M.A., PhD.  
Associate Governmental Program Analyst

cc: State Clearinghouse

SENT VIA USPS AND E-MAIL:

October 4, 2017

[tom.grahn@cityofrc.us](mailto:tom.grahn@cityofrc.us)

Tom Grahn, Associate Planner

City of Rancho Cucamonga – Community Development Department

Planning Department

10500 Civic Center Drive

Rancho Cucamonga, CA 91730

**Notice of Preparation of a Draft Environmental Impact Report for the  
Rancho Cucamonga North Eastern Sphere Annexation Specific Plan**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the Proposed Project that should be included in the Draft Environmental Impact Report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the Draft EIR all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include emission calculation spreadsheets and modeling input and output files (not PDF files)<sup>1</sup>. Without all files and supporting documentation, SCAQMD staff will be unable to complete our review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

**Air Quality Analysis**

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. SCAQMD staff recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analyses. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website at: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: [www.caleemod.com](http://www.caleemod.com).

On March 3, 2017, the SCAQMD's Governing Board adopted the 2016 Air Quality Management Plan (2016 AQMP), which was later approved by the California Air Resources Board of Directors on March

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<sup>1</sup> Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

23<sup>rd</sup>. The 2016 AQMP<sup>2</sup> is a regional blueprint for achieving air quality standards and healthful air in the South Coast Air Basin. Built upon the progress in implementing the 2007 and 2012 AQMPs, the 2016 AQMP provides a regional perspective on air quality and lays out the challenges facing the South Coast Air Basin. The most significant air quality challenge in the Basin is to achieve an additional 45 percent reduction in nitrogen oxide (NOx) emissions in 2023 and an additional 55 percent NOx reduction beyond 2031 levels for ozone attainment. The 2016 AQMP is available on SCAQMD's website at: <http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan>.

SCAQMD staff recognizes that there are many factors Lead Agencies must consider when making local planning and land use decisions. To facilitate stronger collaboration between Lead Agencies and the SCAQMD to reduce community exposure to source-specific and cumulative air pollution impacts, the SCAQMD adopted the Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning in 2005. This Guidance Document provides suggested policies that local governments can use in their General Plans or through local planning to prevent or reduce potential air pollution impacts and protect public health. SCAQMD staff recommends that the Lead Agency review this Guidance Document as a tool when making local planning and land use decisions. This Guidance Document is available on SCAQMD's website at: <http://www.aqmd.gov/home/library/documents-support-material/planning-guidance/guidance-document>. Additional guidance on siting incompatible land uses (such as placing homes near freeways or other polluting sources) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>. Guidance<sup>3</sup> on strategies to reduce air pollution exposure near high-volume roadways can be found at: [https://www.arb.ca.gov/ch/rd\\_technical\\_advisory\\_final.PDF](https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF).

The SCAQMD has also developed both regional and localized significance thresholds. SCAQMD staff requests that the Lead Agency compare the emission results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the Proposed Project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by SCAQMD staff or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

When specific development is reasonably foreseeable as result of the goals, policies, and guidelines in the Proposed Project, the Lead Agency should identify any potential adverse air quality impacts and sources of air pollution that could occur using its best efforts to find out and a good-faith effort at full disclosure in the Draft EIR. The degree of specificity will correspond to the degree of specificity involved in the underlying activity which is described in the Draft EIR (CEQA Guidelines Section 15146). When quantifying air quality emissions, emissions from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not

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<sup>2</sup> South Coast Air Quality Management District. March 3, 2017. *2016 Air Quality Management Plan*. Available at: <http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan>.

<sup>3</sup> In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's *Air Quality and Land Use Handbook: A Community Health Perspective*. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: <https://www.arb.ca.gov/ch/landuse.htm>.

limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis. Furthermore, for phased projects where there will be an overlap between construction and operation, emissions from the overlap construction and operational activities should be combined and compared those emissions to SCAQMD's regional air quality operational thresholds to determine the level of significance.

In the event that the Proposed Project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

### **Mitigation Measures**

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the Proposed Project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages available here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>.
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions and Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>.

### **Alternatives**

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a "no project" alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the Draft EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the Proposed Project.

**Permits**

In the event that the Proposed Project requires a permit from SCAQMD, SCAQMD should be identified as a Responsible Agency for the Proposed Project. For more information on permits, please visit the SCAQMD webpage at: <http://www.aqmd.gov/home/permits>. Questions on permits can be directed to the SCAQMD's Engineering and Permitting staff at (909) 396-3385.

**Data Sources**

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

SCAQMD staff is available to work with the Lead Agency to ensure that project air quality impacts are accurately evaluated and any significant impacts are mitigated where feasible. If you have any questions regarding this letter, please contact me at [lsun@aqmd.gov](mailto:lsun@aqmd.gov) or call me at (909) 396-3308.

Sincerely,

*Lijin Sun*

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS

LAC170912-13

Control Number





**Matthew Rodriguez**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Barbara A. Lee, Director  
5796 Corporate Avenue  
Cypress, California 90630



**Edmund G. Brown Jr.**  
Governor

October 6, 2017

Mr. Tom Grahn  
Associate Planner  
Community Development Department  
City of Rancho Cucamonga  
10500 Civic Center Drive  
Rancho Cucamonga, California 91730  
[Tom.Grahn@cityofrc.us](mailto:Tom.Grahn@cityofrc.us)

### NOTICE OF PREPARATION (NOP) FOR AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR RANCHO CUCAMONGA NORTH EASTERN SPHERE ANNEXATION SPECIFIC PLAN (SCH# 2017091027)

Dear Mr. Grahn:

The Department of Toxic Substances Control (DTSC) has reviewed the subject NOP. The following project description is stated in the NOP: "The proposed North Eastern Sphere Annexation Specific Plan contains a total of 4,388 acres, which is divided into two priority planning areas: the Conservation Priority Area and the Development Priority Area (see Figure 3, Project Area - Planning Areas)."

Based on the review of the submitted document DTSC has the following comments:

1. The EIR should identify and determine whether current or historic uses at the project site may have resulted in any release of hazardous wastes/substances. A Phase I Environmental Site Assessment may be appropriate to identify any recognized environmental conditions. The NOP states, "Within the 579 acres, the proposed Specific Plan . . . 20 to 25 acres of public open space; and designation of a 16-acre elementary school site." If state funding is anticipated, then DTSC review/approval is required pursuant to California Education Code. For school projects that do not require state funding, DTSC recommends environmental review under the DTSC school program oversight to ensure the school is safe for students and staff.

2. If there are any recognized environmental conditions in the project area, then proper investigation, sampling and remedial actions overseen by the appropriate regulatory agencies should be conducted prior to the new development or any construction.
3. If the project plans include discharging wastewater to a storm drain, you may be required to obtain an NPDES permit from the overseeing Regional Water Quality Control Board (RWQCB).
4. If the proposed project involves the demolition of existing structures, lead-based paints or products, mercury, and asbestos containing materials (ACMs) should be addressed in accordance with all applicable and relevant laws and regulations if buildings are modified/ demolished. Appropriate mitigation measures should be included in the EIR.
5. If the project site was used for agricultural or related activities, residual pesticides may be present in onsite soil. DTSC recommends investigation and mitigation, as necessary, to address potential impact to human health and environment from residual pesticides. Mitigation measures should be included in the EIR.
6. DTSC recommends evaluation, proper investigation and mitigation, if necessary, on onsite areas with current or historic PCB-containing transformers. Appropriate mitigation measures should be included in the EIR.
7. If the project development involves soil export/import, proper evaluation is required. If soil contamination is suspected or observed in the project area, then excavated soil should be sampled prior to export/disposal. If the soil is contaminated, it should be disposed of properly in accordance with all applicable and relevant laws and regulations. In addition, if imported soil was used as backfill onsite and/or backfill soil will be imported, DTSC recommends proper evaluation/sampling is necessary to ensure the backfill material is free of contamination.
8. If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exist, the EIR should identify how any required investigation and/or remediation will be conducted, and the appropriate government agency to provide regulatory oversight.



Mr. Tom Grahn  
October 6, 2017  
Page 3

If you have any questions regarding this letter, please contact me at (714) 484-5380 or email at [Johnson.Abraham@dtsc.ca.gov](mailto:Johnson.Abraham@dtsc.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Johnson P. Abraham", with a horizontal line drawn underneath the signature.

Johnson P. Abraham  
Project Manager  
Brownfields Restoration and School Evaluation Branch  
Brownfields and Environmental Restoration Program - Cypress

kl/sh/ja

cc: Governor's Office of Planning and Research (via e-mail)  
State Clearinghouse  
P.O. Box 3044  
Sacramento, California 95812-3044  
[State.clearinghouse@opr.ca.gov](mailto:State.clearinghouse@opr.ca.gov)

Mr. Dave Kereazis (via e-mail)  
Office of Planning & Environmental Analysis  
Department of Toxic Substances Control  
[Dave.Kereazis@dtsc.ca.gov](mailto:Dave.Kereazis@dtsc.ca.gov)

Mr. Shahir Haddad, Chief (via e-mail)  
Schools Evaluation and Brownfields Cleanup  
Brownfields and Environmental Restoration Program - Cypress  
[Shahir.Haddad@dtsc.ca.gov](mailto:Shahir.Haddad@dtsc.ca.gov)

CEQA# 2017091027



October 10, 2017

Mr. Tom Grahn, Associate Planner  
City of Rancho Cucamonga, Community Development Department  
10500 Civic Center Drive  
Rancho Cucamonga, California 91730  
Phone: (909) 774-4312  
E-mail: [tom.grahn@cityofrc.us](mailto:tom.grahn@cityofrc.us)

**RE: SCAG Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Rancho Cucamonga North Eastern Sphere Annexation Specific Plan [SCAG NO. IGR9384]**

Dear Mr. Grahn,

Thank you for submitting the Notice of Preparation of a Draft Environmental Impact Report for the Rancho Cucamonga North Eastern Sphere Annexation Specific Plan ("proposed project") to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review (IGR) of programs proposed for Federal financial assistance and direct Federal development activities, pursuant to Presidential Executive Order 12372. Additionally, SCAG reviews the Environmental Impact Reports of projects of regional significance for consistency with regional plans pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

SCAG is also the designated Regional Transportation Planning Agency under state law, and is responsible for preparation of the Regional Transportation Plan (RTP) including the Sustainable Communities Strategy (SCS) pursuant to Senate Bill (SB) 375. As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans.<sup>1</sup> SCAG's feedback is intended to assist local jurisdictions and project proponents to implement projects that have the potential to contribute to attainment of Regional Transportation Plan/Sustainable Community Strategies (RTP/SCS) goals and align with RTP/SCS policies.

SCAG staff has reviewed the Notice of Preparation of a Draft Environmental Impact Report for the proposed project. The proposed project includes a specific plan that will pre-zone and annex approx. 4,088 acres of mostly undeveloped land in San Bernardino County, establish a conservation program for 3,664 acres of natural foothill habitat, and develop 579 acres for 3,800 residential units, 280,000 square feet of non-residential space, 20 to 25 acres of public open space, and a 16-acre elementary school.

**When available, please send environmental documentation to SCAG's office in Los Angeles or by email to [au@scag.ca.gov](mailto:au@scag.ca.gov) providing, at a minimum, the full public comment period for review.** If you have any questions regarding the attached comments, please contact the Inter-Governmental Review (IGR) Program, attn.: Anita Au, Assistant Regional Planner, at (213) 236-1874 or [au@scag.ca.gov](mailto:au@scag.ca.gov). Thank you.

Sincerely,

Ping Chang  
Acting Manager, Compliance and Performance Monitoring

<sup>1</sup> Lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with the 2016 RTP/SCS for the purpose of determining consistency for CEQA. Any "consistency" finding by SCAG pursuant to the IGR process should not be construed as a determination of consistency with the 2016 RTP/SCS for CEQA.

**COMMENTS ON THE NOTICE OF PREPARATION OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE  
RANCHO CUCAMONGA NORTH EASTERN SPHERE ANNEXATION SPECIFIC PLAN  
[SCAG NO. IGR9384]**

**CONSISTENCY WITH RTP/SCS**

SCAG reviews environmental documents for regionally significant projects for their consistency with the adopted RTP/SCS. For the purpose of determining consistency with CEQA, lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with the RTP/SCS.

**2016 RTP/SCS GOALS**

The SCAG Regional Council adopted the 2016 RTP/SCS in April 2016. The 2016 RTP/SCS seeks to improve mobility, promote sustainability, facilitate economic development and preserve the quality of life for the residents in the region. The long-range visioning plan balances future mobility and housing needs with goals for the environment, the regional economy, social equity and environmental justice, and public health (see <http://scagrtpscs.net/Pages/FINAL2016RTPSCS.aspx>). The goals included in the 2016 RTP/SCS may be pertinent to the proposed project. These goals are meant to provide guidance for considering the proposed project within the context of regional goals and policies. Among the relevant goals of the 2016 RTP/SCS are the following:

<b>SCAG 2016 RTP/SCS GOALS</b>	
RTP/SCS G1:	<i>Align the plan investments and policies with improving regional economic development and competitiveness</i>
RTP/SCS G2:	<i>Maximize mobility and accessibility for all people and goods in the region</i>
RTP/SCS G3:	<i>Ensure travel safety and reliability for all people and goods in the region</i>
RTP/SCS G4:	<i>Preserve and ensure a sustainable regional transportation system</i>
RTP/SCS G5:	<i>Maximize the productivity of our transportation system</i>
RTP/SCS G6:	<i>Protect the environment and health for our residents by improving air quality and encouraging active transportation (e.g., bicycling and walking)</i>
RTP/SCS G7:	<i>Actively encourage and create incentives for energy efficiency, where possible</i>
RTP/SCS G8:	<i>Encourage land use and growth patterns that facilitate transit and active transportation</i>
RTP/SCS G9:	<i>Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies*</i>
<small>*SCAG does not yet have an agreed-upon security performance measure.</small>	

For ease of review, we encourage the use of a side-by-side comparison of SCAG goals with discussions of the consistency, non-consistency or non-applicability of the goals and supportive analysis in a table format. Suggested format is as follows:

SCAG 2016 RTP/SCS GOALS	
Goal	Analysis
RTP/SCS G1: <i>Align the plan investments and policies with improving regional economic development and competitiveness</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
RTP/SCS G2: <i>Maximize mobility and accessibility for all people and goods in the region</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
etc.	etc.

## 2016 RTP/SCS STRATEGIES

To achieve the goals of the 2016 RTP/SCS, a wide range of land use and transportation strategies are included in the 2016 RTP/SCS. Technical appendances of the 2016 RTP/SCS provide additional supporting information in detail. To view the 2016 RTP/SCS, please visit: <http://scagrtpscsc.net/Pages/FINAL2016RTPSCS.aspx>. The 2016 RTP/SCS builds upon the progress from the 2012 RTP/SCS and continues to focus on integrated, coordinated, and balanced planning for land use and transportation that the SCAG region strives toward a more sustainable region, while the region meets and exceeds in meeting all of applicable statutory requirements pertinent to the 2016 RTP/SCS. These strategies within the regional context are provided as guidance for lead agencies such as local jurisdictions when the proposed project is under consideration.

## DEMOGRAPHICS AND GROWTH FORECASTS

Local input plays an important role in developing a reasonable growth forecast for the 2016 RTP/SCS. SCAG used a bottom-up local review and input process and engaged local jurisdictions in establishing the base geographic and socioeconomic projections including population, household and employment. At the time of this letter, the most recently adopted SCAG jurisdictional-level growth forecasts that were developed in accordance with the bottom-up local review and input process consist of the 2020, 2035, and 2040 population, households and employment forecasts. To view them, please visit <http://www.scag.ca.gov/Documents/2016GrowthForecastByJurisdiction.pdf>. The growth forecasts for the region and applicable jurisdictions are below.

	Adopted SCAG Region Wide Forecasts			Adopted City of Rancho Cucamonga Forecasts		
	Year 2020	Year 2035	Year 2040	Year 2020	Year 2035	Year 2040
Population	19,663,000	22,091,000	22,138,800	173,900	198,300	204,300
Households	6,458,000	7,325,000	7,412,300	57,100	70,200	73,100
Employment	8,414,000	9,441,000	9,871,500	82,300	101,800	104,600

## MITIGATION MEASURES

SCAG staff recommends that you review the Final Program Environmental Impact Report (Final PEIR) for the 2016 RTP/SCS for guidance, as appropriate. SCAG's Regional Council certified the Final PEIR and adopted the associated Findings of Fact and a Statement of Overriding Considerations (FOF/SOC) and Mitigation Monitoring and Reporting Program (MMRP) on April 7, 2016 (please see: <http://scagrtpscsc.net/Pages/FINAL2016PEIR.aspx>). The Final PEIR includes a list of project-level performance standards-based mitigation measures that may be considered for adoption and implementation by lead, responsible, or trustee agencies in the region, as applicable and feasible. Project-level mitigation measures are within responsibility, authority, and/or jurisdiction of project-implementing agency or other public agency serving as lead agency under CEQA in subsequent project- and site- specific design, CEQA review, and decision-making processes, to meet the performance standards for each of the CEQA resource categories.





## Department of Public Works

- Flood Control
- Operations
- Solid Waste Management
- Surveyor
- Transportation

[www.SBCounty.gov](http://www.SBCounty.gov)

Kevin Blakeslee, P.E.  
Director

### Transmitted via Email

October 10, 2017

City of Rancho Cucamonga  
Attn: Tom Grahn, Associate Planner  
Community Development Department  
10500 Civic Center Drive  
Rancho Cucamonga, CA. 91730

File: 10(ENV)-4.01

**RE: CEQA/NEPA – NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL ASSESSMENT FOR THE NORTH EASTERN SPHERE ANNEXATION SPECIFIC PLAN FOR THE CITY OF RANCHO CUCAMONGA**

Dear Mr. Grahn:

Thank you for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. **We received this request on September 11, 2017** and pursuant to our review, the following comments are provided:

At this time we have no specific comments or recommendations for inclusion in the Draft EIR in response to this Notice of Preparation. The San Bernardino County Flood Control District staff looks forward to working closely with the City in the EIR development and analysis.

We respectfully request to be included on the circulation list for all project notices, public reviews, or public hearings.

In closing, I would like to thank you again for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael R. Perry".

**Michael R. Perry**  
Supervising Planner  
Environmental Management

MRP:PE:sr  
Email: [Tom.grahn@cityofrc.us](mailto:Tom.grahn@cityofrc.us)

### BOARD OF SUPERVISORS

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Fifth District

DENA M. SMITH  
Interim Chief Executive Officer

## State Water Resources Control Board

October 9, 2017

Rancho Cucamonga  
Attn: Tom Grahn  
Community Development Department  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

RE: NOTICE OF PREPARATION FOR EIR, RANCHO CUCAMONGA NORTH EASTERN  
SPHERE ANNEXATION SPECIFIC PLAN; SCH #2017091027

Dear Tom Grahn:

Thank you for the opportunity to comment on the scope of the analysis for the Rancho Cucamonga North Eastern Sphere Annexation Specific Plan. The State Water Resources Control Board, Division of Drinking Water (SWRCB) is responsible for issuing Water Supply Permits administered under the Safe Drinking Water Program and may need to issue a new or amended Water Supply Permit for the above referenced project. A project triggers a permit if it includes changes to the water supply, storage, treatment of drinking water, or consolidation of one or more public water systems. SWRCB will be the "responsible agency" pursuant to the California Environmental Quality Act (CEQA).

The City of Rancho Cucamonga will be preparing a draft Environmental Impact Report for the Rancho Cucamonga North Eastern Sphere Annexation Specific Plan. Rancho Cucamonga is soliciting information on the scope of the environmental analysis for the proposed project.

The City should consider the following things in their Environmental Impact Report:

- Please consider any drinking water system that will be constructed to provide for the development of the area and environmental effects that the construction and operation of the water system components and overall water system will have.
- If the project has 200 or more dwellings, the document should include verification of water supply provided by a water purveyor (District) or county based on 20 years of historical records, that includes an urban shortage contingency analysis, and identifies the supply reduction for "specific water use sector" per Water Supplier's resolution, ordinance, or contract, (SB221).
- If the project will supply 500 or more dwelling units, the document should include a water supply assessment prepared by the water district or County that addresses the potential environmental impacts of the project. The document

FELICIA MARCUS, CHAIR | THOMAS HOWARD, EXECUTIVE DIRECTOR

must conclude that the supply of domestic water available to the development is adequate, and will continue to be adequate over the next 20 years during normal, dry, and multi-dry years, (SB610).

- Please provide us with an electronic copy of the EIR for comment during the circulation process.

Sincerely,

Lori Schmitz

Lori Schmitz,  
Environmental Scientist  
1001 I Street, Sacramento, CA 95814

Cc:  
Office of Planning and Research, State Clearinghouse





State of California - Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
Inland Deserts Region  
3602 Inland Empire Blvd., Suite C-220  
Ontario, CA 91764  
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[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

EDMUND G. BROWN, Jr., Governor  
CHARLTON H. BONHAM, Director



October 10, 2017

*Sent via email*

Mr. Tom Grahm  
Associate Planner  
City of Rancho Cucamonga  
10500 Civic Center Dr.  
Rancho Cucamonga, CA 91730  
[tom.grahm@cityofrc.us](mailto:tom.grahm@cityofrc.us)

Subject: Notice of Preparation of a Draft Environmental Impact Report  
Rancho Cucamonga North Eastern Sphere Annexation Specific Plan  
State Clearinghouse No. 2017091027

Dear Mr. Grahm:

The Department of Fish and Wildlife (Department) appreciates the opportunity to comment on the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Rancho Cucamonga North Eastern Sphere Annexation Specific Plan Project (project) [State Clearinghouse No. 2017091027]. The Department is responding to the NOP as a Trustee Agency for fish and wildlife resources (California Fish and Game Code Sections 711.7 and 1802, and the California Environmental Quality Act [CEQA] Guidelines Section 15386), and as a Responsible Agency regarding any discretionary actions (CEQA Guidelines Section 15381), such as the issuance of a Lake or Streambed Alteration Agreement (California Fish and Game Code Sections 1600 *et seq.*) and/or a California Endangered Species Act (CESA) Permit for Incidental Take of Endangered, Threatened, and/or Candidate species (California Fish and Game Code Sections 2080 and 2080.1).

The project involves pre-zoning and annexation of approximately 4,388 acres of land under the jurisdiction of the County of San Bernardino into the City of Rancho Cucamonga (City). Other key components include, but are not limited to the development of approximately 579 acres, involving the construction of approximately 3,800 residential units and associated infrastructure; and the development of a conservation program. The project is located along the northeastern edge of the City at the base of the San Gabriel Mountains and generally lies west of Interstate 15 (I-15), north of I-210, and north of residential development within the City.

## COMMENTS AND RECOMMENDATIONS

The Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and the habitat necessary for biologically sustainable populations of those species (i.e., biological resources); and administers the Natural Community Conservation Planning Program (NCCP Program). The Department offers the comments and recommendations presented below to assist the City (the CEQA lead agency) in adequately identifying and/or mitigating the project's significant, or potentially significant, impacts on biological resources. The comments and recommendations are also offered to enable the Department to adequately review and comment on the proposed project with respect to impacts on biological resources.

The Department recommends that the forthcoming DEIR address the following:

### Assessment of Biological Resources

Section 15125(c) of the CEQA Guidelines states that knowledge of the regional setting of a project is critical to the assessment of environmental impacts and that special emphasis should be placed on environmental resources that are rare or unique to the region. To enable Department staff to adequately review and comment on the project, the DEIR should include a complete assessment of the flora and fauna within and adjacent to the project footprint, with particular emphasis on identifying rare, threatened, endangered, and other sensitive species and their associated habitats.

The Department recommends that the DEIR specifically include:

1. An assessment of the various habitat types located within the project footprint, and a map that identifies the location of each habitat type. The Department recommends that floristic, alliance- and/or association based mapping and assessment be completed following *The Manual of California Vegetation*, second edition (Sawyer et al. 2009). Adjoining habitat areas should also be included in this assessment where site activities could lead to direct or indirect impacts offsite. Habitat mapping at the alliance level will help establish baseline vegetation conditions.
2. A general biological inventory of the fish, amphibian, reptile, bird, and mammal species that are present or have the potential to be present within each habitat type onsite and within adjacent areas that could be affected by the project. The Department's California Natural Diversity Database (CNDDDB) in Sacramento should be contacted at (916) 322-2493 or [CNDDDB@wildlife.ca.gov](mailto:CNDDDB@wildlife.ca.gov) to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code, in the vicinity of the proposed project. The Department recommends that CNDDDB Field Survey Forms be completed and submitted to CNDDDB to document survey results. Online forms can be obtained and submitted at:  
<https://www.wildlife.ca.gov/Data/CNDDDB/Submitting-Data>



Please note that the Department's CNDDDB is not exhaustive in terms of the data it houses, nor is it an absence database. The Department recommends that it be used as a starting point in gathering information about the *potential presence* of species within the general area of the project site.

3. A complete, *recent* inventory of rare, threatened, endangered, and other sensitive species located within the project footprint and within offsite areas with the potential to be effected, including California Species of Special Concern (CSSC) and California Fully Protected Species (Fish and Game Code § 3511). Species to be addressed should include all those which meet the CEQA definition (CEQA Guidelines § 15380). The inventory should address seasonal variations in use of the project area and should not be limited to resident species. Focused species-specific surveys, completed by a qualified biologist and conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service, where necessary. Note that the Department generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of the proposed project may warrant periodic updated surveys for certain sensitive taxa, particularly if the project is proposed to occur over a protracted time frame, or in phases, or if surveys are completed during periods of drought.

Based on the Department's local biological knowledge of the project area, and review of CNDDDB, the project site has a high potential to support both nesting and foraging habitat for burrowing owl (*Athene cunicularia*), a California Species of Special Concern. As such, the Department recommends that City, during preparation of the DEIR, follow the recommendations and guidelines provided in the Staff Report on Burrowing Owl Mitigation (Department of Fish and Game, March 2012); available for download from the Department's website at: <https://www.wildlife.ca.gov/Conservation/Survey-Protocols>

The Staff Report on Burrowing Owl Mitigation specifies that project impact evaluations include:

- a. A habitat assessment;
- b. Surveys; and
- c. An impact assessment

As stated in the *Staff Report on Burrowing Owl Mitigation*, the three progressive steps are effective in evaluating whether a project will result in impacts to burrowing owls, and the information gained from the steps will inform any subsequent avoidance, minimization, and mitigation measures. Habitat assessments are conducted to evaluate the likelihood that a site supports burrowing owl. Burrowing owl surveys provide information needed to determine the potential effects of

proposed projects and activities on burrowing owls, and to avoid take in accordance with Fish and Game Code sections 86, 3503, and 3503.5. Impact assessments evaluate the extent to which burrowing owls and their habitat may be impacted, directly or indirectly, on and within a reasonable distance of a proposed CEQA project activity or non-CEQA project.

4. A thorough, recent, floristic-based assessment of special status plants and natural communities, following the Department's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (see <https://www.wildlife.ca.gov/Conservation/Plants>);
5. Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region (CEQA Guidelines § 15125[c]).
6. A full accounting of all mitigation lands within and adjacent to the project.

#### **Analysis of Direct, Indirect, and Cumulative Impacts to Biological Resources**

The DEIR should provide a thorough discussion of the direct, indirect, and cumulative impacts expected to adversely affect biological resources as a result of the project. To ensure that project impacts to biological resources are fully analyzed, the following information should be included in the DEIR:

1. A discussion of potential impacts from lighting, noise, human activity, defensible space, and wildlife-human interactions created by zoning of development projects or other project activities adjacent to natural areas, exotic and/or invasive species, and drainage. The latter subject should address project-related changes on drainage patterns and water quality within, upstream, and downstream of the project site, including: volume, velocity, and frequency of existing and post-project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-project fate of runoff from the project site.

With respect to defensible space: please ensure that the DEIR fully describes and identifies the location, acreage, and composition of defensible space *within* the proposed Development Priority areas. Please ensure that any graphics and descriptions of defensible space associated with this project comply with San Bernardino County Fire/Rancho Cucamonga Fire (or other applicable agency) regulations/ requirements. The City, through their planning processes, should be ensuring that defensible space is provided and accounted for *within proposed development areas*, and not transferred to adjacent open space or conservation lands. Please note that lands proposed to be managed for defensible space purposes will have lower conservation resource value as they require in-perpetuity vegetation management.



2. A discussion of potential indirect project impacts on biological resources, including resources in areas adjacent to the project footprint, such as nearby public lands (e.g. National Forests, State Parks, etc.), open space, adjacent natural habitats, riparian ecosystems, wildlife corridors, and any designated and/or proposed reserve or conservation/mitigation lands (e.g., preserved lands associated with a Natural Community Conservation Plan, or other conserved lands).
3. An evaluation of impacts to adjacent open space lands from both the construction of the project and long-term operational and maintenance needs.
4. A cumulative effects analysis developed as described under CEQA Guidelines § 15130. Please include all potential direct and indirect project related impacts to riparian areas, wetlands, vernal pools, alluvial fan habitats, wildlife corridors or wildlife movement areas, aquatic habitats, sensitive species and other sensitive habitats, open lands, open space, and adjacent natural habitats in the cumulative effects analysis. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

### **Alternatives Analysis**

Note that the DEIR must describe and analyze a range of reasonable alternatives to the project that are potentially feasible, would "feasibly attain most of the basic objectives of the project," and would avoid or substantially lessen any of the project's significant effects (CEQA Guidelines § 15126.6[a]).

### **Mitigation Measures for Project Impacts to Biological Resources**

The DEIR should include appropriate and adequate avoidance, minimization, and/or mitigation measures for all direct, indirect, and cumulative impacts that are expected to occur as a result of the construction and long-term operation and maintenance of the project. When proposing measures to avoid, minimize, or mitigate impacts, the Department recommends consideration of the following:

1. *Fully Protected Species*: Fully protected species may not be taken or possessed at any time. Project activities described in the DEIR should be designed to completely avoid any fully protected species that have the potential to be present within or adjacent to the project area. The Department also recommends that the DEIR fully analyze potential adverse impacts to fully protected species due to habitat modification, loss of foraging habitat, and/or interruption of migratory and breeding behaviors. The Department recommends that the Lead Agency include in the analysis how appropriate avoidance, minimization, and mitigation measures will reduce indirect impacts to fully protected species.

2. *Sensitive Plant Communities*: The Department considers sensitive plant communities to be imperiled habitats having both local and regional significance. Plant communities, alliances, and associations with a statewide ranking of S-1, S-2, S-3, and S-4 should be considered sensitive and declining at the local and regional level. These ranks can be obtained by querying the CNDDDB and are included in *The Manual of California Vegetation* (Sawyer et al. 2009). The DEIR should include measures to fully avoid and otherwise protect sensitive plant communities from project-related direct and indirect impacts.
3. *Mitigation*: The Department considers adverse project-related impacts to sensitive species and habitats to be significant to both local and regional ecosystems, and the DEIR should include mitigation measures for adverse project-related impacts to these resources. Mitigation measures should emphasize avoidance and reduction of project impacts. For unavoidable impacts, onsite habitat restoration and/or enhancement should be evaluated and discussed in detail. If onsite mitigation is not feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, offsite mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed.

The DEIR should include measures to perpetually protect the targeted habitat values within mitigation areas from direct and indirect adverse impacts in order to meet mitigation objectives to offset project-induced qualitative and quantitative losses of biological values. Specific issues that should be addressed include restrictions on access, proposed land dedications, long-term monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc.

If sensitive species and/or their habitat may be impacted from the project, the Department recommends that the City include specific mitigation in the DEIR. CEQA Guidelines §15126.4, subdivision (a)(1)(8) states that formulation of feasible mitigation measures should not be deferred until some future date. The Court of Appeal in *San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645 struck down mitigation measures which required formulating management plans developed in consultation with State and Federal wildlife agencies after Project approval. Courts have also repeatedly not supported conclusions that impacts are mitigable when essential studies, and therefore impact assessments, are incomplete (*Sundstrom v. County of Mendocino* (1988) 202 Cal. App. 3d. 296; *Gentry v. City of Murrieta* (1995) 36 Cal. App. 4th 1359; *Endangered Habitat League, Inc. v. County of Orange* (2005) 131 Cal. App. 4th 777).

The Department recommends that the DEIR specify mitigation that is roughly proportional to the level of impacts, including cumulative impacts, in accordance with the provisions of CEQA (CEQA Guidelines, §§ 15126.4(a)(4)(B), 15064, 15065, and 16355). Furthermore, in order for mitigation measures to be effective, they must be specific, enforceable, and feasible actions that will improve environmental conditions.

4. *Habitat Revegetation/Restoration Plans*: Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant restoration techniques. Plans should identify the assumptions used to develop the proposed restoration strategy. Each plan should include, at a minimum:  
(a) the location of restoration sites and assessment of appropriate reference sites;  
(b) the plant species to be used, sources of local propagules, container sizes, and seeding rates;  
(c) a schematic depicting the mitigation area;  
(d) a local seed and cuttings and planting schedule;  
(e) a description of the irrigation methodology;  
(f) measures to control exotic vegetation on site;  
(g) specific success criteria;  
(h) a detailed monitoring program;  
(i) contingency measures should the success criteria not be met; and  
(j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity. Monitoring of restoration areas should extend across a sufficient time frame to ensure that the new habitat is established, self-sustaining, and capable of surviving drought.

The Department recommends that local onsite propagules from the project area and nearby vicinity be collected and used for restoration purposes. Onsite seed collection should be initiated in the near future in order to accumulate sufficient propagule material for subsequent use in future years. Onsite vegetation mapping at the alliance and/or association level should be used to develop appropriate restoration goals and local plant palettes. Reference areas should be identified to help guide restoration efforts. Specific restoration plans should be developed for various project components as appropriate.

Restoration objectives should include protecting special habitat elements or re-creating them in areas affected by the project; examples could include retention of woody material, logs, snags, rocks, and brush piles.

5. *Nesting Birds and Migratory Bird Treaty Act*: Please note that it is the project proponent's responsibility to comply with all applicable laws related to nesting birds and birds of prey. Migratory non-game native bird species are protected by international treaty under the federal Migratory Bird Treaty Act (MBTA) of 1918, as amended (16 U.S.C. 703 *et seq.*). In addition, sections 3503, 3503.5, and 3513 of the Fish and Game Code (FGC) also afford protective measures as follows: Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by FGC or any regulation made pursuant thereto; Section 3503.5 states that it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by FGC or any regulation adopted pursuant thereto; and Section 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.



The Department recommends that the DEIR include the results of avian surveys, as well as specific avoidance and minimization measures to ensure that impacts to nesting birds do not occur. Project-specific avoidance and minimization measures may include, but not be limited to: project phasing and timing, monitoring of project-related noise (where applicable), sound walls, and buffers, where appropriate. The DEIR should also include specific avoidance and minimization measures that will be implemented should a nest be located within the project site. If pre-construction surveys are proposed in the DEIR, the Department recommends that they be required no more than three (3) days prior to vegetation clearing or ground disturbance activities, as instances of nesting could be missed if surveys are conducted sooner.

6. *Moving out of Harm's Way*: The proposed project is anticipated to result in the clearing of natural habitats that support native species. To avoid direct mortality, the Department recommends that the lead agency condition the DEIR to require that a Department-approved qualified biologist be retained to be onsite prior to and during all ground- and habitat-disturbing activities to move out of harm's way special status species or other wildlife of low or limited mobility that would otherwise be injured or killed from project-related activities. Movement of wildlife out of harm's way should be limited to only those individuals that would otherwise be injured or killed, and individuals should be moved only as far as necessary to ensure their safety (i.e., the Department does not recommend relocation to other areas). Furthermore, it should be noted that the temporary relocation of onsite wildlife does not constitute effective mitigation for the purposes of offsetting project impacts associated with habitat loss.
7. *Translocation of Species*: The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species as studies have shown that these efforts are experimental in nature and largely unsuccessful.

### **California Endangered Species Act**

The Department is responsible for ensuring appropriate conservation of fish and wildlife resources including threatened, endangered, and/or candidate plant and animal species, pursuant to the California Endangered Species Act (CESA). The Department recommends that a CESA Incidental Take Permit (ITP) be obtained if the project has the potential to result in "take" (California Fish and Game Code Section 86 defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") of State-listed CESA species, either through construction or over the life of the project. CESA ITPs are issued to conserve, protect, enhance, and restore State-listed CESA species and their habitats.

The Department encourages early consultation, as significant modification to the proposed project and avoidance, minimization, and mitigation measures may be necessary to obtain a CESA ITP. Please note that the proposed avoidance,

minimization, and mitigation measures must be sufficient for the Department to conclude that the project's impacts are fully mitigated and the measures, when taken in aggregate, must meet the full mitigation standard. Revisions to the California Fish and Game Code, effective January 1998, require that the Department issue a separate CEQA document for the issuance of a CESA ITP unless the Project CEQA document addresses all Project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of a CESA permit.

### **Lake and Streambed Alteration Program**

Fish and Game Code section 1602 requires an entity to notify the Department prior to commencing any activity that may do one or more of the following: Substantially divert or obstruct the natural flow of any river, stream or lake; Substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or Deposit debris, waste or other materials that could pass into any river, stream or lake. Please note that "any river, stream or lake" includes those that are episodic (i.e., those that are dry for periods of time) as well as those that are perennial (i.e., those that flow year round). This includes ephemeral streams, desert washes, and watercourses with a subsurface flow. It may also apply to work undertaken within the flood plain of a body of water.

Upon receipt of a complete notification, the Department determines if the proposed project activities may substantially adversely affect existing fish and wildlife resources and whether a Lake and Streambed Alteration (LSA) Agreement is required. An LSA Agreement includes measures necessary to protect existing fish and wildlife resources. CDFW may suggest ways to modify your project that would eliminate or reduce harmful impacts to fish and wildlife resources.

The Department's issuance of an LSA Agreement is a "project" subject to CEQA (see Pub. Resources Code 21065). To facilitate issuance of an LSA Agreement, if necessary, the DEIR should fully identify the potential impacts to the lake, stream, or riparian resources, and provide adequate avoidance, mitigation, and monitoring and reporting commitments. Early consultation with the Department is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources. To obtain a Lake or Streambed Alteration notification package, please go to <https://www.wildlife.ca.gov/Conservation/LSA/Forms>.

### **Additional Comments and Recommendations**

To ameliorate the water demands of this project, the Department recommends incorporation of water-wise concepts in project landscape design plans. In particular, the Department recommends xeriscaping with locally native California species, and installing water-efficient and targeted irrigation systems (such as drip irrigation). Local water agencies/districts, and resource conservation districts in your area may be able to provide information on plant nurseries that carry locally native species, and some facilities display drought-tolerant locally native species demonstration gardens (for

example the Rancho Santa Ana Botanic Garden in Claremont). Information on drought-tolerant landscaping and water-efficient irrigation systems is available on California's Save our Water website: <http://saveourwater.com/>

### **Further Coordination**

The Department appreciates the opportunity to comment on the NOP of a DEIR for the Rancho Cucamonga North East Sphere Annexation Specific Plan Project (SCH No. 2017091027) and recommends that City of Rancho Cucamonga address the Department's comments and concerns in the forthcoming DEIR. If you should have any questions pertaining to the comments provided in this letter, or wish to schedule a meeting and/or site visit, please contact Joanna Gibson at (909) 987-7449 or at [Joanna.gibson@wildlife.ca.gov](mailto:Joanna.gibson@wildlife.ca.gov).

Sincerely,

  
Leslie MacNair  
Regional Manager

### Literature Cited

Sawyer, J. O., T. Keeler-Wolf, and J. M. Evens. 2009. A manual of California Vegetation, 2<sup>nd</sup> ed. California Native Plant Society Press, Sacramento, California.  
<http://vegetation.cnps.org/>





# LAFCO

**Local Agency  
Formation Commission**  
*for San Bernardino County*

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to serve the Citizens, Cities, Special Districts  
and the County of San Bernardino

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Special District

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Public Member

ACQUANETTA WARREN  
City Member

**STAFF**

KATHLEEN ROLLINGS-McDONALD  
Executive Officer

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Assistant Executive Officer

MICHAEL TUERPE  
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Clerk to the Commission

**LEGAL COUNSEL**

CLARK H. ALSOP

October 11, 2017

Mr. Tom Grahn, Associate Planner  
City of Rancho Cucamonga  
Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

RE: City of Rancho Cucamonga Notice of Preparation of a Draft  
Environmental Impact Report for the Rancho Cucamonga  
North Eastern Sphere Annexation Specific Plan

Dear Mr. Grahn:

The Local Agency Formation Commission for San Bernardino County (LAFCO) acquired a copy of the Public Notice of Preparation (NOP) for the above-referenced project from the City's Website. After reviewing the notice, LAFCO has the following comments and/or concerns:

- LAFCO is a responsible agency as defined by the California Environmental Quality Act (CEQA). Since LAFCO will serve as CEQA Responsible Agency, it is essential that the draft Environmental Impact Report (EIR) prepared for this proposed project contain an adequate discussion of all potential environmental impacts so that it can be considered and accepted by the Commission when it considers the proposed reorganization at some time in the future.

Some of the issues that need to be addressed and evaluated in the draft EIR include the type of services that are available, the type of services to be provided, the existing infrastructure and the necessary infrastructure to serve the area that is being annexed into the City. These issues, among others, have potential indirect effects on environmental factors such as Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Land Use and Planning, Noise, Population and housing, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems that will have to be addressed in the draft EIR.

- It should be noted that the project description for the NOP does not describe fully the overall project, which will require a reorganization to include not only the annexation to the City of Rancho Cucamonga, but also the annexations to the other City service providers such as the Cucamonga Valley Water District (CVWD), the water and sewer collection service provider and the Inland Empire Utilities Agency (IEUA), the regional wastewater collection and treatment service provider, as well as the detachment from County Service Area 70 (multi-function unincorporated area Countywide). In addition, IEUA is a member agency of the Metropolitan Water District of Southern



California (MET), which is a consortium of cities and water agencies that import State Water Project water to supplement local water supplies. Therefore, the reorganization will also include the annexation to MET (whose boundaries are coterminous to those of IEUA). The document should also include a discussion of the environmental consequences that would result in the extension of infrastructure facilities to the project area.

It might be helpful to the reader if the acreages that are being annexed into the different service providers be clearly identified. It would also be helpful if the attached figures clearly show the boundaries that are being annexed into CVWD and IEUA (which also represents the boundary for MET), since the said annexation boundaries to these agencies are all different from one another.

In addition, the City should also identify if the area (or portion of the area) will be included within a Community Facilities District or an Assessment District for funding of infrastructure and/or operation and maintenance.

- If the City is proposing the detachment from County Service Area 120 (open space and habitat conservation), it must also evaluate the said detachment from CSA 120 and the impacts associated with the transfer of service, and the future acquisition, preservation, maintenance, and operation of habitat/conservation lands in the area.
- It should be noted that the area is already within the Rancho Cucamonga Fire Protection District (for structural fire) and that CALFIRE provides service for those emergencies involving wildland fires within the unincorporated area. The document should include a discussion and evaluation of the removal of the State Responsibility Area (SRA) designation for wildland fire protection, which automatically occurs upon annexation to the City as outlined in State law.

Thank you for allowing us to provide comments to the NOP. If you have any questions concerning the information outlined above, please do not hesitate to contact me or Samuel Martinez, Assistant Executive Officer, at (909) 388-0480. Please maintain LAFCO on your distribution list to receive further information related to this process. We look forward to working with the City on its future processing of this project.

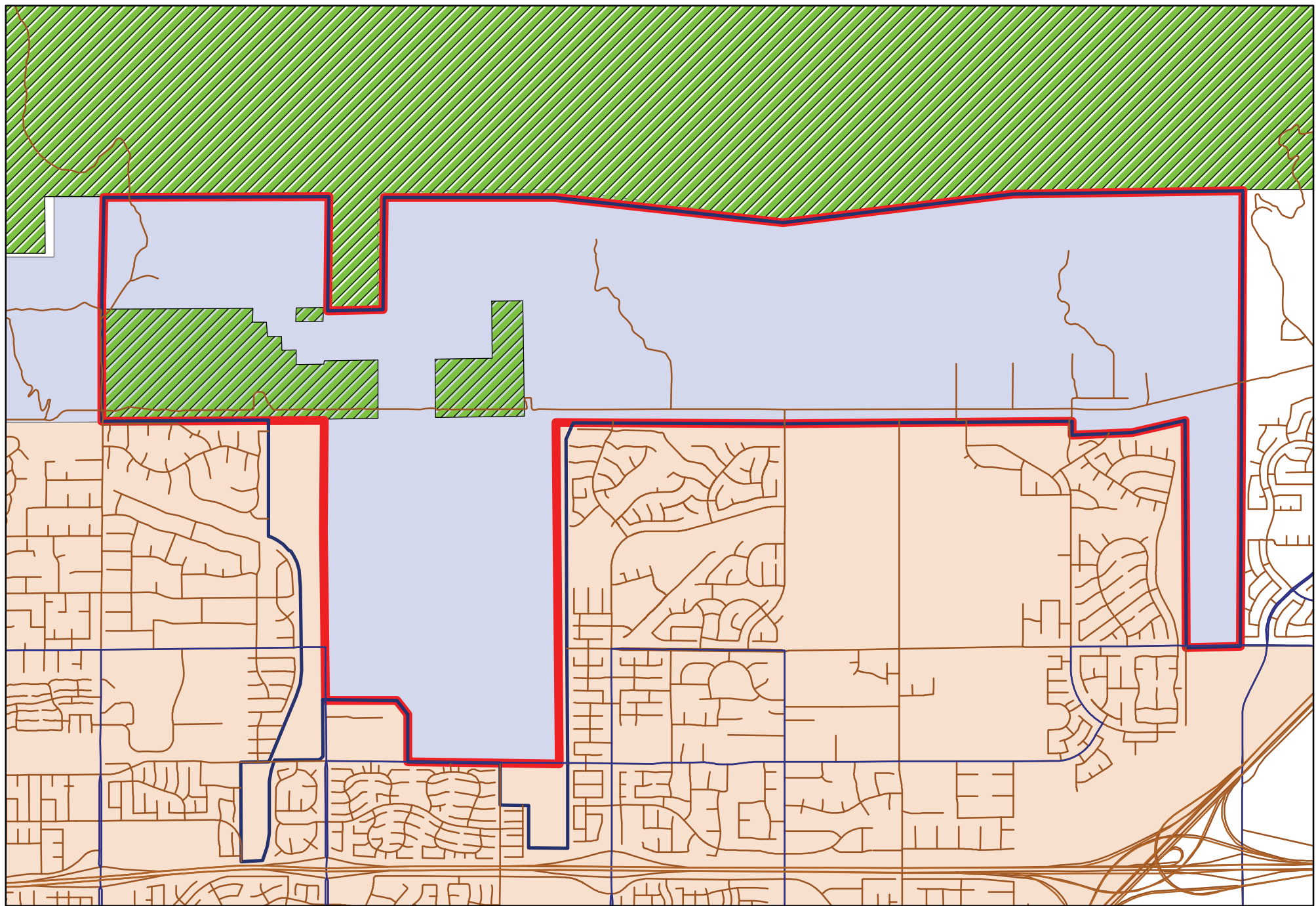
Sincerely,



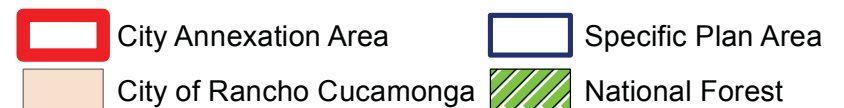
KATHLEEN ROLLINGS-McDONALD  
Executive Officer

#### Attachments

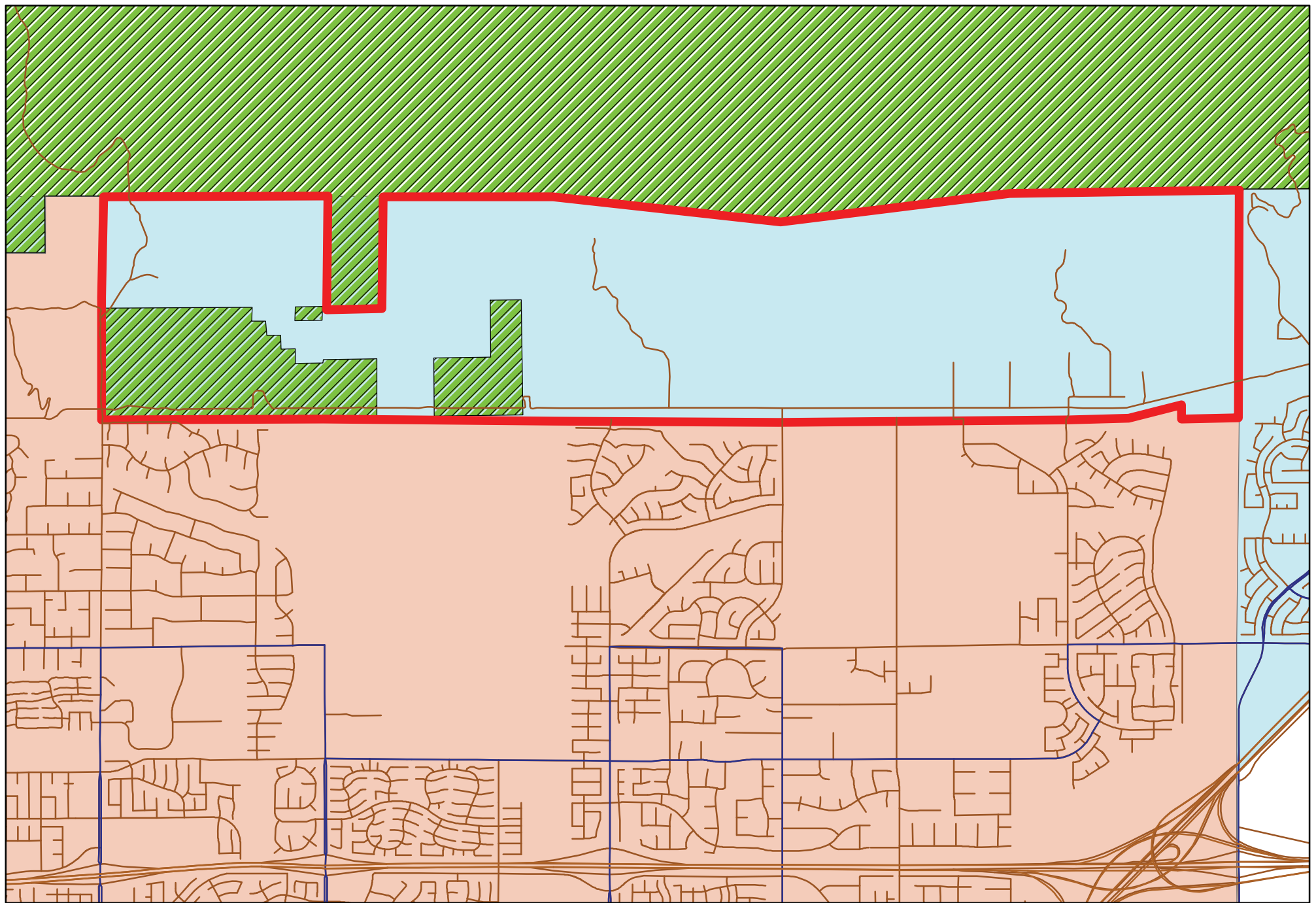
cc: Tom Dodson, Tom Dodson and Associates, Environmental Consultant to LAFCO  
Martin Zvirbulis, General Manager/CEO, Cucamonga Valley Water District  
Joe Grindstaff, General Manager, Inland Empire Utilities Agency  
Ethel Young, Annexations Real Property Development and Management Group,  
Metropolitan Water District of Southern California  
Jeffrey Rigney, Director, Special Districts Department, San Bernardino County



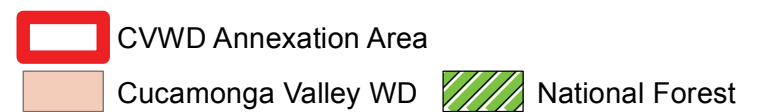
## ANNEXATION TO THE CITY OF RANCHO CUCAMONGA

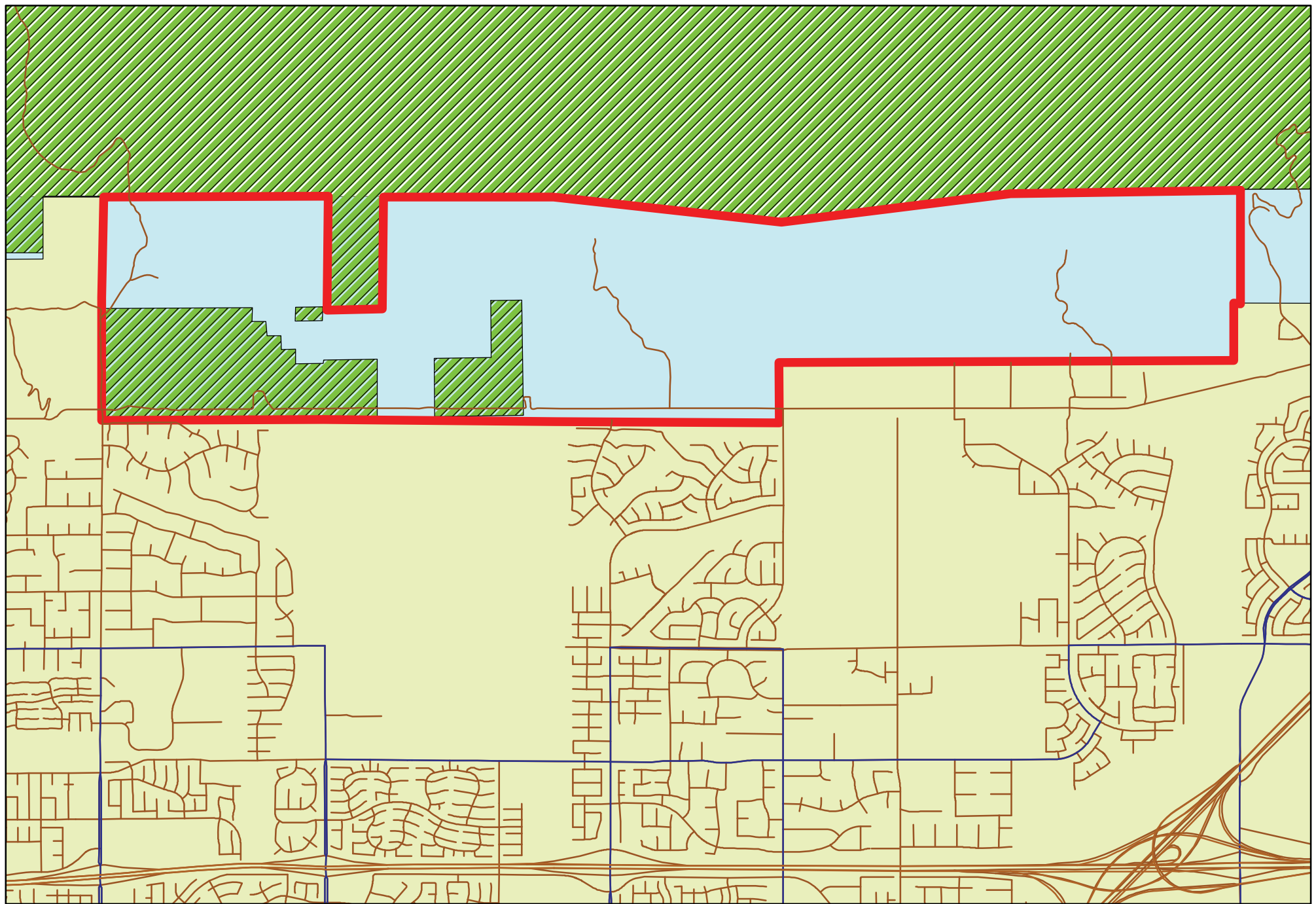








## ANNEXATION TO CUCAMONGA VALLEY WD





**ANNEXATION TO INLAND EMPIRE UTILITIES AGENCY  
& METROPOLITAN WATER DISTRICT OF SO. CAL.**

 IEUA & MET Annexation Area  
 IEUA & MET

 National Forest

Patrick Kaemerle, Esq.  
1 Lime Orchard  
Laguna Niguel, CA 92677  
949-248-1243

October 26, 2017

Tom Grahn  
Associate Planner  
City of Rancho Cucamonga  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

Via email: tom.grahn@cityofrc.us

Dear Mr. Grahn and Planning Staff,

I am the Manager for Inland Real Estate Group, LLC, owner of a parcel of land located in the County of San Bernardino (APN 0226-061-57) and within the City of Rancho Cucamonga's proposed "North Easter Sphere Annexation Project (NESPA)". I have also spoken to several additional land owners within NESPA, and have been authorized to voice their opposition as well. All are owners in the proposed 2,915 "conservation priority area".

I am unable to attend the meeting this evening as are the other property owners referenced above. We vehemently oppose the annexation and conversion of our properties to open space and deem the proposed plan an attempted taking without compensation. We will not stand for this and will oppose it by all legal means, including but not limited to filing a lawsuit against the city to restrain and enjoin the City from pursuing this project and a suit for monetary damages, if necessary.

I would ask that this letter of opposition be read into the record this evening and included in the official written records for this meeting.

Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Patrick", is written over the printed name.

Patrick Kaemerle, Esq.  
Cc: Anthony Maricic

November 10, 2017

Tom Grahn  
Associate Planner  
City of Rancho Cucamonga  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

To Mr. Grahn and Planning Staff,

I am the owner of the BPEA, LLC, co-owner of three parcels of land located in the County of San Bernadino (APN 0226-061-57) and within the city of Rancho Cucamonga's proposed "North Easter Sphere Annexation Project (NESPA)". The three parcels of note are:

- 0201-033-39-0-000
- 0201-033-40-0-000
- 0201-021-05-0-000

While I am unable to attend any public meetings or discussions on the proposed annexation, I want to join the other owners within the proposed "conservation priority area" in voicing our strong opposition to the annexation and conversion of our properties to open space and deem the proposed plan an attempted taking without compensation.

I hope this issue can be addressed amicably. However, I am prepared to take any legal means necessary, including but not limited to filing a lawsuit against the city to restrain and enjoin the city from pursuing this project and a suit for monetary damages.

I ask that this letter of opposition be included into the public record.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to be 'Andrew Hu', with a stylized flourish at the end.

Andrew Hu  
Partner

## Rural By Design

---

**From:** Grahn, Tom [Tom.Grahn@cityofrc.us]  
**Sent:** Monday, November 20, 2017 10:20 AM  
**To:** David Sargent; John Baucke; Ruta Thomas  
**Cc:** Burnett, Candyce; Smith, Michael  
**Subject:** FW: Annexation Project

Received the following in opposition to the NESAP.

**From:** deanna brophy [<mailto:deannabrophy@yahoo.com>]  
**Sent:** Saturday, November 18, 2017 10:46 AM  
**To:** Grahn, Tom <[Tom.Grahn@cityofrc.us](mailto:Tom.Grahn@cityofrc.us)>  
**Subject:** Annexation Project

Hello Tom,

My name is Deanna Brophy and I've attended 3 of the annexation meetings. Myself and other residents are against the idea of building high density units above Los Osos.

We would like to meet with you and city council to discuss our concerns in a private meeting.

- 1) why didn't city council attend these meetings?
- 2) I e-mailed the Mayor and no response yet, which is disappointing
- 3) if the city wants to generate money, build solar panels on that land and generate power
- 4) our number one option is to preserve the land, no cost. This is what ALL the residents want.
- 5) the traffic will be horrendous
- 6) no response from planning about additional schools
- 7) opening Wilson WILL NOT alleviate traffic
- 8) opening Wilson WILL bring in crime from neighboring cities
- 9) increase air pollution
- 10) the city living units...apartments...will lower property values
- 11) Residents moved up here to be away from city living
- 12) why are you creating a study for 3800 units? Why are you not starting small?
- 13) WE DO NOT WANT COMMERCIAL BUILDINGS...a Village. You heard the residents, we already have Victoria Gardens and tons of stores South of the 210.
- 14) it's not okay, that we, the residents are not being heard. If you were listening, you would give us answers, the answers from your peers and the consultant continue to change at the meetings. When we ask the SAME question, we get different answers.
- 15) the Consultant you hired is completely unprofessional, condescending, and rude. He should be more humble and completely understand the frustration from us residents. He should know being in this type of business, residents have valid concerns.
- 16) concern with the Tribal land, and we want feedback as to what the outcome of the meeting was with the Tribal committee
- 17) currently, your planning org has delayed the construction of the monk's request for building on their land...and what they can build. Since you've had the ability and authority to delay (which I'm good with, I against the Temple development), you also have the authority to take over the annexation AND tell any developer what they can and can't build. Preserve the land.

I'm looking forward to your response. I can be reached at 626.780.6619

Thank you,  
Deanna Brophy

[Sent from Yahoo Mail on Android](#)



November 18, 2017

Tom Grahm  
Associate Planner  
City of Rancho Cucamonga  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

To Mr. Grahm and Planning Staff,

I am the owner of the BPEA, LLC, co-owner of three parcels of land located in the County of San Bernadino (APN 0226-061-57) and within the city of Rancho Cucamonga's proposed "North Easter Sphere Annexation Project (Nespa)". The three parcels of note are:

- 0201-033-39-0-000
- 0201-033-40-0-000
- 0201-021-05-0-000

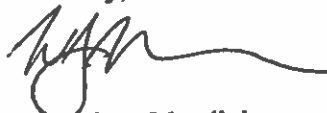
While I am unable to attend any public meetings or discussions on the proposed annexation, I want to join the other owners within the proposed "conservation priority area" in voicing our strong opposition to the annexation and conversion of our properties to open space and deem the proposed plan an attempted taking without compensation.

I hope this issue can be addressed amicably. However, I am prepared to take any legal means necessary, including but not limited to filing a lawsuit against the city to restrain and enjoin the city from pursuing this project and a suit for monetary damages.

I ask that this letter of opposition be included into the public record.

Thank you.

Sincerely,



Woon Jaye Mendiola

CITY OF RANCHO CUCAMONGA

NOV 20 2017

RECEIVED - PLANNING

## Rural By Design

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**From:** Grahn, Tom [Tom.Grahn@cityofrc.us]  
**Sent:** Tuesday, November 21, 2017 5:33 PM  
**To:** David Sargent; John Baucke; Ruta Thomas  
**Cc:** Burnett, Candyce; Smith, Michael  
**Subject:** FW: Against NESAP

-----Original Message-----

From: Hong Yun [<mailto:yunhongusc@yahoo.com>]  
Sent: Tuesday, November 21, 2017 5:27 PM  
To: Grahn, Tom <[Tom.Grahn@cityofrc.us](mailto:Tom.Grahn@cityofrc.us)>  
Subject: Against NESAP

Sent from my iPhone

Hi Tom

My family against NESAP

We need our high quality of life that is why we move to Alta Lima!

Thank you !

## Rural By Design

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**From:** Grahn, Tom [Tom.Grahn@cityofrc.us]  
**Sent:** Tuesday, November 21, 2017 5:33 PM  
**To:** David Sargent; John Baucke; Ruta Thomas  
**Cc:** Burnett, Candyce; Smith, Michael  
**Subject:** FW: Hell no on NESAP

**From:** rlamb54301@aol.com [mailto:rlamb54301@aol.com]  
**Sent:** Tuesday, November 21, 2017 4:18 PM  
**To:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Subject:** Hell no on NESAP

I have lived in Rancho since 1980. Enough is enough. No NESAP.

It used to be awesome in Rancho. Now it sucks.

Congestion, Crime, Coyotes. It's terrible.

This city is doing NOTHING about the coyotes killing pets all around the city and you guys want to build more?

Come on. STOP.

Thank you.

Rick

-----Original Message-----

From: Nextdoor Chaffey <reply@rs.email.nextdoor.com>  
To: rlamb54301 <rlamb54301@aol.com>  
Sent: Tue, Nov 21, 2017 4:03 pm  
Subject: Who has attended? Video of last NESAP meeting

▪

 Anne Rice, Deer Creek

Hi neighbors- if you live above the 210, this project will definitely effect your quality of life, traffic, children's education and property value. Here is a link to the last NESAP meeting regarding the development of the land north of Banyan, above LOHS. Please send emails and messages to Tom Grahn, Associate Planner, to let him know we do not need high density, commercial and retail space in Alta Loma

Tom Grahn

Associate Planner of RC

[Tom.Grahn@CityofRC.us](mailto:Tom.Grahn@CityofRC.us)

909-774-4312 direct line

Video of the las NESAP meeting

<https://youtu.be/qerQBCMqY0>

Nov 21 in General to 19 neighborhoods

[View or reply](#)

[Thank](#) · [Private message](#)



You can also reply to this email or use Nextdoor for [iPhone](#) or [Android](#)

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This message is intended for r1amb54301@aol.com.

[Unsubscribe or adjust your email settings](#)

Nextdoor, 875 Stevenson Street, Suite 700, San Francisco, CA 94103

## Rural By Design

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**From:** Grahn, Tom [Tom.Grahn@cityofrc.us]  
**Sent:** Wednesday, November 22, 2017 9:47 AM  
**To:** dsargent@sargenttownplanning.com; john@newurbanrealtyadvisors.com; Ruta Thomas  
**Cc:** Burnett, Candyce; Smith, Michael  
**Subject:** Fwd: Annex Project

FYI

Sent from my iPhone

Begin forwarded message:

**From:** [uswork@aol.com](mailto:uswork@aol.com)  
**Date:** November 22, 2017 at 9:44:00 AM PST  
**To:** [tom.grahn@cityofrc.us](mailto:tom.grahn@cityofrc.us)  
**Subject:** Annex Project

Hello,

**I will never again vote for any City Council member who votes "yes" on the Annex Project.**

I have attended 2 meetings on Thursday evenings.

Words cannot express my disgust with Rancho.

The master plan calls for homes with large lots above Wilson.

The new plan the City Council is pushing with their hired hit man to beat down residents is not appropriate for the area.

But, you are making your salary and benefits and that is all that is important.

But, City Council is getting developer money and that is all that is important.

Residents and voters are not important.

This is why our country is in the condition it is in -- politicians with their city planners.

I wonder how you humans can be so cruel to other humans and call yourselves human.

JoAnn Henkel

## New Urban Realty Advisors Inc

### Rural By Design

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**From:** Grahn, Tom [Tom.Grahn@cityofrc.us]  
**Sent:** Wednesday, November 22, 2017 9:47 AM  
**To:** dsargent@sargenttownplanning.com; john@newurbanrealtyadvisors.com; Ruta Thomas  
**Cc:** Burnett, Candyce; Smith, Michael  
**Subject:** Fwd: Annex Project

FYI

Sent from my iPhone

Begin forwarded message:

**From:** [uswork@aol.com](mailto:uswork@aol.com)  
**Date:** November 22, 2017 at 9:44:00 AM PST  
**To:** [tom.grahn@cityofrc.us](mailto:tom.grahn@cityofrc.us)  
**Subject:** Annex Project

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I wonder how you humans can be so cruel to other humans and call yourselves human.

JoAnn Henkel



## New Urban Realty Advisors Inc

### Rural By Design

---

**From:** Grahn, Tom [Tom.Grahn@cityofrc.us]  
**Sent:** Wednesday, November 22, 2017 11:26 AM  
**To:** dsargent@sargenttownplanning.com; john@newurbanrealtyadvisors.com; Ruta Thomas  
**Cc:** Burnett, Candyce; Smith, Michael  
**Subject:** Fwd: Annexation Project

FYI

Sent from my iPhone

Begin forwarded message:

**From:** deanna brophy <[deannabrophy@yahoo.com](mailto:deannabrophy@yahoo.com)>  
**Date:** November 22, 2017 at 11:24:39 AM PST  
**To:** "[tom.grahn@cityofrc.us](mailto:tom.grahn@cityofrc.us)" <[tom.grahn@cityofrc.us](mailto:tom.grahn@cityofrc.us)>  
**Subject:** Annexation Project  
**Reply-To:** "[deannabrophy@yahoo.com](mailto:deannabrophy@yahoo.com)" <[deannabrophy@yahoo.com](mailto:deannabrophy@yahoo.com)>

Tom,  
PRESERVE THE LAND, we do not want zoning to be approved for commercial, apartments and condos.

No to 3800 units.

[Sent from Yahoo Mail on Android](#)

## New Urban Realty Advisors Inc

### Rural By Design

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**From:** Grahn, Tom [Tom.Grahn@cityofrc.us]  
**Sent:** Monday, November 27, 2017 4:51 PM  
**To:** David Sargent; John Baucke; Ruta Thomas  
**Cc:** Burnett, Candyce; Smith, Michael  
**Subject:** FW: North Eastern annexation project

This was submitted prior to the last Community Meeting.

-----Original Message-----

From: John Honaker [<mailto:jmhonaker@charter.net>]  
Sent: Thursday, November 16, 2017 3:07 PM  
To: Grahn, Tom <[Tom.Grahn@cityofrc.us](mailto:Tom.Grahn@cityofrc.us)>  
Subject: North Eastern annexation project

Hello Mr Grahn,

I live off of Wardman-Bullock. My main concern about this project is the traffic in the northern part of the city, we only have one east/west street north of the 210 that goes between Haven and East avenues, and often Banyan is very busy due to rush hour and all of the schools that are located on Banyan.

It would be my hope that future developers be required to connect Wilson Avenue between East Avenue and Milliken Avenue. I know part of Wilson is not included in the sphere of the project, but hopefully the developers can be convinced to do the work.

Also if someone could convince Caltrans to utilize all of the 210 freeway and add one additional lane in each direction through Rancho Cucamonga that would be great. I've never quite understood why the freeway goes from four lanes to three in Upland as you approach the western border of Rancho Cucamonga.

Thank you for your time sir.

John Honaker  
14049 San Segundo dr  
Rancho Cucamonga, ca 91739

## New Urban Realty Advisors Inc

### Rural By Design

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**From:** Grahn, Tom [Tom.Grahn@cityofrc.us]  
**Sent:** Wednesday, November 29, 2017 11:07 AM  
**To:** David Sargent; John Baucke; Ruta Thomas  
**Cc:** Burnett, Candyce; Smith, Michael  
**Subject:** FW: NESAP

-----Original Message-----

From: Cynthia J Dunlap [<mailto:dunlapcjd@charter.net>]  
Sent: Wednesday, November 29, 2017 8:37 AM  
To: Grahn, Tom <[Tom.Grahn@cityofrc.us](mailto:Tom.Grahn@cityofrc.us)>  
Subject: NESAP

Sent from my iPhone

Dear Tom Graham,

This is to inform you of my opposition to the NESAP project currently being considered in RANCHO Cucamonga.

I am opposed for the following reasons:

1. Over crowding: the proposed project Creates "Stack and Pack" apartment/condo housing! We DO NOT have the infrastructure or creative elements in this area to this type of housing.
2. This "stack and pack" totally goes against the Equestrian way of life!
3. This area is a designated FLOOD PLANE!
4. The area is a VERY HIGH RISK FIRE ZONE! (As per Cal Fire!)
5. The City Council is just taking Grant Monies to crest a RATIONED way of life!
6. This city has NOT DESIGNED ANYTHING in the last 10 years, that is cohesive or artistically aesthetic to urban living! RANCHO Cucamonga , looks like a "patchwork quilt"! There is Retail on every corner and no centralized or designated area that signifies a "central Downtown area!"  
(You must find this difficult when planning a parade?)
7. There is NO new public ART anywhere in this city!!!--the current, "Public Art" is old, tired, and greatly lacking!!!

Please take note and record my opposition!!

Sincerely,

Cynthia J Dunlap, M.Ed, MA,  
resident since 1974

## New Urban Realty Advisors Inc

### Rural By Design

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**From:** Grahn, Tom [Tom.Grahn@cityofrc.us]  
**Sent:** Tuesday, December 05, 2017 4:26 PM  
**To:** David Sargent; John Baucke; Ruta Thomas  
**Cc:** Burnett, Candyce; Smith, Michael  
**Subject:** FW: North Eastern Sphere Annexation Specific Plan

-----Original Message-----

From: Dan Silver [<mailto:dsilverla@me.com>]  
Sent: Tuesday, December 05, 2017 4:10 PM  
To: Grahn, Tom <[Tom.Grahn@cityofrc.us](mailto:Tom.Grahn@cityofrc.us)>  
Subject: North Eastern Sphere Annexation Specific Plan

Dear Mr Grahn:

Please place Endangered Habitats League (EHL) on all notification and distribution lists for this project, including CEQA documents, public hearings, workshops, etc. Please transmit information electronically to <[dsilverla@me.com](mailto:dsilverla@me.com)>.

Your confirmation is requested and appreciated.

I will review the materials on the website and give you a call for additional information.

Regards  
Dan

Dan Silver, Executive Director  
Endangered Habitats League  
8424 Santa Monica Blvd., Suite A 592  
Los Angeles, CA 90069-4267

213-804-2750

[dsilverla@me.com](mailto:dsilverla@me.com)

<https://na01.safelinks.protection.outlook.com/?url=www.ehleague.org&data=02%7C01%7Crthomas%40dudek.com%7Ce1ea40bbaa1b486b55e308d53c3fec8%7C82b8a27d5b4c4dbeba360ee75edffcac%7C1%7C0%7C636481167609847644&sdata=RwCYESqArvwfdTKIH%2FCi%2BolZnumT%2F8ZA0RGB%2B1zh014%3D&reserved=0>

## New Urban Realty Advisors Inc

### Rural By Design

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**From:** Grahn, Tom [Tom.Grahn@cityofrc.us]  
**Sent:** Monday, December 18, 2017 7:47 AM  
**To:** David Sargent; John Baucke; Ruta Thomas  
**Cc:** Burnett, Candyce; Smith, Michael  
**Subject:** FW: New PUC Regs for Vegetation Clearance for Power Transmission Lines

Comments from Dennis Cisneros

---

**From:** [dcisneros5126@charter.net](mailto:dcisneros5126@charter.net) [<mailto:dcisneros5126@charter.net>]  
**Sent:** Friday, December 15, 2017 6:07 PM  
**To:** Grahn, Tom <[Tom.Grahn@cityofrc.us](mailto:Tom.Grahn@cityofrc.us)>  
**Subject:** FW: New PUC Regs for Vegetation Clearance for Power Transmission Lines

Attention: Mr Tom Grahn, NESAP Project Manager for City of Rancho Cucamonga;

Be advised of NEW PUC Regulations for Public Utilities Transmission Lines that requires improved Vegetation Clearance/Management, Mapping of High Fire Risk, Monitoring & Patrolling for Compliance. This points to the High Fire Risk and Negative Impact on Development of any kind under, adjacent and around Public Transmission Lines within and near the NESAP Area.

-----  
**From:** [dcisneros5126@charter.net](mailto:dcisneros5126@charter.net)  
**To:** "[Robert.ball@cityofrc.us](mailto:Robert.ball@cityofrc.us)", "[dboldt@sbcscd.org](mailto:dboldt@sbcscd.org)", "[John.Gillison@cityofrc.us](mailto:John.Gillison@cityofrc.us)", "[SupervisorRutherford@sbcounty.gov](mailto:SupervisorRutherford@sbcounty.gov)"  
**Cc:** "[John@WrightwoodCalif.com](mailto:John@WrightwoodCalif.com)", "[LDyberg@ALA-CA.ORG](mailto:LDyberg@ALA-CA.ORG)", "[mtbaldyfrost@yahoo.com](mailto:mtbaldyfrost@yahoo.com)", "[mhartwig@sbcfire.org](mailto:mhartwig@sbcfire.org)"  
**Sent:** 16-Dec-2017 01:40:30 +0000  
**Subject:** New PUC Regs for Vegetation Clearance for Power Transmission Lines

<https://www.nbclosangeles.com/news/local/LA-California-Wildfires-Prompt-Tougher-Rules-for-Utilities-464243823.html>

<http://docs.cpuc.ca.gov/PublishedDocs/Published/G000/M200/K638/200638039.PDF>

## New Urban Realty Advisors Inc

### Rural By Design

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**From:** Grahn, Tom [Tom.Grahn@cityofrc.us]  
**Sent:** Wednesday, December 20, 2017 4:41 PM  
**To:** David Sargent; John Baucke; Ruta Thomas  
**Subject:** FW: NORTH EASTERN SPHERE ANNEXATION PROJECT

-----Original Message-----

From: [kevin@hernandezteam.com](mailto:kevin@hernandezteam.com) [<mailto:kevin@hernandezteam.com>]  
Sent: Wednesday, December 20, 2017 3:54 PM  
To: Grahn, Tom <[Tom.Grahn@cityofrc.us](mailto:Tom.Grahn@cityofrc.us)>  
Subject: NORTH EASTERN SPHERE ANNEXATION PROJECT

Tom,

Re: Proposed NORTH EASTERN SPHERE ANNEXATION PROJECT

I am a homeowner on 5615 High Meadow Place, that backs to proposed project. I realize the importance of having control of what happens to the land if County were to sell to developers direct with out city impute. With that said, the proposal that was drafted with the amount of homes/condos proposed (3800) and city village will cause enormous traffic congestion and eye sore for the community surrounding. Also take away from the cities unique plan with shopping/restaurants that are primarily below 210 freeway. Further more take away from the view of the mountains.

I am against the current proposal and would request my email to be added to the non-supportive group as a homeowner and tax payer to the City of Ranch Cucamonga. I would assume they can down scale the amount of proposed homes and remove condos & the city village as proposed.

Closing, Upland, Claremont, Fontana, & La Verne don't have any City Village along the Foothills. This is just not the look that City should be looking for to have developers pay for connecting Wilson as stated in 3rd meeting I attended.

Please reply to confirm received.

Thank you for your time and consideration.

Kevin Hernandez  
909.241.8055



## New Urban Realty Advisors Inc

### Rural By Design

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**From:** Grahn, Tom [Tom.Grahn@cityofrc.us]  
**Sent:** Tuesday, January 09, 2018 9:25 AM  
**To:** David Sargent; John Baucke; Ruta Thomas  
**Cc:** Burnett, Candyce; Smith, Michael  
**Subject:** FW: NESAP Proposal - Info you may have forgotten

---

**From:** TapestryArtwork.com [<mailto:info@tapestryartwork.com>]  
**Sent:** Tuesday, January 09, 2018 9:21 AM  
**To:** Grahn, Tom <[Tom.Grahn@cityofrc.us](mailto:Tom.Grahn@cityofrc.us)>  
**Subject:** NESAP Proposal - Info you may have forgotten

Hello Mr. Grahn,

I received your email from an assistant planner.

Following are some government codes you may wish to read.

**The alternative plan that you are preparing for RC residents needs to follow the current General Plan/Equestrian Overlay and current Specific Plan and include homes, horse trails, and the new Etiwanda Equestrian Center (for which the City now holds the funds to build from Equestrian Mitigation Funds).**

**And the two parcels that are already owned by the City to be marked/indicated as such on the Annex map.**

City Planners are to follow laws and implement what RC stakeholder groups and RC resident decided; and not become dictators of what City Planners “re-imagine.”

You may also research court cases where cities tried to ignore city stake holders' and city residents' General Plan and Specific Plans — and lost, and had to pay legal costs of residents who brought forth the case.

Rancho will be the next legal case to become entered into legal history as lawyer is now being selected:

### **North Eastern Sphere Annexation Project (NESAP)**

**City Council is doing 3 changes to make this project happen:**

#### **1. General Plan/Equestrian Overlay Amendment**

California Government Code - 65867.5 Requires development agreements to be consistent with the General Plan

#### **2. New Specific Plan**

California Government Code – 65454 Specifies that a Specific Plan may not be adopted or amended unless the proposed plan is consistent with the General Plan

#### **3. Development Code Amendment**

This is City of Rancho Cucamonga's “Development Code” that is going to be changed. Is this done for every developer?

## **New Urban Realty Advisors Inc**

According to the California Supreme Court, “[t]he Planning and Zoning Law does not contemplate that general plans will be amended to conform to zoning ordinances. The tail does not wag the dog.” ([Leshar Communications v. City of Walnut Creek, supra, at p. 541](#)).

JoAnn Henkel

909-484-9562

## New Urban Realty Advisors Inc

### Rural By Design

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**From:** Grahn, Tom [Tom.Grahn@cityofrc.us]  
**Sent:** Thursday, January 11, 2018 12:41 PM  
**To:** dsargent@sargenttownplanning.com; john@newurbanrealtyadvisors.com; Ruta Thomas; Burnett, Candyce; Smith, Michael  
**Subject:** Fwd: North Eastern Sphere Annexation Project

Sent from my iPhone

Begin forwarded message:

**From:** Gabrieleno Band of Mission Indians <[gabrielenoindians@yahoo.com](mailto:gabrielenoindians@yahoo.com)>  
**Date:** January 11, 2018 at 12:32:52 PM PST  
**To:** "tom.grahn@cityofrc.us" <[tom.grahn@cityofrc.us](mailto:tom.grahn@cityofrc.us)>  
**Subject:** North Eastern Sphere Annexation Project  
**Reply-To:** Gabrieleno Band of Mission Indians <[gabrielenoindians@yahoo.com](mailto:gabrielenoindians@yahoo.com)>

Hello Tom Graham

This email is in response to the above project. Mr. Salas would like to set up consultation. Please contact us to see what time and date works for you. Thank you

Sincerely,

Brandy Salas

Andrew Salas, Chairman  
Gabrieleno Band of Mission Indians - Kizh Nation  
PO Box 393  
Covina, CA 91723  
Office: 844-390-0787  
Cell: (626)926-4131  
Email: [gabrielenoindians@yahoo.com](mailto:gabrielenoindians@yahoo.com)  
website: [www.gabrielenoindians.org](http://www.gabrielenoindians.org)

SENT VIA USPS AND E-MAIL:

January 24, 2018

[tom.grahn@cityofrc.us](mailto:tom.grahn@cityofrc.us)

Tom Grahn, Associate Planner

City of Rancho Cucamonga – Community Development Department

Planning Department

10500 Civic Center Drive

Rancho Cucamonga, CA 91730

**Revised Notice of Preparation of a Draft Environmental Impact Report for the  
Rancho Cucamonga North Eastern Sphere Annexation Specific Plan<sup>1</sup>**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the Proposed Project that should be included in the Draft Environmental Impact Report (EIR). Please send SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address shown in the letterhead. **In addition, please send with the Draft EIR all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files<sup>2</sup>. These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, SCAQMD staff will be unable to complete our review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

**Air Quality Analysis**

SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from SCAQMD's Subscription Services Department by calling (909) 396-3720. More guidance developed since this Handbook is also available on SCAQMD's website at: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: [www.caleemod.com](http://www.caleemod.com).

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<sup>1</sup> According to the Revised Notice of Preparation (NOP), the original NOP for an earlier version of the Proposed Project was released for a 30-day public review and comment period beginning September 11, 2017, with the comment period closing on October 10, 2017. SCAQMD staff provided comments on the original NOP on October 4, 2017 that is available at: <http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2017/nop-northeasternsphere-100417.pdf>.

<sup>2</sup> Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

SCAQMD has also developed both regional and localized significance thresholds. SCAQMD staff requests that the Lead Agency quantify criteria pollutant emissions and compare the results to SCAQMD's CEQA regional pollutant emissions significance thresholds to determine air quality impacts. SCAQMD's CEQA regional pollutant emissions significance thresholds can be found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the Proposed Project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by SCAQMD staff or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis.

In the event that the Proposed Project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Guidance<sup>3</sup> on strategies to reduce air pollution exposure near high-volume roadways can be found at: [https://www.arb.ca.gov/ch/rd\\_technical\\_advisory\\_final.PDF](https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF).

### **Mitigation Measures**

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project

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<sup>3</sup> In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's *Air Quality and Land Use Handbook: A Community Health Perspective*. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: <https://www.arb.ca.gov/ch/landuse.htm>.

construction and operation to minimize these impacts. Pursuant to CEQA Guidelines Section 15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying potential mitigation measures for the Proposed Project, including:

- Chapter 11 of SCAQMD's CEQA Air Quality Handbook
- SCAQMD's CEQA web pages available here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions and Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities
- SCAQMD's Mitigation Monitoring and Reporting Plan (MMRP) for the 2016 Air Quality Management Plan (2016 AQMP) available here (starting on page 86): <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2017/2017-mar3-035.pdf>
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

### **Alternatives**

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a “no project” alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the Draft EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the Proposed Project.

### **Permits**

In the event that the Proposed Project requires a permit from SCAQMD, SCAQMD should be identified as a responsible agency for the Proposed Project. For more information on permits, please visit SCAQMD webpage at: <http://www.aqmd.gov/home/permits>. Questions on permits can be directed to SCAQMD's Engineering and Permitting staff at (909) 396-3385.

### **Data Sources**

SCAQMD rules and relevant air quality reports and data are available by calling SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available at SCAQMD's webpage at: <http://www.aqmd.gov>.

SCAQMD staff is available to work with the Lead Agency to ensure that project air quality impacts are accurately evaluated and any significant impacts are mitigated where feasible. If you have any questions regarding this letter, please contact me at [lsun@aqmd.gov](mailto:lsun@aqmd.gov) or call me at (909) 396-3308.

Sincerely,

*Lijin Sun*

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS

SBC180102-08

Control Number



## New Urban Realty Advisors Inc

### Rural By Design

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**From:** Grahn, Tom [Tom.Grahn@cityofrc.us]  
**Sent:** Tuesday, January 16, 2018 2:09 PM  
**To:** David Sargent; John Baucke; Ruta Thomas  
**Subject:** FW: NORTH EASTERN SPHERE ANNEXATION PROJECT

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**From:** Planning, City  
**Sent:** Tuesday, January 16, 2018 7:53 AM  
**To:** Grahn, Tom <[Tom.Grahn@cityofrc.us](mailto:Tom.Grahn@cityofrc.us)>  
**Subject:** FW: NORTH EASTERN SPHERE ANNEXATION PROJECT

**From:** [csabala92@gmail.com](mailto:csabala92@gmail.com) [<mailto:csabala92@gmail.com>]  
**Sent:** Sunday, January 14, 2018 7:17 PM  
**To:** Planning, City <[City.Planning@cityofrc.us](mailto:City.Planning@cityofrc.us)>  
**Subject:** NORTH EASTERN SPHERE ANNEXATION PROJECT

Please reconsider the trails in this plan that span from Banyan going north right behind the housing adjacent to the flood basin. We (the community) do not want foot traffic directly behind our homes and the parking that would have to be provided would be to inviting for others to park and get into mischief. We have had homeless back there and people walking animals leaving trash and what not. We have this now with it being marked as no trespassing, it will only worsen if designed to open to the public. There is no parking on Banyan, so where would people park to walk a trail? Around the corner in our community taking away from our neighborhoods? Please reconsider.

Thank you,  
Christine

## NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department  
1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
Phone (916) 373-3710



January 5, 2018

CITY OF RANCHO CUCAMONGA

JAN 11 2018

RECEIVED - PLANNING

Tom Grahn  
City of Rancho Cucamonga  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

Sent via e-mail: tom.grahn@cityofrc.us

RE: SCH# 2017091027; Rancho Cucamonga North Eastern Sphere Annexation Specific Plan Project, City of Rancho Cucamonga; San Bernardino County, California

Dear Mr. Grahn:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for Draft Environmental Impact Report for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd. (a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

**CEQA was amended significantly in 2014.** Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment (Pub. Resources Code § 21084.2). Please reference California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf>. Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends **lead agencies consult with all California Native American tribes** that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. **Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

## AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
  - a. A brief description of the project.
  - b. The lead agency contact information.
  - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
  - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
  - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
  - a. Alternatives to the project.
  - b. Recommended mitigation measures.
  - c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
  - a. Type of environmental review necessary.
  - b. Significance of the tribal cultural resources.
  - c. Significance of the project's impacts on tribal cultural resources.
  - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
  - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
  - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
- The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
  - A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
- Avoidance and preservation of the resources in place, including, but not limited to:
    - Planning and construction to avoid the resources and protect the cultural and natural context.
    - Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
  - Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
    - Protecting the cultural character and integrity of the resource.
    - Protecting the traditional use of the resource.
    - Protecting the confidentiality of the resource.
  - Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
  - Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
  - Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
  - Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
  - The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
  - The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)).

*This process should be documented in the Cultural Resources section of your environmental document.*

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)

## SB 18

SB 18 applies to local governments and requires **local governments** to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf)

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
  - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

## NAHC Recommendations for Cultural Resources Assessments

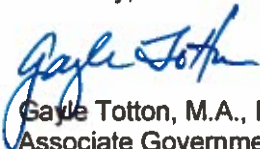
To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([http://ohp.parks.ca.gov/?page\\_id=1068](http://ohp.parks.ca.gov/?page_id=1068)) for an archaeological records search. The records search will determine:
  - a. If part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.

- b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.
- 3. Contact the NAHC for:
  - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
- 4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
  - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
  - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
  - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

Please contact me if you need any additional information at [gayle.totton@nahc.ca.gov](mailto:gayle.totton@nahc.ca.gov).

Sincerely,



Gayle Totton, M.A., PhD.  
Associate Governmental Program Analyst  
(916) 373-3714

cc: State Clearinghouse



JAN 22 2018



# South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • [www.aqmd.gov](http://www.aqmd.gov)

RECEIVED - PLANNING

SENT VIA USPS AND E-MAIL:

January 24, 2018

[tom.grahn@cityofrc.us](mailto:tom.grahn@cityofrc.us)

Tom Grahn, Associate Planner

City of Rancho Cucamonga – Community Development Department

Planning Department

10500 Civic Center Drive

Rancho Cucamonga, CA 91730

## **Revised Notice of Preparation of a Draft Environmental Impact Report for the Rancho Cucamonga North Eastern Sphere Annexation Specific Plan<sup>1</sup>**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the Proposed Project that should be included in the Draft Environmental Impact Report (EIR). Please send SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address shown in the letterhead. **In addition, please send with the Draft EIR all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files<sup>2</sup>. These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, SCAQMD staff will be unable to complete our review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

### **Air Quality Analysis**

SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from SCAQMD's Subscription Services Department by calling (909) 396-3720. More guidance developed since this Handbook is also available on SCAQMD's website at: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: [www.caleemod.com](http://www.caleemod.com).

<sup>1</sup> According to the Revised Notice of Preparation (NOP), the original NOP for an earlier version of the Proposed Project was released for a 30-day public review and comment period beginning September 11, 2017, with the comment period closing on October 10, 2017. SCAQMD staff provided comments on the original NOP on October 4, 2017 that is available at: <http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2017/nop-northeasternsphere-100417.pdf>.

<sup>2</sup> Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

construction and operation to minimize these impacts. Pursuant to CEQA Guidelines Section 15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying potential mitigation measures for the Proposed Project, including:

- Chapter 11 of SCAQMD's CEQA Air Quality Handbook
- SCAQMD's CEQA web pages available here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions and Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities
- SCAQMD's Mitigation Monitoring and Reporting Plan (MMRP) for the 2016 Air Quality Management Plan (2016 AQMP) available here (starting on page 86): <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2017/2017-mar3-035.pdf>
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

### **Alternatives**

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a "no project" alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the Draft EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the Proposed Project.

### **Permits**

In the event that the Proposed Project requires a permit from SCAQMD, SCAQMD should be identified as a responsible agency for the Proposed Project. For more information on permits, please visit SCAQMD webpage at: <http://www.aqmd.gov/home/permits>. Questions on permits can be directed to SCAQMD's Engineering and Permitting staff at (909) 396-3385.

### **Data Sources**

SCAQMD rules and relevant air quality reports and data are available by calling SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available at SCAQMD's webpage at: <http://www.aqmd.gov>.

SCAQMD staff is available to work with the Lead Agency to ensure that project air quality impacts are accurately evaluated and any significant impacts are mitigated where feasible. If you have any questions regarding this letter, please contact me at [lsun@aqmd.gov](mailto:lsun@aqmd.gov) or call me at (909) 396-3308.

Sincerely,

*Lijin Sun*

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS

SBC180102-08

Control Number

## New Urban Realty Advisors Inc

### Rural By Design

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**From:** Grahn, Tom [Tom.Grahn@cityofrc.us]  
**Sent:** Thursday, January 25, 2018 7:28 AM  
**To:** David Sargent; John Baucke; Ruta Thomas  
**Subject:** FW: Rancho Resident, please read!

**From:** John Abed [<mailto:johnabed@gmail.com>]  
**Sent:** Thursday, January 25, 2018 1:21 AM  
**To:** City Council <[CityCouncil@cityofrc.us](mailto:CityCouncil@cityofrc.us)>; Gillison, John <[John.Gillison@cityofrc.us](mailto:John.Gillison@cityofrc.us)>; Planning, City <[City.Planning@cityofrc.us](mailto:City.Planning@cityofrc.us)>; Schrader, Lois <[Lois.Schrader@cityofrc.us](mailto:Lois.Schrader@cityofrc.us)>; Kendrena, Donna <[Donna.Kendrena@cityofrc.us](mailto:Donna.Kendrena@cityofrc.us)>; Grahn, Tom <[Tom.Grahn@cityofrc.us](mailto:Tom.Grahn@cityofrc.us)>; Stellie Afana <[stelliebird@gmail.com](mailto:stelliebird@gmail.com)>  
**Subject:** Rancho Resident, please read!

My family and I are Rancho Cucamonga residents, we live in Deer Creek, and we are VERY against high density housing development in the foothills! We are against NESAP!! I grew up in high density housing areas in Los Angeles, through decades of hard work and perseverance my family and I were able to find and purchase our dream home in the Rancho foothills many years ago, and this NESAP proposal is completely unacceptable!! Please do not succumb to the greed and money grab and protect Rancho and its residents!!

John Abed MD

## New Urban Realty Advisors Inc

### Rural By Design

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**From:** Grahn, Tom [Tom.Grahn@cityofrc.us]  
**Sent:** Monday, January 29, 2018 7:18 AM  
**To:** Burnett, Candyce; Smith, Michael; David Sargent; John Baucke; Ruta Thomas  
**Subject:** FW: Info from Rancho Residents submitted by JoAnn Henkel

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**From:** USWorkWorld [mailto:info@usworkworld.com]  
**Sent:** Saturday, January 27, 2018 8:02 PM  
**To:** Grahn, Tom <Tom.Grahn@cityofrc.us>  
**Subject:** Info from Rancho Residents submitted by JoAnn Henkel

### OFFICIAL NOTICE

#### Alta Loma Riding Club Opposes

#### The

#### City of Rancho Cucamonga North Eastern Sphere Annexation Project

After attending the prior Community Meetings in 2017 and considering the materials distributed to the public the ALRC Board of Directors voted unanimously to oppose this project. The reasons for this action are as follows:

1. The Plan proposed for this Project would eliminate the Equestrian Overlay Zone within the boundaries of this area. The Equestrian Overlay zone has been a basic policy protection that has been in place by the City General Plan and Zoning for over 30 years. The Equestrian Overlay's adoption can be traced back to the original City Incorporation goals, which included policy protection of the equestrian life style for the areas generally north of Banyan Street and include the Sphere of Influence.
2. The creation of a new Specific Plan is unnecessary and in complete contradiction to the existing Etiwanda North Specific Plan. The existing ENSP is in full compliance with the Equestrian Overlay. If (the evidence is still out) there are changes needed then consider amending the existing ENSP, since the existing zoning has been successfully implemented for the most part.
3. The proposed Project includes significant areas that are already in the City (and have been since the original 1977 incorporation. There is no reason to include them except to reduce the overall density of the proposed Project.
4. It needs to be clearly acknowledged that the City through the subsidiary Rancho Cucamonga Fire District has some review and regulatory authority over the City Sphere of Influence.
5. The addition of significant residential and commercial development proposed Project Plan will impact water resources. How can the City consider increasing the level of consumption of this highly limited resource?
6. The City has chosen not to consider dealing with the stalled Equestrian Overlay Impact Fee issues (\$626,000 collected) by amending the ENSP to allow the Equestrian Center called for previously in the Etiwanda North area to be used to enhance the existing Heritage Park Equestrian Center.
7. The proposed Plan does not address planned trails and missing trail connections at the Regional and Community Trail levels.

## New Urban Realty Advisors Inc

Additional information and status on this Project can be found on the City web site [www.CityofRC.us](http://www.CityofRC.us)

Submitted By: Larry Henderson, ALRC Liaison Director (and retired Rancho Cucamonga City Planner)

**For your information – in case you forgot from your Urban Planning classes in college –**

### California Government Code

#65454 -- No specific plan may not be adopted or amended unless the proposed plan is consistent with the GENERAL PLAN.

**A development agreement** is a contractual agreement between a city or county and a developer that identifies vested rights that apply to a specific development project. By its nature, it offers opportunities for a city or county to assure that GENERAL PLAN objectives, policies, and plan proposals will be implemented as development occurs within an area.

#65359 -- Any specific plan or other plan of the city or county that is applicable to the same areas or matters affected by a general plan amendment shall be reviewed and amended as necessary to make the specific or other plan consistent with the general plan.

#65867.5 -- A development agreement shall not be approved unless the legislative body finds that the provisions of the agreement are consistent with the general plan and any applicable specific plan.

#65855 -- Requires that the planning commission's written recommendations to the legislative body on the adoption or amendment of a zoning ordinance include a report on the relationship of the proposed adoption or amendment to the General Plan.

### Enforcement and Remedies

Any resident or property owner may sue to enforce the requirements for the adoption of an adequate general plan (58 Ops.Cal. Atty.Gen. 21 (1975)). The same is true for enforcing the requirements that zoning and subdivisions must be consistent with the general plan (Gov. Code §§ 65860(b), 66499.33). As the state's chief law enforcement officer, the Attorney General may do the same (58 Ops.Cal.Atty.Gen. 21; Cal. Const., art. V, § 13). Additionally, persons living outside a city have standing to sue if the city's zoning practices exclude them from residing in the city or raise their housing costs by adversely affecting the regional housing market (*Stocks v. City of Irvine* (1981) 114 Cal.App.3d 520).

The courts may impose various remedies for failure to have a complete and adequate general plan (Gov. Code §§ 65750, et seq.). One is a writ of mandate to compel a local government to adopt a legally adequate general plan. The courts also have general authority to issue an injunction to limit approvals of additional subdivision maps, parcel maps, rezonings, and public works projects or (under limited circumstances) the issuance of building permits pending adoption of a complete and adequate general plan (Id., 58 Ops.Cal.Atty.Gen. 21 (1975), *Friends of "B" Street v. City of Hayward* (1980) 106 Cal.App.3d 988, *Camp v. Mendocino* (1981) 123 Cal.App.3d 334). Where a court finds that specific zoning or subdivision actions or public works projects are inconsistent with the general plan, it may set aside such actions or projects. Under certain circumstances, the court may impose any of these forms of relief prior to a final judicial determination of a general plan's inadequacy (Gov. Code § 65757).

**For your information – Some posts on Rancho Cucamonga City Facebook pages –**

### Equestrian Centers in the Foothills

## **New Urban Realty Advisors Inc**

Here are a few of other Equestrian Centers in other foothill communities. In some cases, citizens needed to ban together to hire a lawyer to keep their cities from high-density development in place of horse trails and Equestrian Centers. In other cases, the cities were very supportive of Equestrian Centers and the activities and quality of life these centers bring to all in the city. Check out the following websites to see what Rancho City Council is trying to deny to Rancho citizens in this high fire risk, flood plane, earthquake fault foothill area above Day Creek and Milliken. Rancho's General Plan and Specific Plan now call for new Etiwanda Equestrian Center. According to Alta Loma Riding Club officers, City already has the money to build the new Etiwanda Equestrian Center from "equestrian mitigation" activity of the past. The money is suppose to be in a City account.

The video is of a former Alta Loma High School teacher who lives in the San Dimas area and owns horses.

Rainbow Canyon Equestrian Ranch, Azusa

<https://www.rainbowcanyonranch.com>

Marshall Canyon Equestrian Center

<http://marshallcyn.com/hours-and-directions/>

West Covina Equestrian Center

<http://www.westcovina.org/.../community-rec.../equestrian-center>

### **Rancho's Planning Department employs 10 planners plus office helpers.**

Planning Department's Mission Statement -- "We are committed to energizing the foundational Vision of the Community by implementing the goals and policies of the GENERAL PLAN that keeps Rancho Cucamonga a complete city in which to live, work, and play." And "We endeavor to preserve our heritage and respect our historical culture so that our past is not forgotten."

The Planning Department's 10 planners is the group that drew up the design for the Annex Project land — "village" of 3,800 high-density condos/apartments/commercial — completely trashing Rancho's GENERAL PLAN of homes, horse trails, new Etiwanda Equestrian Center (for which the City now holds the funds to build), and new Regional Park — and completely trashing Rancho's historical culture of equestrian development for the high-fire risk foothills (per Heritage Park and white-fence trails leading up to the foothills — of which the GENERAL PLAN continues into these foothills).

What problem is causing Planning Department's gap between MISSION (follow General Plan) and ANNEX DESIGN (trash General Plan)? Any ideas?

I would like to offer the idea that Rancho is leaving the days of expansion and entering the days of maturity and maintenance. Rancho needs to tighten its budget and city-staff belt and adjust from city expansion to city maturity and maintenance — focus on improving quality of life for current residents. If Rancho's 10 planners are looking for things to plan to keep busy, can some move to Cherry Valley, Barstow, and Banning to help these open spaces plan development — instead of planning Rancho into Los Angeles? A thinker in our community once commented, "Lay off 10 city workers, then we can fund Central Park." Is it time for residents of Rancho to take charge and help the Mayor, City Council, and City Manager make this difficult turn — help our leaders turn Rancho's budget and staffing from expansion-mode to maturity/maintenance mode? Is our quality of life in danger if residents don't help Rancho make this difficult turn now? Your ideas welcomed!

[https://www.cityofrc.us/cityhall/planning/about\\_us.asp](https://www.cityofrc.us/cityhall/planning/about_us.asp)

California Law for City General Plans & City Annexations

Local Government Role In Planning & Regulating Land Use (LAFCOs)

Current Rancho General Plan = Constitution for All Future Development

California State Law, Page 5: Through legislation and case law, the city General Plan has assumed the status of the "constitution for all future development" (Citizens of Goleta Valley v. Board of Supervisors of the County of Santa Barbara (1990) 52 Cal.3d 553). As a result, most local land use decision-making now requires consistency with the city General Plan.

California State Law, Page 16: A city must prezone unincorporated territory that the city expects to annex in the future, or present evidence satisfactory to LAFCO that the existing development entitlements on the territory are vested (kept) and are "consistent" with the city's General Plan. (Rancho's General Plan for proposed Annex land is



## **New Urban Realty Advisors Inc**

surrounded by Equestrian/Rural Overlay zone calling for homes, horses, trails, new Etiwanda Equestrian Center – therefore, not “consistent” with high density, commercial zone.)

Court Case Example: In order to be effective, the rezoning before annexation must be consistent with the city General Plan. In at least one instance, the Appellate Court upheld a LAFCO’s authority to deny an annexation where a city had rezoned a site agricultural, but where the “ultimate intended use” as represented on the city General Plan was residential and industrial. The conversion to agricultural land had conflicted with LAFCO policy. (City of Santa Clara v. LAFCO (1983) 139 Cal. App.3d 923). (Rancho is trying to prezone Annex land as high density/commercial, when the ultimate intended use as represented by Rancho General Plan is surrounded by Equestrian/Rural Overlay of homes/horses/trails and new Etiwanda Equestrian Center.)

Why has City Council not followed Rancho General Plan, our constitution for all future development, for Annex land? What changes to Rancho General Plan, our “constitution for all future developments,” is City Council intending to perform that is buried within this Annex vote, without transparency to and input from residents? Can residents see please?

[http://www.opr.ca.gov/.../LAFCOs\\_GeneralPlans\\_City\\_Annexation...](http://www.opr.ca.gov/.../LAFCOs_GeneralPlans_City_Annexation...)

MAP is Rancho City’s Etiwanda North Specific Plan (now consistent with Rancho General Plan) includes homes, horses, trails, and new Etiwanda Equestrian Center (Equestrian Mitigation Funds currently held by City are to pay for Etiwanda Equestrian Center). MAP and Rancho General Plan, our “constitution for all future development,” will be changed forever by City Council members with one Annex vote? Horses will be zoned out?

<https://www.cityofrc.us/civicax/filebank/blobdload.aspx...>

### **City Council Connects with John Lennon**

I spent 31 years researching labor law when a work experience teacher at Alta Loma HS. I enjoy researching. So, instead of watching “my button is bigger than your button” news, I read documents provided by Public Request from Rancho City Clerk. Last night I read Staff Report, May 2015, “Consideration to Execute a Professional Services Agreement with Sargent Town Planning.” I did what is called today LOL. City staff admits in a cute way that the Rancho General Plan was intentionally ignored so that City staff could “re-imagine.” From this document:

In 2005, City Council signed a contract with Michael Brandman Assoc. to design development of annex of Rancho’s North Eastern Sphere Annex project (same land as today’s Annex Project land). In 2005, the project contract was to annex about 4,000 acres into the City limits CONSISTENT WITH CITY’S GENERAL PLAN with large portion of Etiwanda North Specific Plan to be pre-zoned IN CONFORMANCE WITH THE EXISTING CITY’S GENERAL PLAN. “In Oct 2006, this project was placed on hold based on a request by San Bernardino County.”

The 2015 Annex Project developers were selected by Planning, Engineering, Fire, and City Manager’s Office. Sargent Town Planning (with its 7 company “team”) was selected for cost of \$1,361,956 (with ups and extras to about \$2 million by 2018). City document says: The current project proposal REIMAGINES the annexation area with a portion remaining as open space or limited development. However, 1,200 acres is ENVISIONED to be developed as a vibrant residential “village” with neighborhood services (3,800 condos/apts/commercial). . .

There you have it folks. In 2005, City staff contracted with developers to design Annex Project land “consistent with City’s General Plan” and “in conformance with the existing City’s General Plan.” San Bernardino County placed Rancho’s annex and development “on hold.”

But in 2015 we have City staff meeting to “REIMAGINE” and “ENVISION” an altered Rancho General Plan and paying developers about \$2 million to put “reimagine” in Annex Project design.

How did Rancho’s General Plan come to be law – Rancho’s “development constitution”? In the past, hundreds of Rancho stakeholder groups and residents meet together and decided as community what is Rancho’s development future and passed the Rancho General Plan into law.

Being of the 60s and while reading, I suddenly had the vision of City staff sitting in a circle with legs crossed passing a peace pipe to seal the contract with Sargent singing John Lennon’s song: Imagining there’s no General Plan. It’s easy if you try. No equestrians below us; above us only “I.” Imagine all the developers living for today. Imagine there no Specific Plan. It isn’t hard to do. Nothing to follow or pay for; and no horse trails too. Imagine all the people living in condos anew. You may say I’m a dreamer. But I’m not the only one. I hope some day residents will join us. And congestion will be as one.

## **New Urban Realty Advisors Inc**

Some are encouraging that City Council vote “yes” on Annex, and that these imaginary details can be ironed out later by residents jumping through a process that City staff sets up. Residents have lived through “we need to pass it so that we can read it” times. I would offer that options include: 1) Tell developers to go back to the drawing board to design 2018 Annex Project consistent with Rancho General Plan. 2) City staff meets with community stakeholder groups and residents to update the Rancho General Plan with community “imagination.” Then, once Rancho General Plan is updated with community stakeholder groups and residents participation, hire developers to design Annex Project consistent with this new Rancho General Plan.

My questions: Why was annex and development placed on hold due to San Bernardino County’s request in 2005? Why is San Bernardino County pushing for annex and development today? Some of you smarter folks may know the answers.

I, too, have a vision from teaching Rancho’s students for 31 years. Rancho General Plan will serve the entire community. Kids who live in condos/apartments will be able to go see Horse Shows in the new Etiwanda Equestrian Center (I am told that City currently holds funds to build because of past Equestrian Mitigation). I see so many beautiful leashed dogs on horse trails near my home. Rancho can have Dog Shows with best of breed awards. We can have Cat Shows to show how our beautiful kitties and cats are leashed trained. We can have Pygmy Goats or Rabbit Shows. All Rancho kids and teens will profit mentally and emotionally from training animals and participating in outdoor activities that families crammed in condos cannot provide. I request that Rancho residents work together to prevent “reimagine vision” and save our Rancho General Plan. It is good; very good. Also, high fire risk, mountain flood plane, earthquake fault land is best suited to low density equestrian use. (Please correct any of my research if I am wrong!)

### **Coming Soon**

For your information – Rancho residents are now forming Rancho Cucamonga Preservation Coalition to save our city from City Council and Planning Department turning us into Los Angeles in violation of the General Plan. Website, lawyer, and hopefully new council members and mayor coming soon.



THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA

Office of the General Manager

January 25, 2018

**VIA US MAIL AND EMAIL**

Mr. Tom Grahm  
City of Rancho Cucamonga  
Community Development Department  
Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

Dear Mr. Grahm:

Revised Notice of Preparation of a  
Draft Environmental Impact Report for the North Eastern Sphere Annexation Project

The Metropolitan Water District of Southern California (Metropolitan) reviewed the revised Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the North Eastern Sphere Annexation Project (Project). The city of Rancho Cucamonga is acting as the Lead Agency under the California Environmental Quality Act (CEQA) for this project. The key components of the proposed project include pre-zoning and annexation of approximately 4,088 acres of undeveloped land, reorganization of the undeveloped land into the appropriate local jurisdictions, establishment of a habitat conservation program, adoption of the North Eastern Sphere Annexation Specific Plan for development (single family homes, schools, open space designation), and other administrative activities related to the proposed project. This letter contains Metropolitan's response to the Public Notice as an affected public agency.

Metropolitan reviewed the project description of the proposed project to determine the proximity of its facilities within the project area. We determine the proposed project is partially within Metropolitan's service area. The proposed project site south of Decliff Drive and along the base of the San Gabriel Mountains is within Metropolitan's member agency, Inland Empire Utilities Agency's (IEUA), boundaries. The area north of Decliff Drive is not currently within Metropolitan's service area and will need to be annexed prior to water being served. If the parcel ever develops and is to receive imported water it is to annex to Metropolitan and IEUA. Metropolitan is a responsible agency with respect to the annexation and needs to be listed in the agency approval list related to EIR actions.

The Draft EIR needs to include in the project description a brief statement on the proposed annexation to Metropolitan, IEUA, and San Bernardino LAFCO, including water standby charges, establishment of a habitat conservation program, and other required conditions for annexation. Then, in the appropriate impact section (e.g., water supplies or utilities), there needs to be an analysis of this proposed annexation so that Metropolitan and others can rely on the EIR

for their own discretionary actions. We encourage the city to work with Metropolitan, IEUA, and San Bernardino LAFCO on annexation procedures by contacting Ethel Young at (213) 217-7677.

Additionally, Metropolitan owns and operates a pipeline and associated facilities within the boundaries of the proposed project location. Metropolitan's Rialto Pipeline, is a 96-inch-inside-diameter pre-stressed concrete pipe with appurtenant Service Connections CB-13 and -15, manhole structures, and accompanying varied fee and permanent easement rights-of-way, run along Banyan Street through the project's Development Priority Area and through San Sevaine Creek in the Conservation Priority Area, within the city of Rancho Cucamonga. Please see the attached map for locations of Metropolitan's pipeline alignment.

Metropolitan is concerned with potential impacts to these pipeline facilities that may result from future excavation, construction, utilities, or any redevelopment activities under the proposed Project. Development and redevelopment associated with the proposed Project must not restrict any of Metropolitan's day-to-day operations and/or access to its facilities. Detailed prints of drawings of Metropolitan's pipeline and rights-of-way may be obtained by calling Metropolitan's Substructures Information Line at (213) 217-7663. To assist in preparing plans that are compatible with Metropolitan's facilities, easements, and properties, we have enclosed a copy of the "Guidelines for Developments in the Area of Facilities, Fee Properties, and/or easements of The Metropolitan Water District of Southern California." Please note that all submitted designs or plans must clearly identify Metropolitan's facilities and rights-of-way.

We encourage projects within its service area to include water conservation measures. While Metropolitan continues to build new supplies and develop means for more efficient use of current system. Water conservation, reclaimed water use, and groundwater recharge programs are integral components to regional water supply planning. Metropolitan supports mitigation measures such as using water efficient fixtures, drought-tolerant landscaping, and reclaimed water to offset any increase in water use associated with the proposed project.

We appreciate the opportunity to provide input to your planning process and look forward to receiving the Draft EIR and future environmental documentation on this Project. If we can be of further assistance, please contact Ms. Brenda S. Marines at (213) 217-7902.

Very truly yours,



Vikki Dee Bradshaw  
Team Manager, Environmental Planning Section

Mr. Tom Grahm  
Page 3  
January 25, 2018

Enclosures:

- 1.Guidelines
- 2.North Eastern Sphere Annexation Project Map

cc:

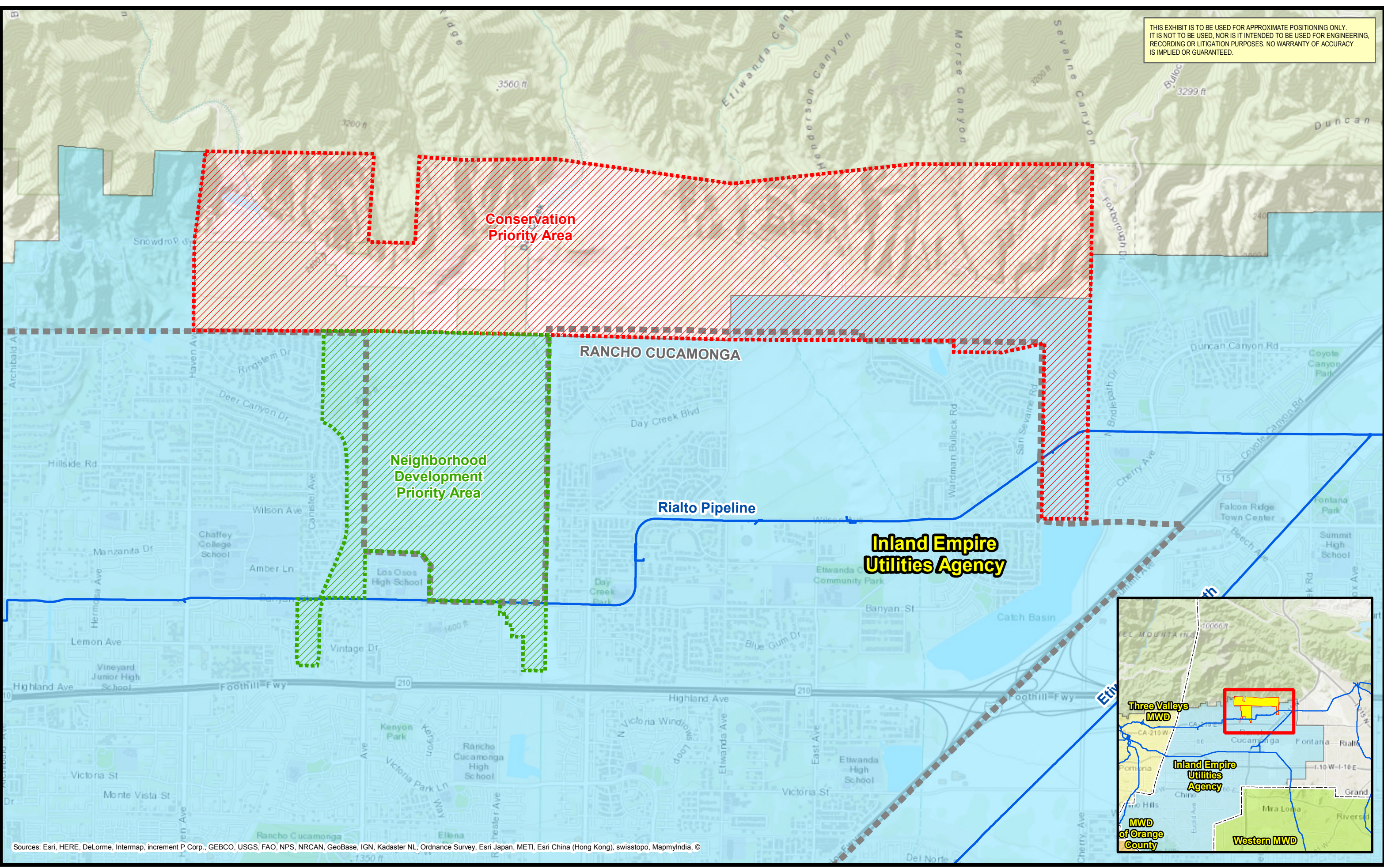
San Bernardino LAFCO  
Kathy McDonald, Executive Officer  
[kmcdonald@lafco.sbcounty.gov](mailto:kmcdonald@lafco.sbcounty.gov)

Inland Empire Utilities Agency  
Ken Tam, Senior Associate Engineer  
[ktam@ieua.org](mailto:ktam@ieua.org)

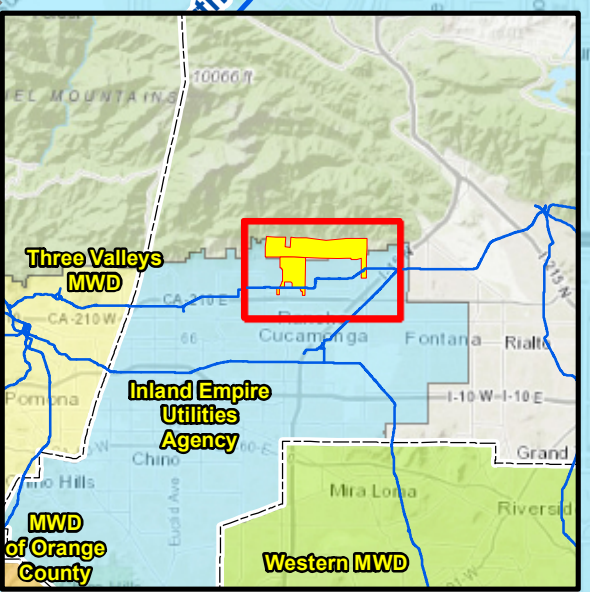


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Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, ©





Guidelines for Developments in the  
Area of Facilities, Fee Properties, and/or Easements  
of The Metropolitan Water District of Southern California

1. Introduction

a. The following general guidelines should be followed for the design of proposed facilities and developments in the area of Metropolitan's facilities, fee properties, and/or easements.

b. We require that 3 copies of your tentative and final record maps, grading, paving, street improvement, landscape, storm drain, and utility plans be submitted for our review and written approval as they pertain to Metropolitan's facilities, fee properties and/or easements, prior to the commencement of any construction work.

2. Plans, Parcel and Tract Maps

The following are Metropolitan's requirements for the identification of its facilities, fee properties, and/or easements on your plans, parcel maps and tract maps:

a. Metropolitan's fee properties and/or easements and its pipelines and other facilities must be fully shown and identified as Metropolitan's on all applicable plans.

b. Metropolitan's fee properties and/or easements must be shown and identified as Metropolitan's with the official recording data on all applicable parcel and tract maps.

c. Metropolitan's fee properties and/or easements and existing survey monuments must be dimensionally tied to the parcel or tract boundaries.

d. Metropolitan's records of surveys must be referenced on the parcel and tract maps.

3. Maintenance of Access Along Metropolitan's Rights-of-Way

a. Proposed cut or fill slopes exceeding 10 percent are normally not allowed within Metropolitan's fee properties or easements. This is required to facilitate the use of construction and maintenance equipment, and provide access to its aboveground and belowground facilities.

b. We require that 16-foot-wide commercial-type driveway approaches be constructed on both sides of all streets crossing Metropolitan's rights-of-way. Openings are required in any median island. Access ramps, if necessary, must be at least 16-foot-wide. Grades of ramps are normally not allowed to exceed 10 percent. If the slope of an access ramp must exceed 10 percent due to the topography, the ramp must be paved. We require a 40-foot-long level area on the driveway approach to access ramps where the ramp meets the street. At Metropolitan's fee properties, we may require fences and gates.

c. The terms of Metropolitan's permanent easement deeds normally preclude the building or maintenance of structures of any nature or kind within its easements, to ensure safety and avoid interference with operation and maintenance of Metropolitan's pipelines or other facilities. Metropolitan must have vehicular access along the easements at all times for inspection, patrolling, and for maintenance of the pipelines and other facilities on a routine basis. We require a 20-foot-wide clear zone around all above-ground facilities for this routine access. This clear zone should slope away from our facility on a grade not to exceed 2 percent. We must also have access along the easements with construction equipment. An example of this is shown on Figure 1.

d. The footings of any proposed buildings adjacent to Metropolitan's fee properties and/or easements must not encroach into the fee property or easement or impose additional loading on Metropolitan's pipelines or other facilities therein. A typical situation is shown on Figure 2. Prints of the detail plans of the footings for any building or structure adjacent to the fee property or easement must be submitted for our review and written approval as they pertain to the pipeline or other facilities therein. Also, roof eaves of buildings adjacent to the easement or fee property must not overhang into the fee property or easement area.

e. Metropolitan's pipelines and other facilities, e.g. structures, manholes, equipment, survey monuments, etc. within its fee properties and/or easements must be protected from damage by the easement holder on Metropolitan's property or the property owner where Metropolitan has an easement, at no expense to Metropolitan. If the facility is a cathodic protection station it shall be located prior to any grading or excavation. The exact location, description and way of protection shall be shown on the related plans for the easement area.

4. Easements on Metropolitan's Property

a. We encourage the use of Metropolitan's fee rights-of-way by governmental agencies for public street and utility purposes, provided that such use does not interfere with Metropolitan's use of the property, the entire width of the property is accepted into the agency's public street system and fair market value is paid for such use of the right-of-way.

b. Please contact the Director of Metropolitan's Right of Way and Land Division, telephone (213) 250-6302, concerning easements for landscaping, street, storm drain, sewer, water or other public facilities proposed within Metropolitan's fee properties. A map and legal description of the requested easements must be submitted. Also, written evidence must be submitted that shows the city or county will accept the easement for the specific purposes into its public system. The grant of the easement will be subject to Metropolitan's rights to use its land for water pipelines and related purposes to the same extent as if such grant had not been made. There will be a charge for the easement. Please note that, if entry is required on the property prior to issuance of the easement, an entry permit must be obtained. There will also be a charge for the entry permit.

5. Landscaping

Metropolitan's landscape guidelines for its fee properties and/or easements are as follows:

a. A green belt may be allowed within Metropolitan's fee property or easement.

b. All landscape plans shall show the location and size of Metropolitan's fee property and/or easement and the location and size of Metropolitan's pipeline or other facilities therein.

c. Absolutely no trees will be allowed within 15 feet of the centerline of Metropolitan's existing or future pipelines and facilities.

d. Deep-rooted trees are prohibited within Metropolitan's fee properties and/or easements. Shallow-rooted trees are the only trees allowed. The shallow-rooted trees will not be permitted any closer than 15 feet from the centerline of the pipeline, and such trees shall not be taller than 25 feet with a root spread no greater than 20 feet in diameter at maturity. Shrubs, bushes, vines, and ground cover are permitted, but larger shrubs and bushes should not be planted directly over our pipeline. Turf is acceptable. We require submittal of landscape plans for Metropolitan's prior review and written approval. (See Figure 3).

e. The landscape plans must contain provisions for Metropolitan's vehicular access at all times along its rights-of-way to its pipelines or facilities therein. Gates capable of accepting Metropolitan's locks are required in any fences across its rights-of-way. Also, any walks or drainage facilities across its access route must be constructed to AASHTO H-20 loading standards.

f. Rights to landscape any of Metropolitan's fee properties must be acquired from its Right of Way and Land Division. Appropriate entry permits must be obtained prior to any entry on its property. There will be a charge for any entry permit or easements required.

## 6. Fencing

Metropolitan requires that perimeter fencing of its fee properties and facilities be constructed of universal chain link, 6 feet in height and topped with 3 strands of barbed wire angled upward and outward at a 45 degree angle or an approved equal for a total fence height of 7 feet. Suitable substitute fencing may be considered by Metropolitan. (Please see Figure 5 for details).

## 7. Utilities in Metropolitan's Fee Properties and/or Easements or Adjacent to Its Pipeline in Public Streets

Metropolitan's policy for the alinement of utilities permitted within its fee properties and/or easements and street rights-of-way is as follows:

a. Permanent structures, including catch basins, manholes, power poles, telephone riser boxes, etc., shall not be located within its fee properties and/or easements.

b. We request that permanent utility structures within public streets, in which Metropolitan's facilities are constructed under the Metropolitan Water District Act, be placed as far from our pipeline as possible, but not closer than 5 feet from the outside of our pipeline.

c. The installation of utilities over or under Metropolitan's pipeline(s) must be in accordance with the requirements shown on the enclosed prints of Drawings Nos. C-11632 and C-9547. Whenever possible we request a minimum of one foot clearance between Metropolitan's pipe and your facility. Temporary support of Metropolitan's pipe may also be required at undercrossings of its pipe in an open trench. The temporary support plans must be reviewed and approved by Metropolitan.

d. Lateral utility crossings of Metropolitan's pipelines must be as perpendicular to its pipeline alignment as practical. Prior to any excavation our pipeline shall be located manually and any excavation within two feet of our pipeline must be done by hand. This shall be noted on the appropriate drawings.

e. Utilities constructed longitudinally within Metropolitan's rights-of-way must be located outside the theoretical trench prism for uncovering its pipeline and must be located parallel to and as close to its rights-of-way lines as practical.

f. When piping is jacked or installed in jacked casing or tunnel under Metropolitan's pipe, there must be at least two feet of vertical clearance between the bottom of Metropolitan's pipe and the top of the jacked pipe, jacked casing or tunnel. We also require that detail drawings of the shoring for the jacking or tunneling pits be submitted for our review and approval. Provisions must be made to grout any voids around the exterior of the jacked pipe, jacked casing or tunnel. If the piping is installed in a jacked casing or tunnel the annular space between the piping and the jacked casing or tunnel must be filled with grout.

g. Overhead electrical and telephone line requirements:

- 1) Conductor clearances are to conform to the California State Public Utilities Commission, General Order 95, for Overhead Electrical Line Construction or at a greater clearance if required by Metropolitan. Under no circumstances shall clearance be less than 35 feet.
- 2) A marker must be attached to the power pole showing the ground clearance and line voltage, to help prevent damage to your facilities during maintenance or other work being done in the area.
- 3) Line clearance over Metropolitan's fee properties and/or easements shall be shown on the drawing to indicate the lowest point of the line under the most adverse conditions including consideration of sag, wind load, temperature change, and support type. We require that overhead lines be located at least 30 feet laterally away from all above-ground structures on the pipelines.
- 4) When underground electrical conduits, 120 volts or greater, are installed within Metropolitan's fee property and/or easement, the conduits must be incased in a minimum of three inches of red concrete. Where possible, above ground warning signs must also be placed at the right-of-way lines where the conduits enter and exit the right-of-way.

h. The construction of sewerlines in Metropolitan's fee properties and/or easements must conform to the California Department of Health Services Criteria for the Separation of Water Mains and Sanitary Services and the local City or County Health Code Ordinance as it relates to installation of sewers in the vicinity of pressure waterlines. The construction of sewerlines should also conform to these standards in street rights-of-way.

i. Cross sections shall be provided for all pipeline crossings showing Metropolitan's fee property and/or easement limits and the location of our pipeline(s). The exact locations of the crossing pipelines and their elevations shall be marked on as-built drawings for our information.



j. Potholing of Metropolitan's pipeline is required if the vertical clearance between a utility and Metropolitan's pipeline is indicated on the plan to be one foot or less. If the indicated clearance is between one and two feet, potholing is suggested. Metropolitan will provide a representative to assist others in locating and identifying its pipeline. Two-working days notice is requested.

k. Adequate shoring and bracing is required for the full depth of the trench when the excavation encroaches within the zone shown on Figure 4.

l. The location of utilities within Metropolitan's fee property and/or easement shall be plainly marked to help prevent damage during maintenance or other work done in the area. Detectable tape over buried utilities should be placed a minimum of 12 inches above the utility and shall conform to the following requirements:

1) Water pipeline: A two-inch blue warning tape shall be imprinted with:

"CAUTION BURIED WATER PIPELINE"

2) Gas, oil, or chemical pipeline: A two-inch yellow warning tape shall be imprinted with:

"CAUTION BURIED \_\_\_\_\_ PIPELINE"

3) Sewer or storm drain pipeline: A two-inch green warning tape shall be imprinted with:

"CAUTION BURIED \_\_\_\_\_ PIPELINE"

4) Electric, street lighting, or traffic signals conduit: A two-inch red warning tape shall be imprinted with:

"CAUTION BURIED \_\_\_\_\_ CONDUIT"

5) Telephone, or television conduit: A two-inch orange warning tape shall be imprinted with:

"CAUTION BURIED \_\_\_\_\_ CONDUIT"

m. Cathodic Protection requirements:

1) If there is a cathodic protection station for Metropolitan's pipeline in the area of the proposed work, it shall be located prior to any grading or excavation. The exact location, description and manner of protection shall be shown on all applicable plans. Please contact Metropolitan's Corrosion Engineering Section, located at Metropolitan's F. E. Weymouth Softening and Filtration Plant, 700 North Moreno Avenue, La Verne, California 91750, telephone (714) 593-7474, for the locations of Metropolitan's cathodic protection stations.

2) If an induced-current cathodic protection system is to be installed on any pipeline crossing Metropolitan's pipeline, please contact Mr. Wayne E. Risner at (714) 593-7474 or (213) 250-5085. He will review the proposed system and determine if any conflicts will arise with the existing cathodic protection systems installed by Metropolitan.

3) Within Metropolitan's rights-of-way, pipelines and carrier pipes (casings) shall be coated with an approved protective coating to conform to Metropolitan's requirements, and shall be maintained in a neat and orderly condition as directed by Metropolitan. The application and monitoring of cathodic protection on the pipeline and casing shall conform to Title 49 of the Code of Federal Regulations, Part 195.

4) If a steel carrier pipe (casing) is used:

(a) Cathodic protection shall be provided by use of a sacrificial magnesium anode (a sketch showing the cathodic protection details can be provided for the designers information).

(b) The steel carrier pipe shall be protected with a coal tar enamel coating inside and out in accordance with AWWA C203 specification.

n. All trenches shall be excavated to comply with the CAL/OSHA Construction Safety Orders, Article 6, beginning with Sections 1539 through 1547. Trench backfill shall be placed in 8-inch lifts and shall be compacted to 95 percent relative compaction (ASTM D698) across roadways and through protective dikes. Trench backfill elsewhere will be compacted to 90 percent relative compaction (ASTM D698).

o. Control cables connected with the operation of Metropolitan's system are buried within streets, its fee properties and/or easements. The locations and elevations of these cables shall be shown on the drawings. The drawings shall note that prior to any excavation in the area, the control cables shall be located and measures shall be taken by the contractor to protect the cables in place.

p. Metropolitan is a member of Underground Service Alert (USA). The contractor (excavator) shall contact USA at 1-800-422-4133 (Southern California) at least 48 hours prior to starting any excavation work. The contractor will be liable for any damage to Metropolitan's facilities as a result of the construction.

8. Paramount Right

Facilities constructed within Metropolitan's fee properties and/or easements shall be subject to the paramount right of Metropolitan to use its fee properties and/or easements for the purpose for which they were acquired. If at any time Metropolitan or its assigns should, in the exercise of their rights, find it necessary to remove any of the facilities from the fee properties and/or easements, such removal and replacement shall be at the expense of the owner of the facility.

9. Modification of Metropolitan's Facilities

When a manhole or other of Metropolitan's facilities must be modified to accommodate your construction or reconstruction, Metropolitan will modify the facilities with its forces. This should be noted on the construction plans. The estimated cost to perform this modification will be given to you and we will require a deposit for this amount before the work is performed. Once the deposit is received, we will schedule the work. Our forces will coordinate the work with your contractor. Our final billing will be based on actual cost incurred, and will include materials, construction, engineering plan review, inspection, and administrative overhead charges calculated in accordance with Metropolitan's standard accounting practices. If the cost is less than the deposit, a refund will be made; however, if the cost exceeds the deposit, an invoice will be forwarded for payment of the additional amount.

10. Drainage

a. Residential or commercial development typically increases and concentrates the peak storm water runoff as well as the total yearly storm runoff from an area, thereby increasing the requirements for storm drain facilities downstream of the development. Also, throughout the year water from landscape irrigation, car washing, and other outdoor domestic water uses flows into the storm drainage system resulting in weed abatement, insect infestation, obstructed access and other problems. Therefore, it is Metropolitan's usual practice not to approve plans that show discharge of drainage from developments onto its fee properties and/or easements.

b. If water must be carried across or discharged onto Metropolitan's fee properties and/or easements, Metropolitan will insist that plans for development provide that it be carried by closed conduit or lined open channel approved in writing by Metropolitan. Also the drainage facilities must be maintained by others, e.g., city, county, homeowners association, etc. If the development proposes changes to existing drainage features, then the developer shall make provisions to provide for replacement and these changes must be approved by Metropolitan in writing.

11. Construction Coordination

During construction, Metropolitan's field representative will make periodic inspections. We request that a stipulation be added to the plans or specifications for notification of Mr. \_\_\_\_\_ of Metropolitan's Operations Services Branch, telephone (213) 250-\_\_\_\_\_, at least two working days prior to any work in the vicinity of our facilities.

12. Pipeline Loading Restrictions

a. Metropolitan's pipelines and conduits vary in structural strength, and some are not adequate for AASHTO H-20 loading. Therefore, specific loads over the specific sections of pipe or conduit must be reviewed and approved by Metropolitan. However, Metropolitan's pipelines are typically adequate for AASHTO H-20 loading provided that the cover over the pipeline is not less than four feet or the cover is not substantially increased. If the temporary cover over the pipeline during construction is between three and four feet, equipment must be restricted to that which

imposes loads no greater than AASHTO H-10. If the cover is between two and three feet, equipment must be restricted to that of a Caterpillar D-4 tract-type tractor. If the cover is less than two feet, only hand equipment may be used. Also, if the contractor plans to use any equipment over Metropolitan's pipeline which will impose loads greater than AASHTO H-20, it will be necessary to submit the specifications of such equipment for our review and approval at least one week prior to its use. More restrictive requirements may apply to the loading guideline over the San Diego Pipelines 1 and 2, portions of the Orange County Feeder, and the Colorado River Aqueduct. Please contact us for loading restrictions on all of Metropolitan's pipelines and conduits.

b. The existing cover over the pipeline shall be maintained unless Metropolitan determines that proposed changes do not pose a hazard to the integrity of the pipeline or an impediment to its maintenance.

### 13. Blasting

a. At least 20 days prior to the start of any drilling for rock excavation blasting, or any blasting, in the vicinity of Metropolitan's facilities, a two-part preliminary conceptual plan shall be submitted to Metropolitan as follows:

b. Part 1 of the conceptual plan shall include a complete summary of proposed transportation, handling, storage, and use of explosions.

c. Part 2 shall include the proposed general concept for blasting, including controlled blasting techniques and controls of noise, fly rock, airblast, and ground vibration.

### 14. CEQA Requirements

#### a. When Environmental Documents Have Not Been Prepared

1) Regulations implementing the California Environmental Quality Act (CEQA) require that Metropolitan have an opportunity to consult with the agency or consultants preparing any environmental documentation. We are required to review and consider the environmental effects of the project as shown in the Negative Declaration or Environmental Impact Report (EIR) prepared for your project before committing Metropolitan to approve your request.

2) In order to ensure compliance with the regulations implementing CEQA where Metropolitan is not the Lead Agency, the following minimum procedures to ensure compliance with the Act have been established:

a) Metropolitan shall be timely advised of any determination that a Categorical Exemption applies to the project. The Lead Agency is to advise Metropolitan that it and other agencies participating in the project have complied with the requirements of CEQA prior to Metropolitan's participation.

b) Metropolitan is to be consulted during the preparation of the Negative Declaration or EIR.

c) Metropolitan is to review and submit any necessary comments on the Negative Declaration or draft EIR.

d) Metropolitan is to be indemnified for any costs or liability arising out of any violation of any laws or regulations including but not limited to the California Environmental Quality Act and its implementing regulations.

b. When Environmental Documents Have Been Prepared

If environmental documents have been prepared for your project, please furnish us a copy for our review and files in a timely manner so that we may have sufficient time to review and comment. The following steps must also be accomplished:

1) The Lead Agency is to advise Metropolitan that it and other agencies participating in the project have complied with the requirements of CEQA prior to Metropolitan's participation.

2) You must agree to indemnify Metropolitan, its officers, engineers, and agents for any costs or liability arising out of any violation of any laws or regulations including but not limited to the California Environmental Quality Act and its implementing regulations.

15. Metropolitan's Plan-Review Cost

a. An engineering review of your proposed facilities and developments and the preparation of a letter response



giving Metropolitan's comments, requirements and/or approval that will require 8 man-hours or less of effort is typically performed at no cost to the developer, unless a facility must be modified where Metropolitan has superior rights. If an engineering review and letter response requires more than 8 man-hours of effort by Metropolitan to determine if the proposed facility or development is compatible with its facilities, or if modifications to Metropolitan's manhole(s) or other facilities will be required, then all of Metropolitan's costs associated with the project must be paid by the developer, unless the developer has superior rights.

b. A deposit of funds will be required from the developer before Metropolitan can begin its detailed engineering plan review that will exceed 8 hours. The amount of the required deposit will be determined after a cursory review of the plans for the proposed development.

c. Metropolitan's final billing will be based on actual cost incurred, and will include engineering plan review, inspection, materials, construction, and administrative overhead charges calculated in accordance with Metropolitan's standard accounting practices. If the cost is less than the deposit, a refund will be made; however, if the cost exceeds the deposit, an invoice will be forwarded for payment of the additional amount. Additional deposits may be required if the cost of Metropolitan's review exceeds the amount of the initial deposit.

#### 16. Caution

We advise you that Metropolitan's plan reviews and responses are based upon information available to Metropolitan which was prepared by or on behalf of Metropolitan for general record purposes only. Such information may not be sufficiently detailed or accurate for your purposes. No warranty of any kind, either express or implied, is attached to the information therein conveyed as to its accuracy, and no inference should be drawn from Metropolitan's failure to comment on any aspect of your project. You are therefore cautioned to make such surveys and other field investigations as you may deem prudent to assure yourself that any plans for your project are correct.

17. Additional Information

Should you require additional information, please contact:

Civil Engineering Substructures Section  
Metropolitan Water District  
of Southern California  
P.O. Box 54153  
Los Angeles, California 90054-0153  
(213) 217-6000

JEH/MRW/lk

Rev. January 22, 1989

Encl.

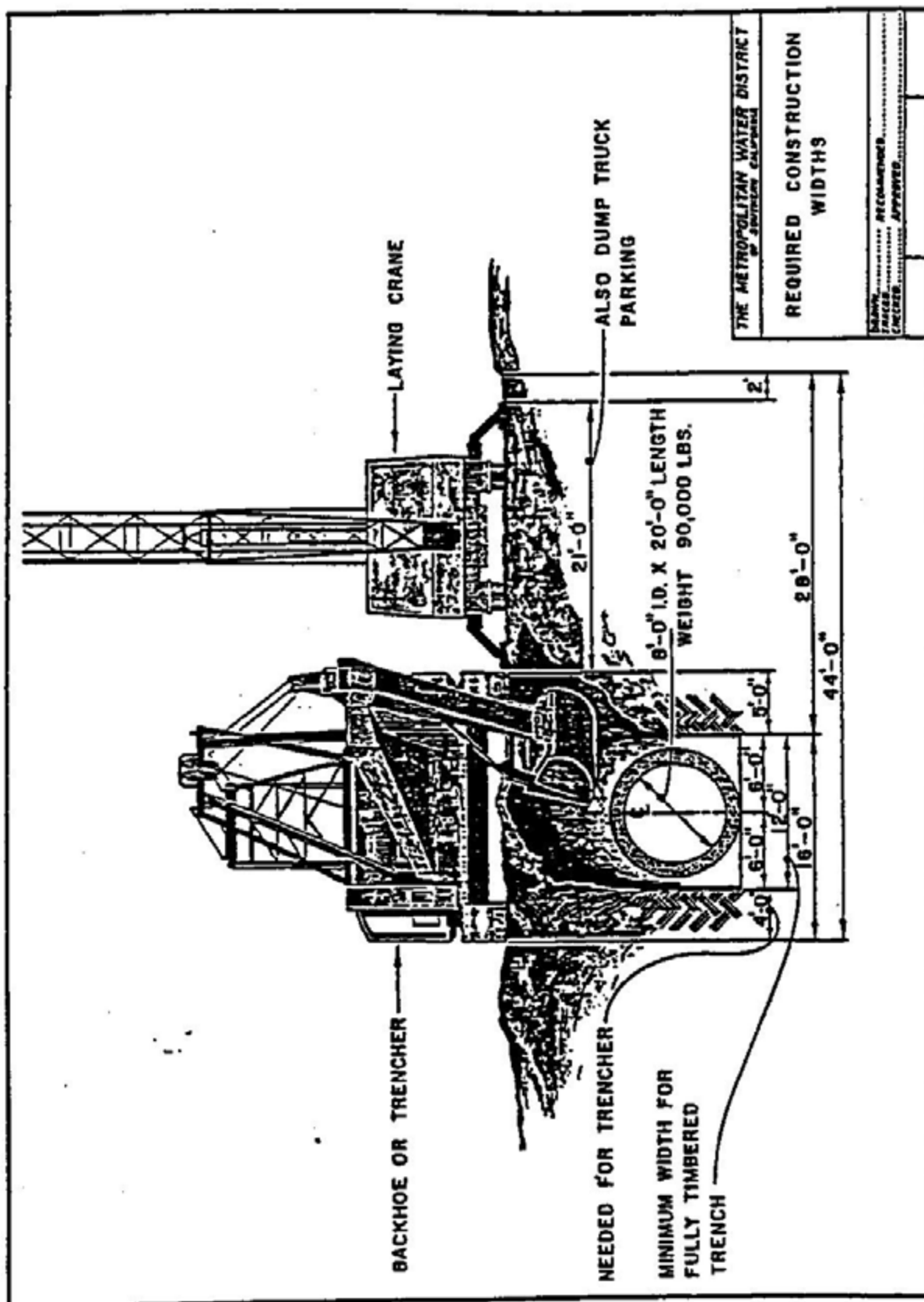
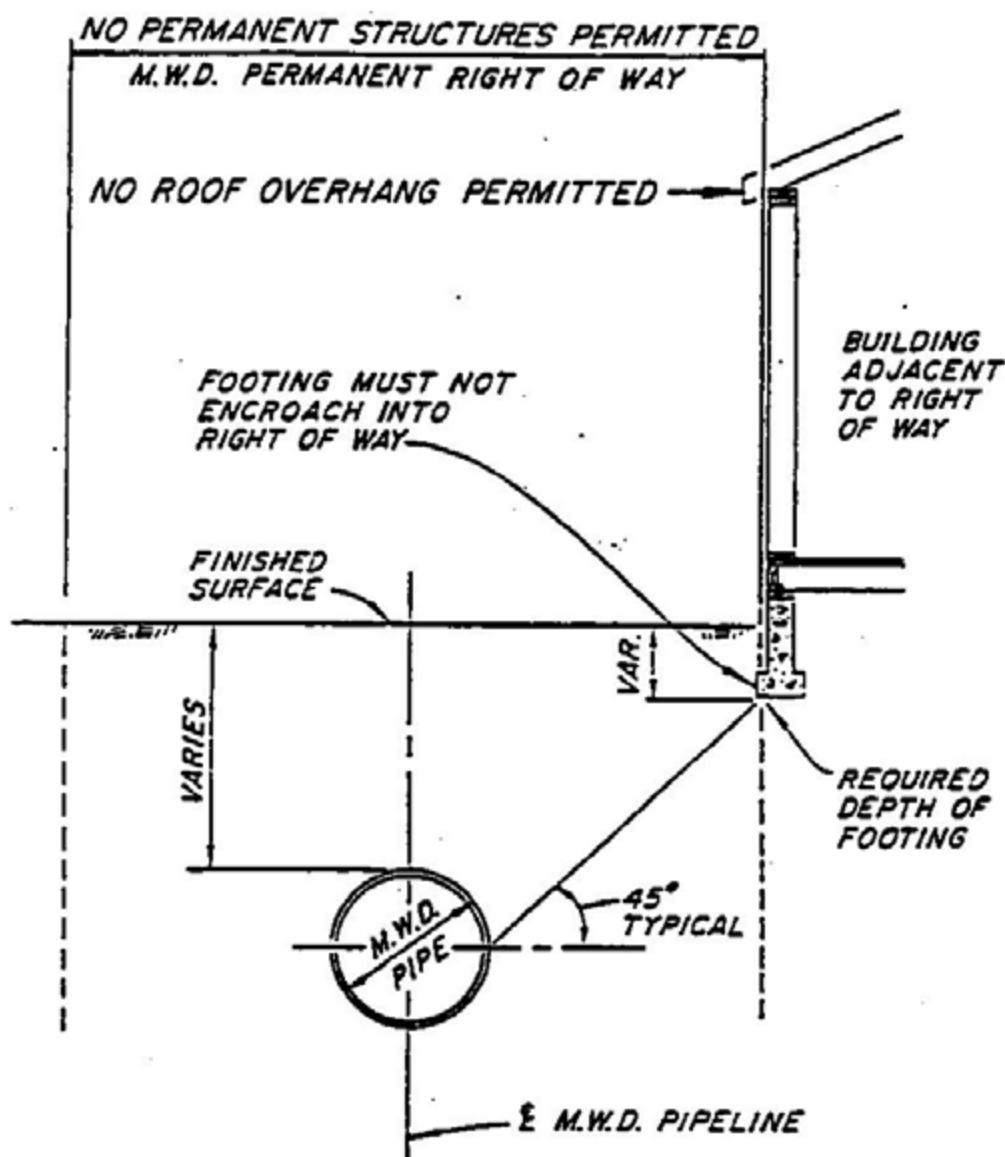


FIGURE 1

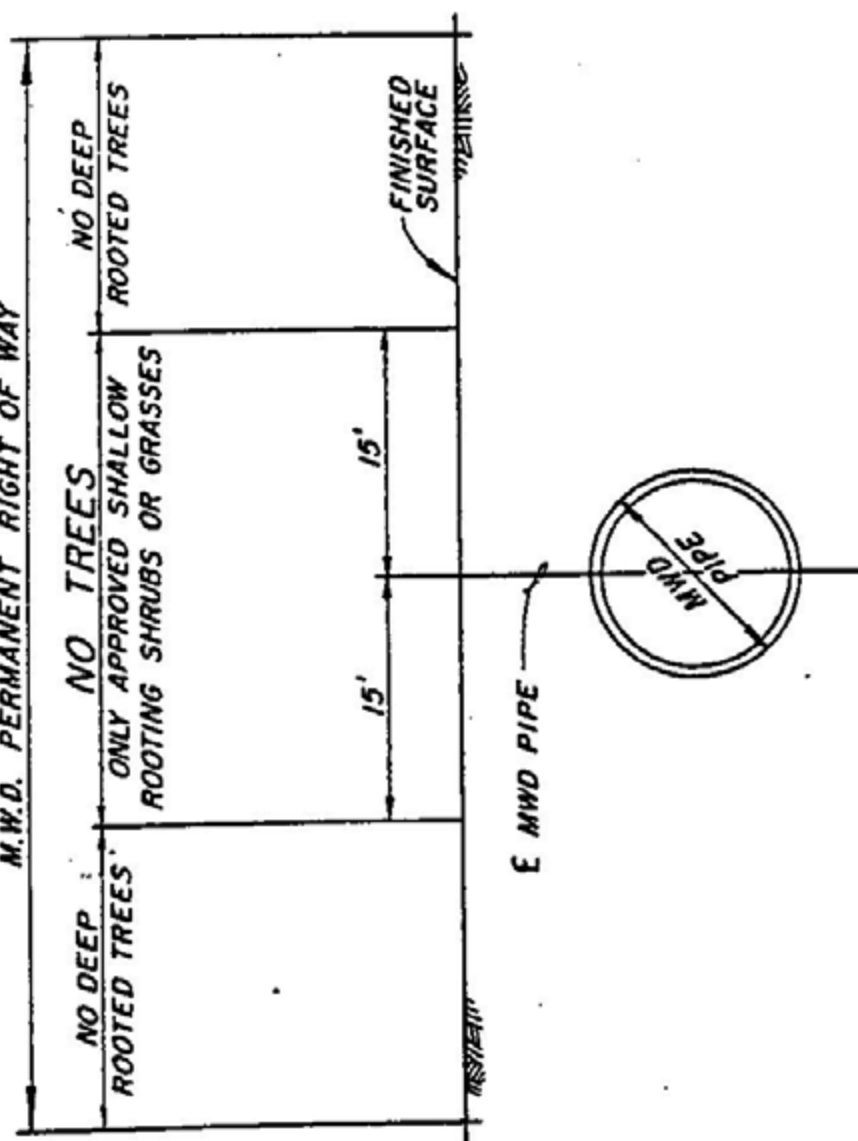


NOTE: M.W.D. PIPELINE SIZE, DEPTH, LOCATION AND WIDTH OF PERMANENT RIGHT OF WAY VARIES.

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA	
REQUIREMENTS FOR BUILDINGS AND FOOTINGS ADJACENT TO M.W.D. RIGHT OF WAY	
DRAWN _____	RECOMMENDED _____
TRACED _____	APPROVED _____
CHECKED _____	DATE _____

FIGURE 2

M.W.D. PERMANENT RIGHT OF WAY



THE METROPOLITAN WATER DISTRICT  
OF DENVER

LANDSCAPE GUIDELINES  
FOR  
M.W.D. RIGHT OF WAY

DESIGNED BY: RECOMMENDED  
DRAWN BY: CHECKED BY: APPROVED BY:

FIGURE 3

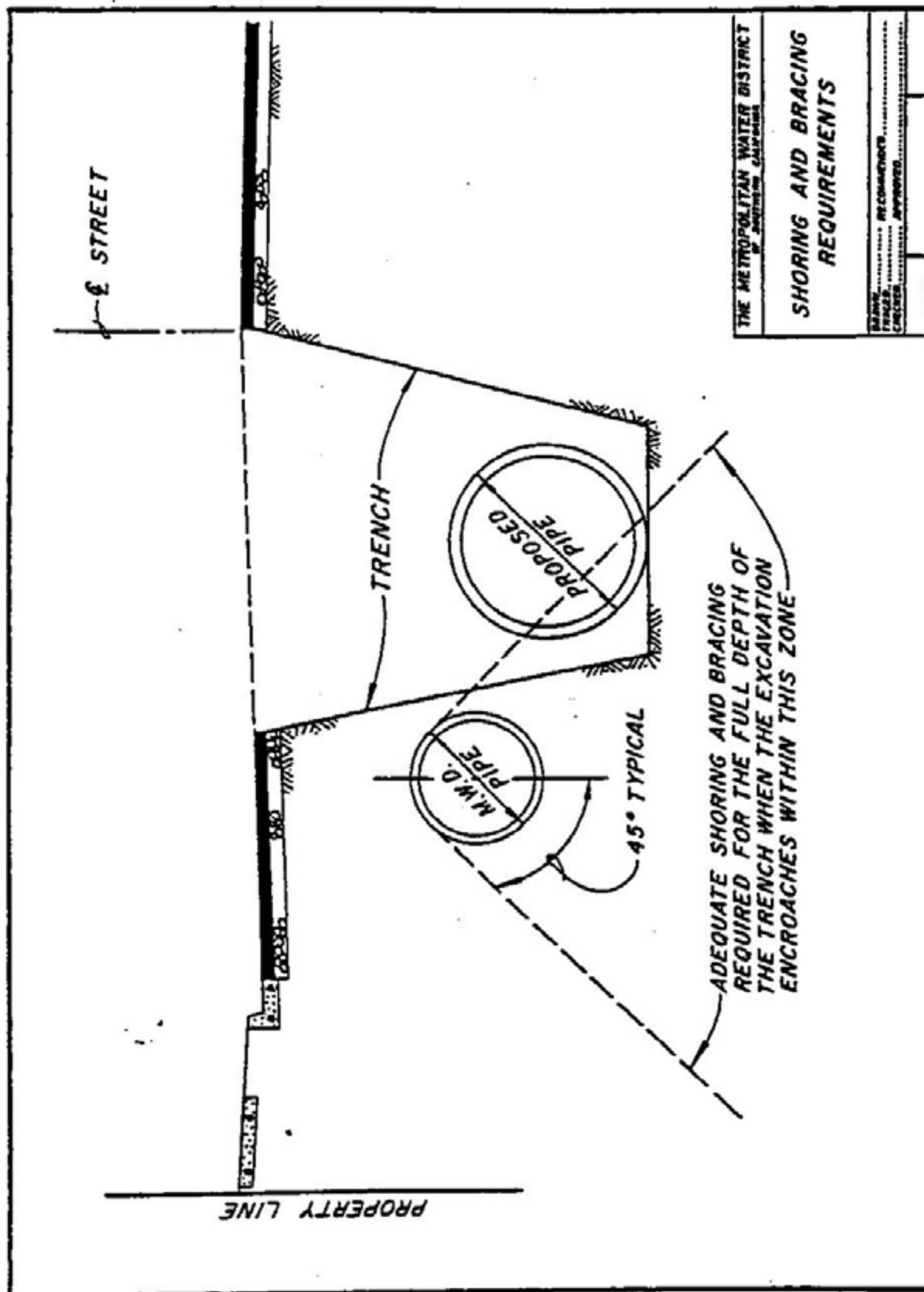
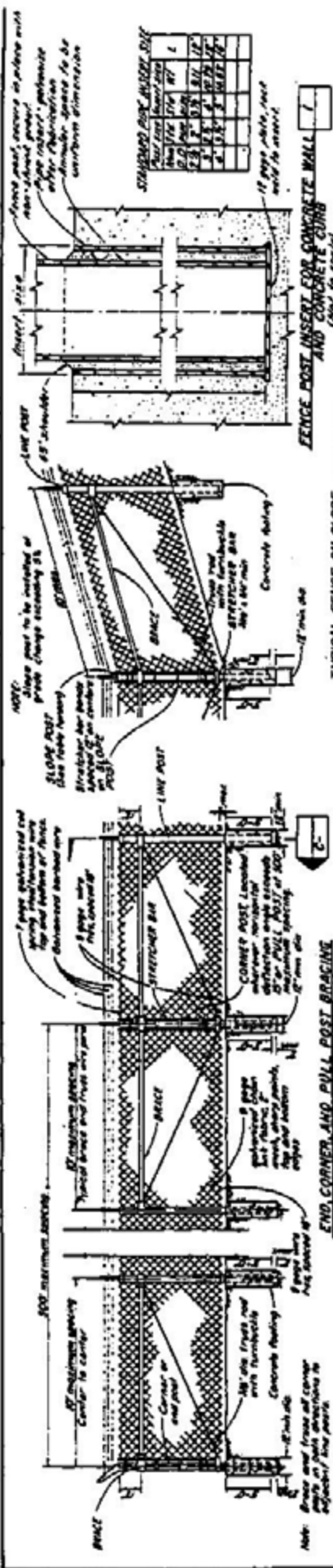
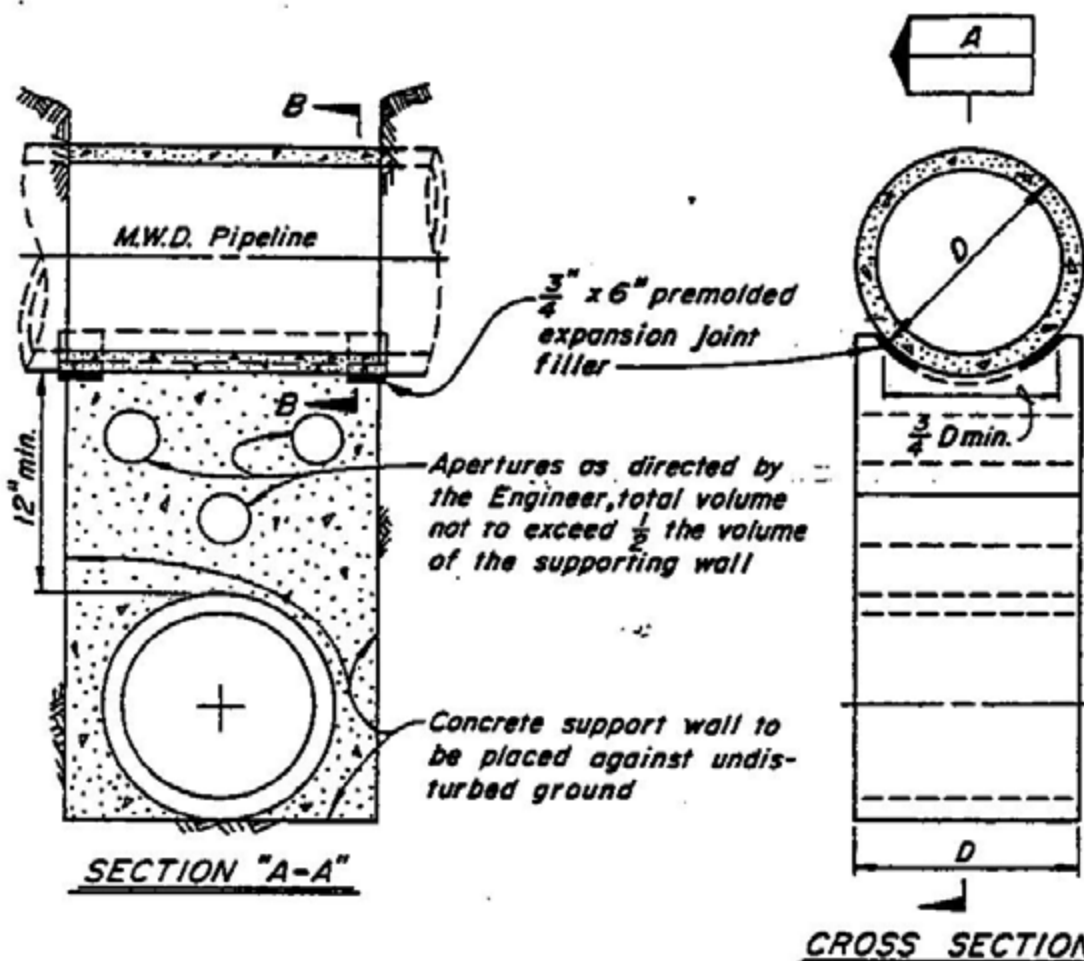


FIGURE 4



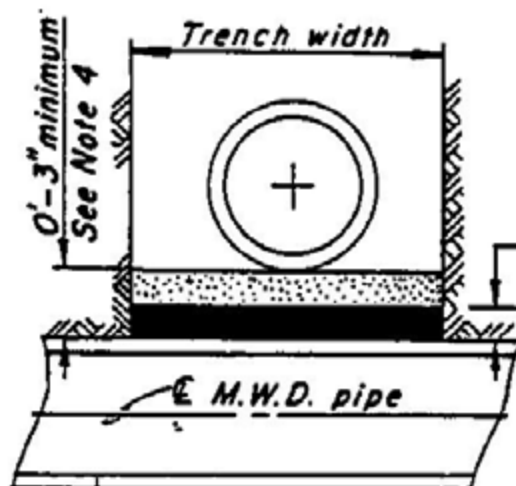


Line	Type	Material	Actual Size	Actual Weight
1	Gate Post	4" round steel, 10' long, 1" thick, 1" wide, 1" high, 1" deep, 1" wide		



1. Supporting wall shall have a firm bearing on the subgrade and against the side of the excavation.
2. Premolded expansion joint filler per ASTM D-1751-73 to be used in support for steel pipe only.
3. If trench width is 4 feet or greater, measured along centerline of M.W.D. pipe, concrete support must be constructed.
4. If trench width is less than 4 feet, clean sand backfill, compacted to 90% density in accordance with the provisions of ASTM Standard D-1557-70 may be used in lieu of the concrete support wall.

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA	
TYPICAL SUPPORT FOR M.W.D. PIPELINE	
DESIGNED	RECOMMENDED
TRACED	APPROVED
CHECKED	
C-9547	



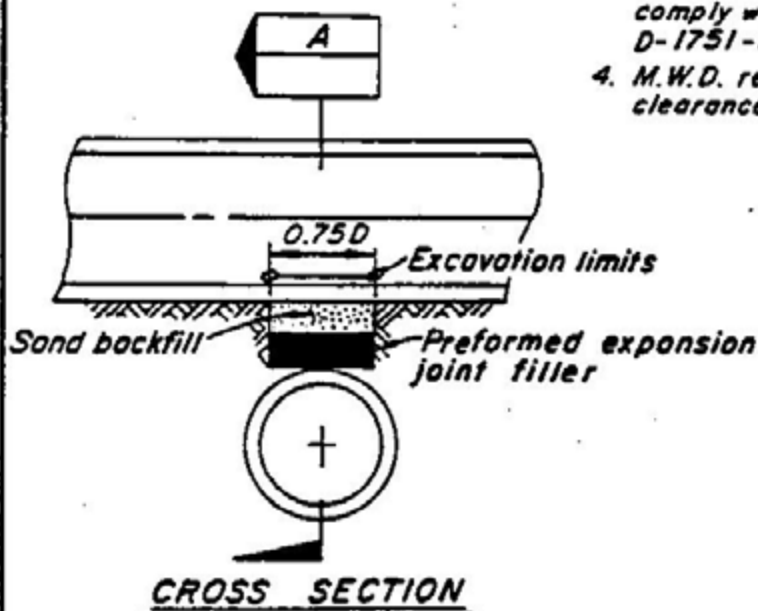
**SECTION**

4

**3" Preformed expansion joint filler**

## NOTES

1. This method to be used where the utility line is 24" or greater in diameter and the clearance between the utility line and M.W.D. pipe is 12" or less.
2. Special protection may be required if the utility line diameter is greater than M.W.D. pipe or if the cover over the utility line to the street surface is minimal and there is 12" or less clearance between M.W.D. pipe and the utility line.
3. Preformed expansion joint filler to comply with ASTM designation D-1751-73.
4. M.W.D. requests 12" minimum clearance whenever possible.



**CROSS SECTION**

THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA

**TYPICAL EXPANSION JOINT  
FILLER PROTECTION FOR  
OVERTCROSSING OF  
M.W.D. PIPELINE**

NAME	RECEIVED
TRACK	
CHECKED	APPROVED

C-11632



January 29, 2018

*VIA ELECTRONIC MAIL*

Tom Grahm  
Planning Department  
City of Rancho Cucamonga  
10500 Civic Center Dr  
Rancho Cucamonga, CA 91730

**RE: Notice of Preparation for North Eastern Sphere Annexation Project**

Dear Mr. Grahm:

Endangered Habitats League (EHL) appreciates the opportunity to comment. For reference, EHL is a Southern California regional conservation group.

We commend the intent of using creative land use planning to demarcate a Priority Development Area and Priority Conservation Area. Such efforts are much needed in our region. That said, and although it may not fit the project purposes as defined by the City, EHL would support an alternative that acquires the land for conservation purposes, including mitigation.

Our concerns at this time are detailed below.

1. Although it includes some degraded locations, a significant portion of the Priority Development Area contains high quality alluvial fan sage scrub. This is one of the most depleted and sensitive habitats in California. The lost biological functions and values of the Priority Development Area must be compensated for.
2. The proposed project would leave a southerly island of habitat connected narrowly (given edge effects) with the Priority Conservation Area. The proposed project would direct water flows into the Priority Conservation Area through a gap in the existing berm, with the goal of restoring ecological functions for the SBKR. However, it is thoroughly unclear whether restoration of SBKR habitat in the Proposed Conservation Area is likely to be successful, or even, given the historic low abundance of SBKR in these locations, a priority for regional SBKR conservation and expenditure of financial resources. The DEIR should objectively assess the viability and value of the Priority Conservation Area for SBKR. Has there been any similar establishment and persistence of SBKR, and any similar use of redirected water flows? If not, the proposal, while appealing, is speculative. Other, *offsite* options for SBKR mitigation should be provided.

3. Given the above considerations, the DEIR should evaluate an alternative which modifies the development footprint for the Priority Conservation and Development Areas. The modified footprint would consolidate alluvial fan sage scrub into the *most contiguous and connected block* of habitat. This would shift development *into* the southerly island—with appropriate mitigation—and *remove* development in the West Development Area. This alternative should be evaluated with and without redirection of flows. The goal here is to preserve as much alluvial fan sage scrub in the Project Area as possible in a configuration that reduces edge effects and broadens connectivity to the Priority Conservation area.
4. In general, whether the Priority Development Area is reconfigured or not, the development footprint should be reduced in size consistent with project objectives.
5. Both direct and indirect (edge) effects should be disclosed and analyzed.
6. There are no mechanisms proposed to effect permanent conservation within the Priority Conservation Area. Absent such mechanisms there is no real substance to the plan and the Priority Conservation Area cannot serve as project mitigation. Such mechanisms should achieve permanent conservation and should not allow fragmentation of the landscape. Preservation of the upper fan has clear long-term conservation value. It is *essential* to have concrete and enforceable measures that have quantified and guaranteed outcomes.
7. The proposed annexation of the Priority Conservation Area into municipal water district territories is contrary to the stated purpose of conservation. In fact, it is growth inducing and inimical to the stated purpose. The reason for this annexation is unclear. An alternative that does not provide such annexation should be evaluated.
8. The Project Description's inclusion of low density rural housing in the Priority Conservation Area is problematic. While it may prove impossible to achieve 100% conservation, low-density rural development is highly consumptive of land and introduces severe edge effects, large fuel modification zones, and habitat fragmentation. To the extent unavoidable, any residual development should be *consolidated* into least sensitive portions of the site with small disturbance footprints and open space easements over the remainder.
9. The proposed annexation of the Priority Conservation Area into municipal water district territories is contrary to the stated purpose of conservation. In fact, it is growth inducing and inimical to the stated purpose. The reason for this annexation is unclear. A municipal water supply would enable the harmful low-density residential development noted above. This is a huge flaw, and an alternative that does not provide such annexation should be evaluated.

We look forward to further assessment of options for this site and to working with you to see if there can be a good conservation and development outcome.

Yours truly,

A handwritten signature in blue ink, appearing to read "Dan Silver", is centered within a light gray rectangular box.

Dan Silver  
Executive Director





State of California - Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
Inland Deserts Region  
3602 Inland Empire Blvd., Suite C-220  
Ontario, CA 91764  
(909) 484-0459  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

EDMUND G. BROWN, Jr., Governor  
CHARLTON H. BONHAM, Director



January 29, 2018  
*Sent via email*

Mr. Tom Grahn  
Associate Planner  
City of Rancho Cucamonga  
10500 Civic Center Dr.  
Rancho Cucamonga, CA 91730  
[tom.grahn@cityofrc.us](mailto:tom.grahn@cityofrc.us)

Subject: Notice of Preparation of a Draft Environmental Impact Report  
(RECIRCULATED)  
Rancho Cucamonga North Eastern Sphere Annexation Specific Plan  
State Clearinghouse No. 2017091027

Dear Mr. Grahn:

The Department of Fish and Wildlife (Department) appreciates the opportunity to comment on the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Rancho Cucamonga North Eastern Sphere Annexation Specific Plan Project (project) [State Clearinghouse No. 2017091027]. The Department submitted previous comments on the NOP via a letter dated October 10, 2017. The Department is responding to the NOP as a Trustee Agency for fish and wildlife resources (California Fish and Game Code Sections 711.7 and 1802, and the California Environmental Quality Act [CEQA] Guidelines Section 15386), and as a Responsible Agency regarding any discretionary actions (CEQA Guidelines Section 15381), such as the issuance of a Lake or Streambed Alteration Agreement (California Fish and Game Code Sections 1600 *et seq.*) and/or a California Endangered Species Act (CESA) Permit for Incidental Take of Endangered, Threatened, and/or Candidate species (California Fish and Game Code Sections 2080 and 2080.1).

The project involves pre-zoning and annexation of approximately 4,388 acres of land under the jurisdiction of the County of San Bernardino into the City of Rancho Cucamonga (City). 3,176 acres of the 4,388 acres has been identified by the City as Conservation Priority Area and the remaining 1,212 acres is identified as Development Priority Area. Other key components include, but are not limited to the development of approximately 598 acres, involving the construction of approximately 3,800 residential units and associated infrastructure within the Development Priority Area; and the development of a conservation program over the remaining acreage. The project is located along the northeastern edge of the City at the base of the San Gabriel

Mountains and generally lies west of Interstate 15 (I-15), north of I-210, and north of residential development within the City.

## **COMMENTS AND RECOMMENDATIONS**

The Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and the habitat necessary for biologically sustainable populations of those species (i.e., biological resources); and administers the Natural Community Conservation Planning Program (NCCP Program). The Department offers the comments and recommendations presented below to assist the City (the CEQA lead agency) in adequately identifying and/or mitigating the project's significant, or potentially significant, impacts on biological resources. The comments and recommendations are also offered to enable the Department to adequately review and comment on the proposed project with respect to impacts on biological resources.

The Department recommends that the forthcoming DEIR address the following:

### **Assessment of Biological Resources**

Section 15125(c) of the CEQA Guidelines states that knowledge of the regional setting of a project is critical to the assessment of environmental impacts and that special emphasis should be placed on environmental resources that are rare or unique to the region. To enable Department staff to adequately review and comment on the project, the DEIR should include a complete assessment of the flora and fauna within and adjacent to the project footprint, with particular emphasis on identifying rare, threatened, endangered, and other sensitive species and their associated habitats.

The Department recommends that the DEIR specifically include:

1. An assessment of the various habitat types located within the project footprint, and a map that identifies the location of each habitat type. The Department recommends that floristic, alliance- and/or association based mapping and assessment be completed following *The Manual of California Vegetation*, second edition (Sawyer et al. 2009). Adjoining habitat areas should also be included in this assessment where site activities could lead to direct or indirect impacts offsite. Habitat mapping at the alliance level will help establish baseline vegetation conditions.
2. A general biological inventory of the fish, amphibian, reptile, bird, and mammal species that are present or have the potential to be present within each habitat type onsite and within adjacent areas that could be affected by the project. The Department's California Natural Diversity Database (CNDDDB) in Sacramento should be contacted at (916) 322-2493 or [CNDDDB@wildlife.ca.gov](mailto:CNDDDB@wildlife.ca.gov) to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code, in the vicinity of the proposed project. The Department recommends that CNDDDB Field



Survey Forms be completed and submitted to CNDDDB to document survey results. Online forms can be obtained and submitted at:

<https://www.wildlife.ca.gov/Data/CNDDDB/Submitting-Data>

Please note that the Department's CNDDDB is not exhaustive in terms of the data it houses, nor is it an absence database. The Department recommends that it be used as a starting point in gathering information about the *potential presence* of species within the general area of the project site.

3. A complete, *recent* inventory of rare, threatened, endangered, and other sensitive species located within the project footprint and within offsite areas with the potential to be effected, including California Species of Special Concern (CSSC) and California Fully Protected Species (Fish and Game Code § 3511). Species to be addressed should include all those which meet the CEQA definition (CEQA Guidelines § 15380). The inventory should address seasonal variations in use of the project area and should not be limited to resident species. Focused species-specific surveys, completed by a qualified biologist and conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service, where necessary. Note that the Department generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of the proposed project may warrant periodic updated surveys for certain sensitive taxa, particularly if the project is proposed to occur over a protracted time frame, or in phases, or if surveys are completed during periods of drought.

Based on the Department's local biological knowledge of the project area, and review of CNDDDB, the project site has a high potential to support both nesting and foraging habitat for burrowing owl (*Athene cunicularia*), a California Species of Special Concern. As such, the Department recommends that City, during preparation of the DEIR, follow the recommendations and guidelines provided in the Staff Report on Burrowing Owl Mitigation (Department of Fish and Game, March 2012); available for download from the Department's website at: <https://www.wildlife.ca.gov/Conservation/Survey-Protocols>

The Staff Report on Burrowing Owl Mitigation specifies that project impact evaluations include:

- a. A habitat assessment;
- b. Surveys; and
- c. An impact assessment

As stated in the *Staff Report on Burrowing Owl Mitigation*, the three progressive steps are effective in evaluating whether a project will result in impacts to burrowing

owls, and the information gained from the steps will inform any subsequent avoidance, minimization, and mitigation measures. Habitat assessments are conducted to evaluate the likelihood that a site supports burrowing owl. Burrowing owl surveys provide information needed to determine the potential effects of proposed projects and activities on burrowing owls, and to avoid take in accordance with Fish and Game Code sections 86, 3503, and 3503.5. Impact assessments evaluate the extent to which burrowing owls and their habitat may be impacted, directly or indirectly, on and within a reasonable distance of a proposed CEQA project activity or non-CEQA project.

4. A thorough, recent, floristic-based assessment of special status plants and natural communities, following the Department's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (see <https://www.wildlife.ca.gov/Conservation/Plants>);
5. Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region (CEQA Guidelines § 15125[c]).
6. A full accounting of all mitigation lands within and adjacent to the project.

#### **Analysis of Direct, Indirect, and Cumulative Impacts to Biological Resources**

The DEIR should provide a thorough discussion of the direct, indirect, and cumulative impacts expected to adversely affect biological resources as a result of the project. To ensure that project impacts to biological resources are fully analyzed, the following information should be included in the DEIR:

1. A discussion of potential impacts from lighting, noise, human activity, defensible space, and wildlife-human interactions created by zoning of development projects or other project activities adjacent to natural areas, exotic and/or invasive species, and drainage. The latter subject should address project-related changes on drainage patterns and water quality within, upstream, and downstream of the project site, including: volume, velocity, and frequency of existing and post-project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-project fate of runoff from the project site.

With respect to defensible space: please ensure that the DEIR fully describes and identifies the location, acreage, and composition of defensible space *within* the proposed Development Priority areas. Please ensure that any graphics and descriptions of defensible space associated with this project comply with San Bernardino County Fire/Rancho Cucamonga Fire (or other applicable agency) regulations/ requirements. The City, through their planning processes, should be ensuring that defensible space is provided and accounted for *within proposed development areas*, and not transferred to adjacent open space or conservation

lands. Please note that lands proposed to be managed for defensible space purposes will have lower conservation resource value as they require in-perpetuity vegetation management.

2. A discussion of potential indirect project impacts on biological resources, including resources in areas adjacent to the project footprint, such as nearby public lands (e.g. National Forests, State Parks, etc.), open space, adjacent natural habitats, riparian ecosystems, wildlife corridors, and any designated and/or proposed reserve or conservation/mitigation lands (e.g., preserved lands associated with a Natural Community Conservation Plan, or other conserved lands).
3. An evaluation of impacts to adjacent open space lands from both the construction of the project and long-term operational and maintenance needs.
4. A cumulative effects analysis developed as described under CEQA Guidelines § 15130. Please include all potential direct and indirect project related impacts to riparian areas, wetlands, vernal pools, alluvial fan habitats, wildlife corridors or wildlife movement areas, aquatic habitats, sensitive species and other sensitive habitats, open lands, open space, and adjacent natural habitats in the cumulative effects analysis. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

### **Alternatives Analysis**

Note that the DEIR must describe and analyze a range of reasonable alternatives to the project that are potentially feasible, would "feasibly attain most of the basic objectives of the project," and would avoid or substantially lessen any of the project's significant effects (CEQA Guidelines § 15126.6[a]).

### **Mitigation Measures for Project Impacts to Biological Resources**

The DEIR should include appropriate and adequate avoidance, minimization, and/or mitigation measures for all direct, indirect, and cumulative impacts that are expected to occur as a result of the construction and long-term operation and maintenance of the project. When proposing measures to avoid, minimize, or mitigate impacts, the Department recommends consideration of the following:

1. *Fully Protected Species*: Fully protected species may not be taken or possessed at any time. Project activities described in the DEIR should be designed to completely avoid any fully protected species that have the potential to be present within or adjacent to the project area. The Department also recommends that the DEIR fully analyze potential adverse impacts to fully protected species due to habitat modification, loss of foraging habitat, and/or interruption of migratory and breeding behaviors. The Department recommends that the Lead Agency include in the



analysis how appropriate avoidance, minimization, and mitigation measures will reduce indirect impacts to fully protected species.

2. *Sensitive Plant Communities*: The Department considers sensitive plant communities to be imperiled habitats having both local and regional significance. Plant communities, alliances, and associations with a statewide ranking of S-1, S-2, S-3, and S-4 should be considered sensitive and declining at the local and regional level. These ranks can be obtained by querying the CNDDDB and are included in *The Manual of California Vegetation* (Sawyer et al. 2009). The DEIR should include measures to fully avoid and otherwise protect sensitive plant communities from project-related direct and indirect impacts.

Scale broom scrub, has an overall rarity ranking of G3 S3, however, some associations within the scale broom scrub alliance (i.e., Riversidean alluvial fan sage scrub) are listed as rare as G1 S1.1. Based on the Department's understanding of the project, the Development Priority Area supports Riversidean alluvial fan sage scrub (RAFSS). Please note that the Department considers all associations with state ranks of S1-S3 to be highly imperiled.

3. *Mitigation*: The Department considers adverse project-related impacts to sensitive species and habitats to be significant to both local and regional ecosystems, and the DEIR should include mitigation measures for adverse project-related impacts to these resources. Mitigation measures should emphasize avoidance and reduction of project impacts. For unavoidable impacts, onsite habitat restoration and/or enhancement should be evaluated and discussed in detail. If onsite mitigation is not feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, offsite mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed.

The DEIR should include measures to perpetually protect the targeted habitat values within mitigation areas from direct and indirect adverse impacts in order to meet mitigation objectives to offset project-induced qualitative and quantitative losses of biological values. Specific issues that should be addressed include restrictions on access, proposed land dedications, long-term monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc.

If sensitive species and/or their habitat may be impacted from the project, the Department recommends that the City include specific mitigation in the DEIR. CEQA Guidelines §15126.4, subdivision (a)(1)(8) states that formulation of feasible mitigation measures should not be deferred until some future date. The Court of Appeal in *San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645 struck down mitigation measures which required formulating management plans developed in consultation with State and Federal wildlife agencies after Project approval. Courts have also repeatedly not supported conclusions that impacts are mitigable when essential studies, and therefore impact



assessments, are incomplete (*Sundstrom v. County of Mendocino* (1988) 202 Cal. App. 3d. 296; *Gentry v. City of Murrieta* (1995) 36 Cal. App. 4th 1359; *Endangered Habitat League, Inc. v. County of Orange* (2005) 131 Cal. App. 4th 777).

The Department recommends that the DEIR specify mitigation that is roughly proportional to the level of impacts, including cumulative impacts, in accordance with the provisions of CEQA (CEQA Guidelines, §§ 15126.4(a)(4)(B), 15064, 15065, and 16355). The mitigation should provide long-term conservation value for the suite of species and habitat being impacted by the project. Furthermore, in order for mitigation measures to be effective, they must be specific, enforceable, and feasible actions that will improve environmental conditions.

The Department is concerned by cumulative impacts to RAFSS habitat and associated species within the San Bernardino valley area. Because of cumulative impacts, the Department is concerned that the project will be unable to adequately mitigate for the impacts to RAFSS habitat proposed within the Development Priority Area. As the Department has previously articulated to the City, the conservation of California Sage Scrub habitat will not provide appropriate compensatory mitigation to offset impacts to RAFSS habitat. At a minimum, the DEIR will need to include a mitigation strategy that identifies long-term conservation for a similar diversity and abundance of species as those being impacted on the project site.

4. *Habitat Revegetation/Restoration Plans*: Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant restoration techniques. Plans should identify the assumptions used to develop the proposed restoration strategy. Each plan should include, at a minimum: (a) the location of restoration sites and assessment of appropriate reference sites; (b) the plant species to be used, sources of local propagules, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) a local seed and cuttings and planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity. Monitoring of restoration areas should extend across a sufficient time frame to ensure that the new habitat is established, self-sustaining, and capable of surviving drought.

The Department recommends that local onsite propagules from the project area and nearby vicinity be collected and used for restoration purposes. Onsite seed collection should be initiated in the near future in order to accumulate sufficient propagule material for subsequent use in future years. Onsite vegetation mapping at the alliance and/or association level should be used to develop appropriate restoration goals and local plant palettes. Reference areas should be identified to help guide restoration efforts. Specific restoration plans should be developed for various project components as appropriate.

Restoration objectives should include protecting special habitat elements or re-creating them in areas affected by the project; examples could include retention of woody material, logs, snags, rocks, and brush piles.

5. *Nesting Birds and Migratory Bird Treaty Act*: Please note that it is the project proponent's responsibility to comply with all applicable laws related to nesting birds and birds of prey. Migratory non-game native bird species are protected by international treaty under the federal Migratory Bird Treaty Act (MBTA) of 1918, as amended (16 U.S.C. 703 *et seq.*). In addition, sections 3503, 3503.5, and 3513 of the Fish and Game Code (FGC) also afford protective measures as follows: Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by FGC or any regulation made pursuant thereto; Section 3503.5 states that it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by FGC or any regulation adopted pursuant thereto; and Section 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

The Department recommends that the DEIR include the results of avian surveys, as well as specific avoidance and minimization measures to ensure that impacts to nesting birds do not occur. Project-specific avoidance and minimization measures may include, but not be limited to: project phasing and timing, monitoring of project-related noise (where applicable), sound walls, and buffers, where appropriate. The DEIR should also include specific avoidance and minimization measures that will be implemented should a nest be located within the project site. If pre-construction surveys are proposed in the DEIR, the Department recommends that they be required no more than three (3) days prior to vegetation clearing or ground disturbance activities, as instances of nesting could be missed if surveys are conducted sooner.

6. *Moving out of Harm's Way*: The proposed project is anticipated to result in the clearing of natural habitats that support native species. To avoid direct mortality, the Department recommends that the lead agency condition the DEIR to require that a Department-approved qualified biologist be retained to be onsite prior to and during all ground- and habitat-disturbing activities to move out of harm's way special status species or other wildlife of low or limited mobility that would otherwise be injured or killed from project-related activities. Movement of wildlife out of harm's way should be limited to only those individuals that would otherwise be injured or killed, and individuals should be moved only as far as necessary to ensure their safety (i.e., the Department does not recommend relocation to other areas). Furthermore, it should be noted that the temporary relocation of onsite wildlife does not constitute effective

mitigation for the purposes of offsetting project impacts associated with habitat loss.

7. *Translocation of Species*: The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species as studies have shown that these efforts are experimental in nature and largely unsuccessful.

### **California Endangered Species Act**

The Department is responsible for ensuring appropriate conservation of fish and wildlife resources including threatened, endangered, and/or candidate plant and animal species, pursuant to the California Endangered Species Act (CESA). The Department recommends that a CESA Incidental Take Permit (ITP) be obtained if the project has the potential to result in "take" (California Fish and Game Code Section 86 defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") of State-listed CESA species, either through construction or over the life of the project. CESA ITPs are issued to conserve, protect, enhance, and restore State-listed CESA species and their habitats.

The Department encourages early consultation, as significant modification to the proposed project and avoidance, minimization, and mitigation measures may be necessary to obtain a CESA ITP. Please note that the proposed avoidance, minimization, and mitigation measures must be sufficient for the Department to conclude that the project's impacts are fully mitigated and the measures, when taken in aggregate, must meet the full mitigation standard. Revisions to the California Fish and Game Code, effective January 1998, require that the Department issue a separate CEQA document for the issuance of a CESA ITP unless the Project CEQA document addresses all Project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of a CESA permit.

### **Lake and Streambed Alteration Program**

Fish and Game Code section 1602 requires an entity to notify the Department prior to commencing any activity that may do one or more of the following: Substantially divert or obstruct the natural flow of any river, stream or lake; Substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or Deposit debris, waste or other materials that could pass into any river, stream or lake. Please note that "any river, stream or lake" includes those that are episodic (i.e., those that are dry for periods of time) as well as those that are perennial (i.e., those that flow year round). This includes ephemeral streams, desert washes, and watercourses with a subsurface flow. It may also apply to work undertaken within the flood plain of a body of water.

Upon receipt of a complete notification, the Department determines if the proposed project activities may substantially adversely affect existing fish and wildlife resources and whether a Lake and Streambed Alteration (LSA) Agreement is required. An LSA



Agreement includes measures necessary to protect existing fish and wildlife resources. CDFW may suggest ways to modify your project that would eliminate or reduce harmful impacts to fish and wildlife resources.

The Department's issuance of an LSA Agreement is a "project" subject to CEQA (see Pub. Resources Code 21065). To facilitate issuance of an LSA Agreement, if necessary, the DEIR should fully identify the potential impacts to the lake, stream, or riparian resources, and provide adequate avoidance, mitigation, and monitoring and reporting commitments. Early consultation with the Department is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources. To obtain a Lake or Streambed Alteration notification package, please go to <https://www.wildlife.ca.gov/Conservation/LSA/Forms>.

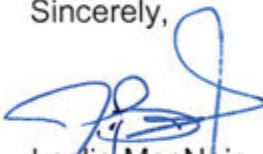
### **Additional Comments and Recommendations**

To ameliorate the water demands of this project, the Department recommends incorporation of water-wise concepts in project landscape design plans. In particular, the Department recommends xeriscaping with locally native California species, and installing water-efficient and targeted irrigation systems (such as drip irrigation). Local water agencies/districts, and resource conservation districts in your area may be able to provide information on plant nurseries that carry locally native species, and some facilities display drought-tolerant locally native species demonstration gardens (for example the Rancho Santa Ana Botanic Garden in Claremont). Information on drought-tolerant landscaping and water-efficient irrigation systems is available on California's Save our Water website: <http://saveourwater.com/>

### **Further Coordination**

The Department appreciates the opportunity to comment on the recirculated NOP of a DEIR for the Rancho Cucamonga North East Sphere Annexation Specific Plan Project (SCH No. 2017091027) and recommends that City of Rancho Cucamonga address the Department's comments and concerns in the forthcoming DEIR. If you should have any questions pertaining to the comments provided in this letter, or wish to schedule a meeting and/or site visit, please contact Joanna Gibson at (909) 987-7449 or at [Joanna.gibson@wildlife.ca.gov](mailto:Joanna.gibson@wildlife.ca.gov).

Sincerely,

  
For Leslie MacNair  
Regional Manager

Literature Cited

Sawyer, J. O., T. Keeler-Wolf, and J. M. Evens. 2009. A manual of California Vegetation, 2<sup>nd</sup> ed. California Native Plant Society Press, Sacramento, California.  
<http://vegetation.cnps.org/>

## New Urban Realty Advisors Inc

### Rural By Design

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**From:** Grahn, Tom [Tom.Grahn@cityofrc.us]  
**Sent:** Monday, January 29, 2018 11:35 AM  
**To:** David Sargent; John Baucke; Ruta Thomas  
**Cc:** Burnett, Candyce; Smith, Michael  
**Subject:** FW: Rancho Cucamonga North Eastern Sphere Annexation SP

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**From:** Robertson, Glenn@Waterboards [<mailto:Glenn.Robertson@waterboards.ca.gov>]  
**Sent:** Monday, January 29, 2018 11:34 AM  
**To:** Grahn, Tom <[Tom.Grahn@cityofrc.us](mailto:Tom.Grahn@cityofrc.us)>  
**Cc:** Reeder, Terri@Waterboards <[Terri.Reeder@waterboards.ca.gov](mailto:Terri.Reeder@waterboards.ca.gov)>; Brandt, Jeff@Wildlife <[Jeff.Brandt@wildlife.ca.gov](mailto:Jeff.Brandt@wildlife.ca.gov)>  
**Subject:** Rancho Cucamonga North Eastern Sphere Annexation SP

Good morning Tom – Regional Board staff have reviewed and considered the Notice of Preparation for the Draft EIR of the City’s Annexation Specific Plan and will wait to comment on the DEIR itself. Thank you for your coordination. Glenn Robertson

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