

CEQA Initial Study

Majestic Chino Heritage

City of Chino, California

Lead Agency

City of Chino
13220 Central Avenue
Chino, CA 91710

CEQA Consultant

T&B Planning, Inc.
17542 East 17th Street, Suite 100
Tustin, CA 92780

Project Applicant

Majestic Realty Co.
13191 Crossroads Parkway North, 6th Floor
City of Industry, CA 91746

Lead Agency Discretionary Permits

General Plan Amendment (PL18-0090)
Change of Zone (PL18-0091)
Vesting Tentative Parcel Map (PL18-0119)
Site Approvals (PL18-0118) and (PL18-0120)
Special Conditional Use Permit (PL19-0011)

March 2019

Table of Contents

<u>Section</u>	<u>Page</u>
1.0 INTRODUCTION	1
1.1 Purpose and Scope of this CEQA Initial Study.....	1
1.2 Potential Environmental Effects of the Proposed Project	1
2.0 PROJECT DESCRIPTION AND SETTING	3
2.1 Project Location	3
2.2 Existing Condition of the Property.....	3
2.1 Environmental Setting and Surrounding Land Uses	7
2.2 Description of the Proposed Project.....	7
3.0 ENVIRONMENTAL CHECKLIST AND ANALYSIS.....	14
4.0 REFERENCES	45

List of Figures

<u>Figure</u>	<u>Page</u>
Figure 2-1 Regional Map	4
Figure 2-2 Vicinity Map	5
Figure 2-3 USGS Topographic Map	6
Figure 2-4 Aerial Photograph	8
Figure 2-5 General Plan Amendment (PL18-0090)	9
Figure 2-6 Change of Zone (PL18-0091).....	10
Figure 2-7 Site Approval (PL18-0118 & PL18-0120).....	12
Figure 2-8 Excess Fill Dirt Sites Location Map	13

List of Acronyms, Abbreviations, and Units of Measure

<u>Acronym</u>	<u>Definition</u>
§	Section
AG	General Agriculture
AIA	Airport Influence Area
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
amsl	Above Mean Sea Level
APN	Assessor’s Parcel Number
AQMP	Air Quality Management Plan
BMP	Best Management Practice
CAAQS	California Ambient Air Quality Standards
CalEEMod™	California Emissions Estimator Model
CBSC	California Building Standards Code
CCR	California Code of Regulations
CDC	California Department of Conservation
CEQA	California Environmental Quality Act
CMP	Congestion Management Program
c.y.	cubic yards
CZ	Change of Zone
DPM	Diesel Particulate Matter
e.g.	exempli gratia meaning “for example”
EIR	Environmental Impact Report
ESA	Environmental Site Assessment
ESFR	Early Suppression, Fast Response
FAR	Floor Area Ratio
GHG	Greenhouse Gas(es)
GI	General Industrial
GPA	General Plan Amendment
I-#	Interstate #
i.e.	id est meaning “that is”
IEUA	Inland Empire Utilities Agency

List of Acronyms, Abbreviations, and Units of Measure (Cont'd)

<u>Acronym</u>	<u>Definition</u>
M2	General Industrial (zoning designation)
MND	Mitigated Negative Declaration
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
ND	Negative Declaration
No.	Number
NPDES	National Pollution Discharge Elimination System
ONT	Ontario Airport
OS-2	Open Space-Natural (zoning designation)
PM _{2.5}	Fine Particulate Matter (less than 2.5 micrometers in diameter)
PM ₁₀	Particulate Matter (between 2.5 and 10 micrometers in diameter)
R/OS	Recreation/Open Space
RWQCB	Regional Water Quality Control Board
SANBAG	San Bernardino Associated Governments
SCAQMD	South Coast Air Quality Management District
s.f.	Square Foot or Square Feet
SR-#	State Route #
SWPPP	Stormwater Pollution Prevention Plan
U.S.	United States
WSA	Water Supply Assessment
WQMP	Water Quality Management Plan

1.0 INTRODUCTION

1.1 Purpose and Scope of this CEQA Initial Study

The California Environmental Quality Act (CEQA) is a state-wide environmental law contained in Public Resources Code Sections (§) §§ 21000-21177. CEQA applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. CEQA requires that public agencies analyze and acknowledge the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts to the environment when avoidance or reduction is feasible. The CEQA compliance process also gives other public agencies and the general public an opportunity to comment on a proposed project's environmental effects.

This Initial Study assesses the potential of the proposed Majestic Chino Heritage project (the "Project") to affect the physical environment. This Initial Study addresses the potential environmental effects of the proposed Project, including all of the discretionary actions and approvals required to implement the Project, as well as subsequent construction and operational activities. As part of the City of Chino's permitting process, the Project is required to undergo an initial environmental review pursuant to CEQA Guidelines § 15063. This Initial Study is a preliminary analysis prepared under the supervision of the City of Chino Development Services Department, acting in its capacity as the CEQA Lead Agency, to determine the type and scope of the environmental review that will be required for the Project. This Initial Study presents and substantiates the City of Chino's determination regarding the type of CEQA compliance document that will be prepared for the Project, which could consist of either an environmental impact report (EIR); mitigated negative declaration (MND); negative declaration (ND); addendum to a previously-prepared EIR; or a tiered analysis that relies on the findings and conclusions of a previously-prepared CEQA compliance document. If the Initial Study concludes, based on substantial evidence in the City's records, that the Project has the *potential* to result in a significant effect on the environment that cannot be avoided, reduced, or mitigated to below stated thresholds of significance, the City of Chino is obligated to prepare an EIR for the Project.

This Initial Study is an informational document that provides the City of Chino, other public agencies, interested parties, and the public at-large with an objective assessment of the potential environmental impacts that *could* result from implementation of the proposed Project.

1.2 Potential Environmental Effects of the Proposed Project

The analysis presented in this Initial Study indicates that the proposed Project has the potential to result in one or more significant direct, indirect, and/or cumulatively considerable environmental effects under the following environmental subjects:

- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils

- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Mandatory Findings of Significance

Based on the analysis provided in the Environmental Checklist portion of this Initial Study, the proposed Project has the potential to result in significant effects on the environment for which feasible mitigation measures may not be available to reduce all of those effects to below thresholds of significance used by the City of Chino to comply with CEQA. Accordingly, and pursuant to CEQA Guidelines § 15063(b)(1), the City of Chino will require the preparation of an **Environmental Impact Report (EIR)** for the Project, which will focus on potential impacts to the environmental issue areas listed above.

2.0 PROJECT DESCRIPTION AND SETTING

The Project involves the development of two (2) industrial buildings on approximately 96.9 acres of land located in the southern portion of the City of Chino, San Bernardino County, California. Discretionary approvals requested from the City of Chino by the Project Applicant include a General Plan Amendment (PL18-0090), a Change of Zone (PL18-0091), Vesting Tentative Parcel Map (PL18-0119), two (2) Site Approvals (PL18-0118) and (PL18-0120), and a Special Conditional Use Permit.

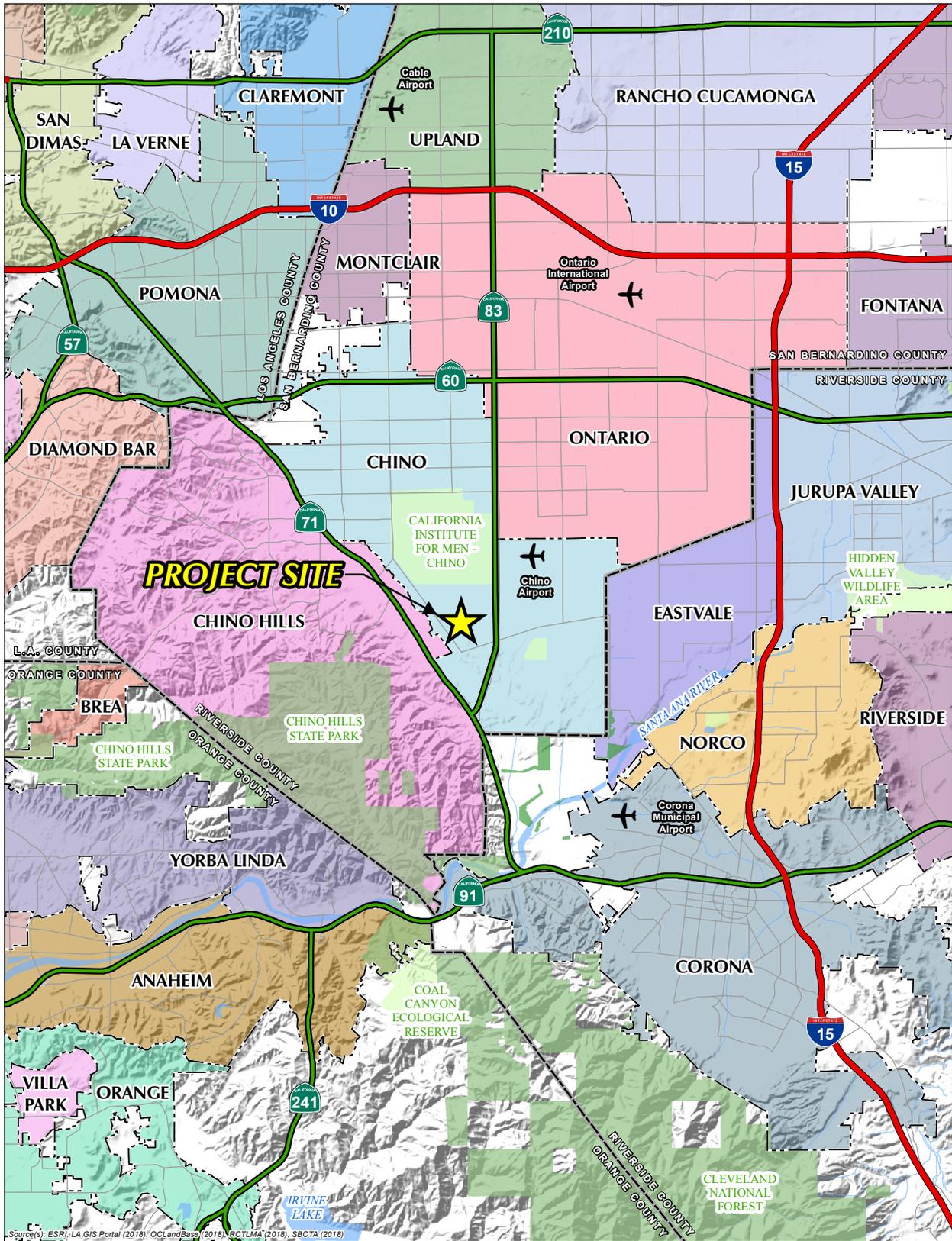
2.1 Project Location

The Project site is located in the southern portion of the City of Chino, which is located southwest of the City of Ontario, east of the City of Chino Hills, west of the City of Eastvale, and northwest of the City of Corona in the southwestern portion of San Bernardino County, California. As shown on Figure 2-1, *Regional Map*, the Project site is approximately 1.0-mile east of State Route 71 (SR-71), approximately 6.5 miles west of Interstate 15 (I-15), and approximately 5.0 miles south of State Route (SR-60). The Chino Airport is located approximately 1.6 miles to the northeast of the Project site.

At the local scale, the Project site is located at the southeast corner of the intersection of Mountain Avenue and Bickmore Avenue (see Figure 2-2, *Vicinity Map*). The Project site includes the following 11 Assessor Parcel Numbers (APNs) 1027-241-01, -02; 1027-231-01; 1027-371-01; 1027-381-01, -02; 1056-201-01; 1056-331-01, -06, -07; 1056-341-01.

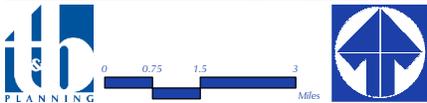
2.2 Existing Condition of the Property

As shown on Figure 2-3, *USGS Topographic Map*, the Project site is relatively flat with elevations generally ranging from ranging from approximately 565 feet above mean sea level (amsl) in the northwestern portion of the site to approximately 554 feet amsl in the southeastern portion of the Project site. There are isolated highpoints in the northwestern and northcentral portions of the site that are approximately 567 amsl. Currently, the entire Project site is vacant (refer to Figure 2-4, *Aerial Photograph*) and owned by the Orange County Flood Control District, but was previously used for factory dairy farm operations that included dirt livestock pens (corrals) for the holding and separation of cattle intended for milking and slaughter and ancillary features such as hay/milking barns and open-air wastewater collection ponds. Dairy operations on the Project site ceased between 2013 and 2014; all structures associated with the former dairy operations have since been demolished. Remnants of the former dairy activities (e.g., concrete pads/foundations) are still present on portions of the Project site. Under existing conditions, most of the Project site lies within the Prado Dam's Inundation Area (i.e., areas at or below 566 feet amsl), meaning the proposed building footprints would need to be raised above 566 feet amsl in order to be developed as proposed.

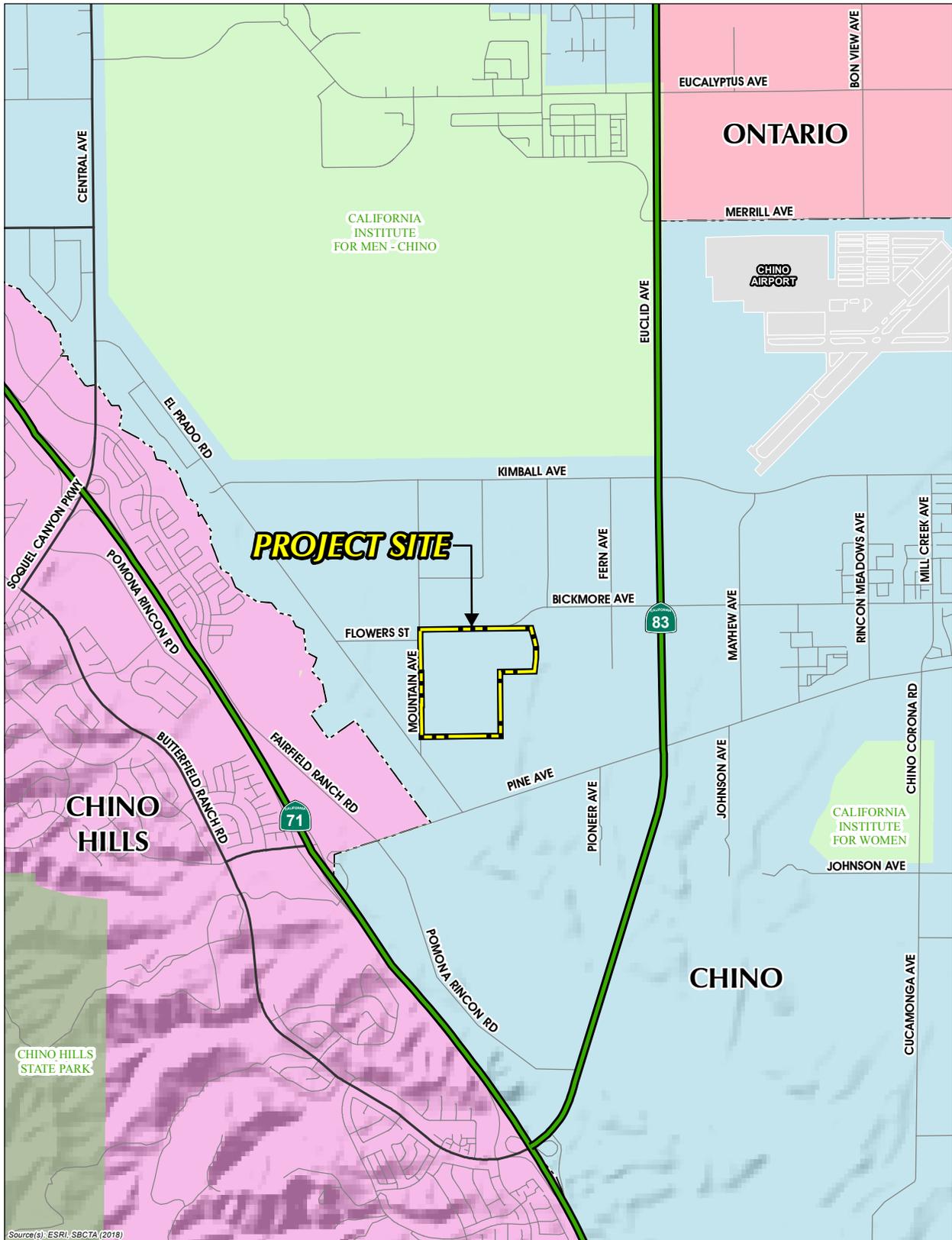


Source(s): ESRI, LA GIS Portal (2018), OCLandBase (2018), RCLTMA (2018), SBCTA (2018)

Figure 2-1

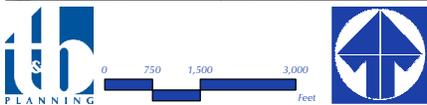


REGIONAL MAP



Source(s): ESRI, SBCTA (2018)

Figure 2-2



VICINITY MAP

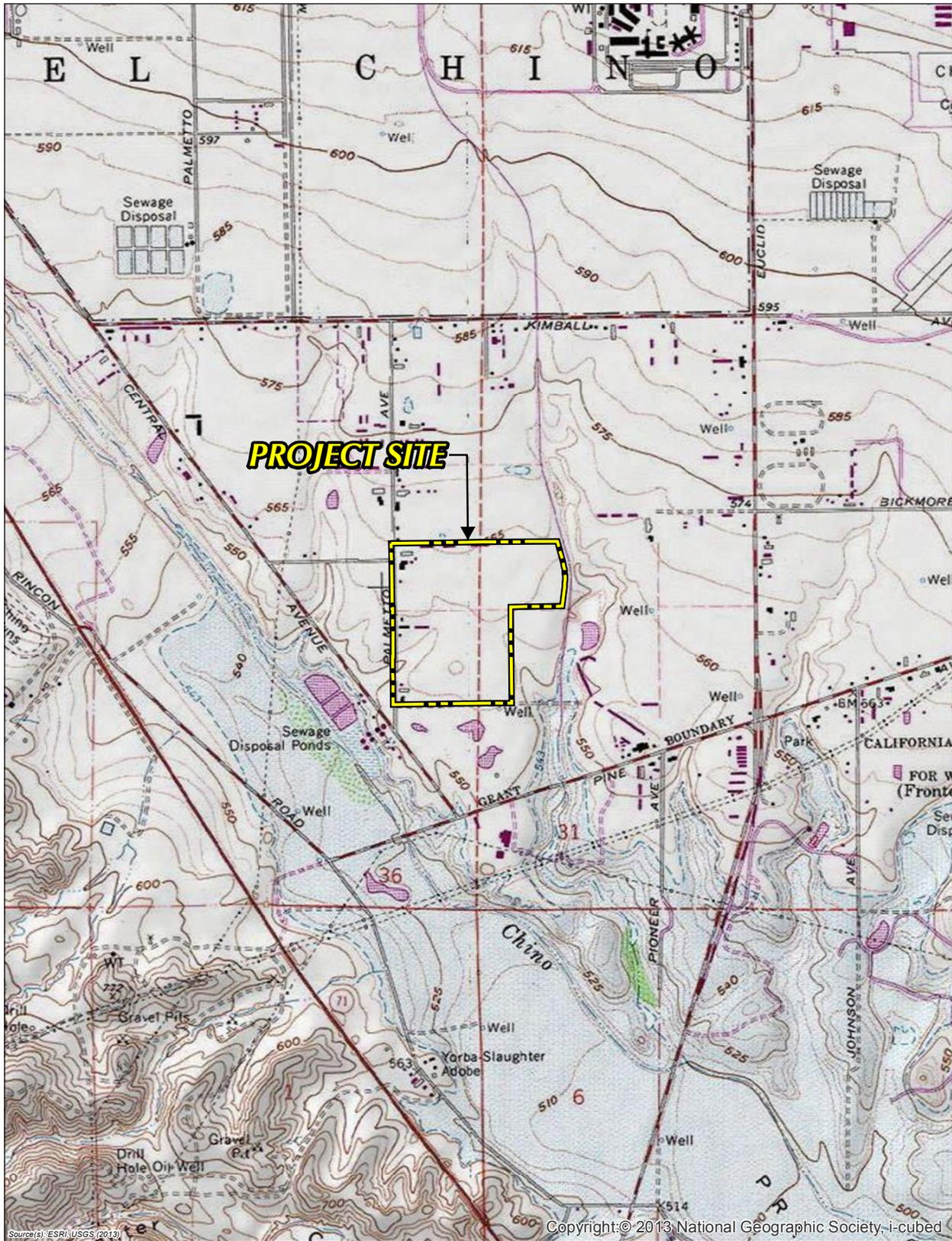
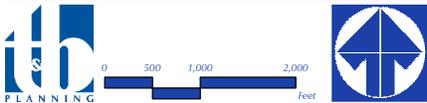


Figure 2-3



USGS TOPOGRAPHIC MAP

2.1 Environmental Setting and Surrounding Land Uses

The Project site and surrounding area have historically been used for dairy and agricultural land uses but are transitioning to employment-generating land uses including distribution warehousing, e-commerce, business park, and light industrial land uses. Land uses surrounding the Project site include the following:

North: Property located to the north of the Project site is occupied by large industrial/warehouse buildings.

South: Property located south of the Project site is occupied by the El Prado golf course.

West: Immediately to the west of the Project site is Mountain Avenue. Property located west of the Project site (west of Mountain Avenue) is occupied by the El Prado golf course and the Regional Water Recycling Plant No. 5 Solids Handling Facility.

East: The Cypress Channel is located immediately to the east of the Project site. Property located east of the Project site (east of the Cypress Channel) is developed with large industrial/warehouse buildings.

2.2 Description of the Proposed Project

2.2.1 Proposed Entitlement Applications

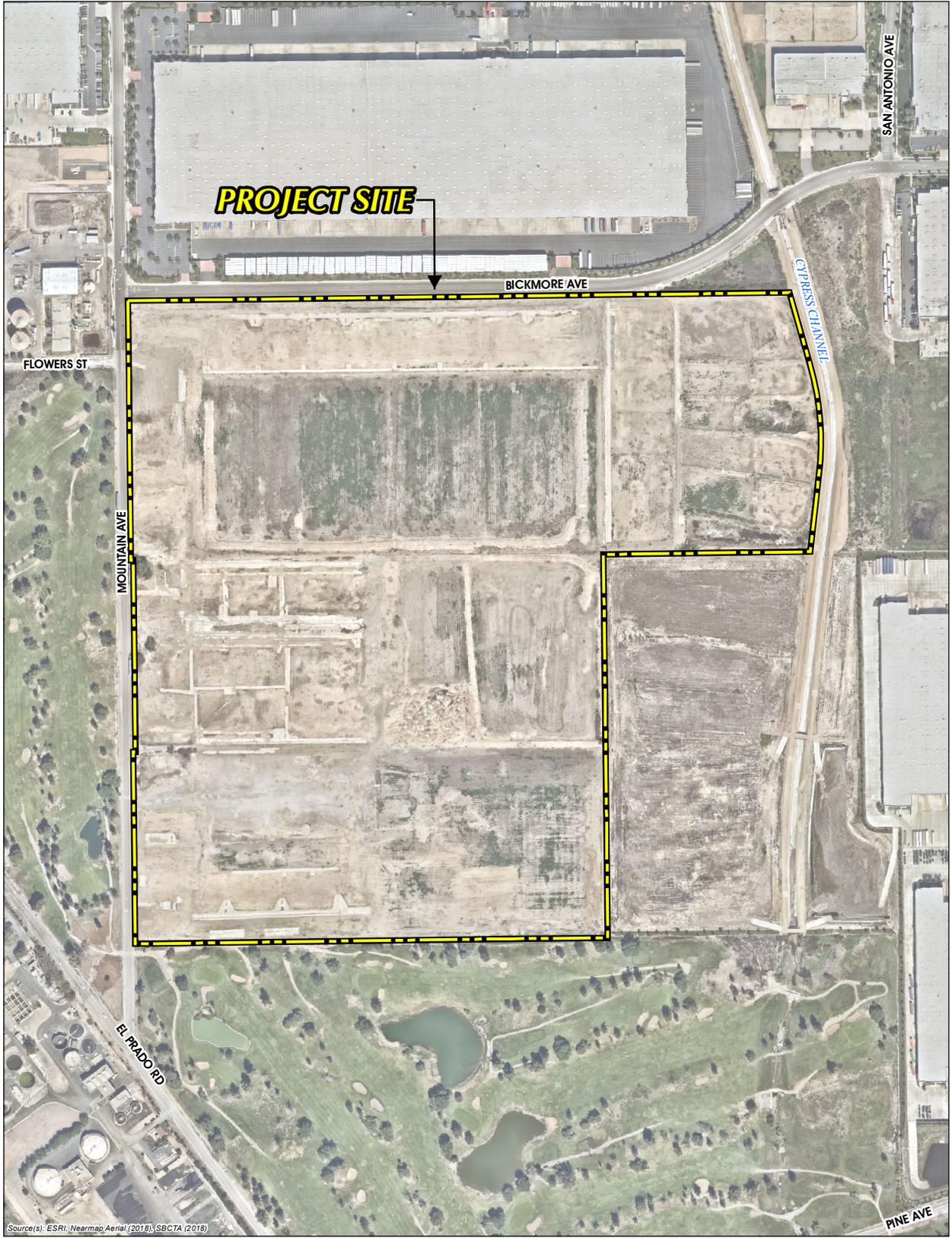
The Project involves a proposed General Plan Amendment (PL18-0090), a Change of Zone (PL18-0091), a Vesting Tentative Parcel Map (PL18-0119), two (2) Site Approvals (PL18-0118) and (PL18-0120), and a Special Conditional Use Permit. The following sub-sections summarize the applications that are under consideration by the City of Chino.

A. General Plan Amendment (PL18-0090)

General Plan Amendment (PL18-0090) proposes to amend the City of Chino General Plan Map by changing the land use designation for the Project site from “Agriculture” (AG) and “Recreation/Open Space” (R/OS) to “General Industrial” (GI) as shown on Figure 2-5, *General Plan Amendment (PL18-0090)*. The GI designation is intended for industrial or manufacturing uses. The GI designation has a maximum floor area ratio (FAR) of 0.6 and requires a 1-acre minimum lot size. (Chino, 2010a, p. LU-14)

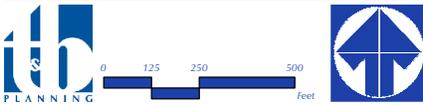
B. Change of Zone (PL18-0091)

Change of Zone (PL18-0091) proposes to amend the City of Chino Zoning Map to change the zoning designation for the entire Project site from “General Agriculture” (AG) and “Open Space-Natural” (OS-2) to “General Industrial” (M2) (refer to Figure 2-6, *Change of Zone (PL18-0091)*). The purpose of the “General Industrial” zoning designation is to provide areas for a broad range of industrial uses. The M2 designation has a maximum floor area ratio (FAR) of 0.6, requires a 1-acre minimum lot size, and allows for manufacturing, utilities, and related uses that are not compatible with commercial or residential uses. (Chino, 2018, Section 20.08.020)



Source(s): ESRI, Nearmap Aerial (2018), SBCTA (2018)

Figure 2-4



AERIAL PHOTOGRAPH

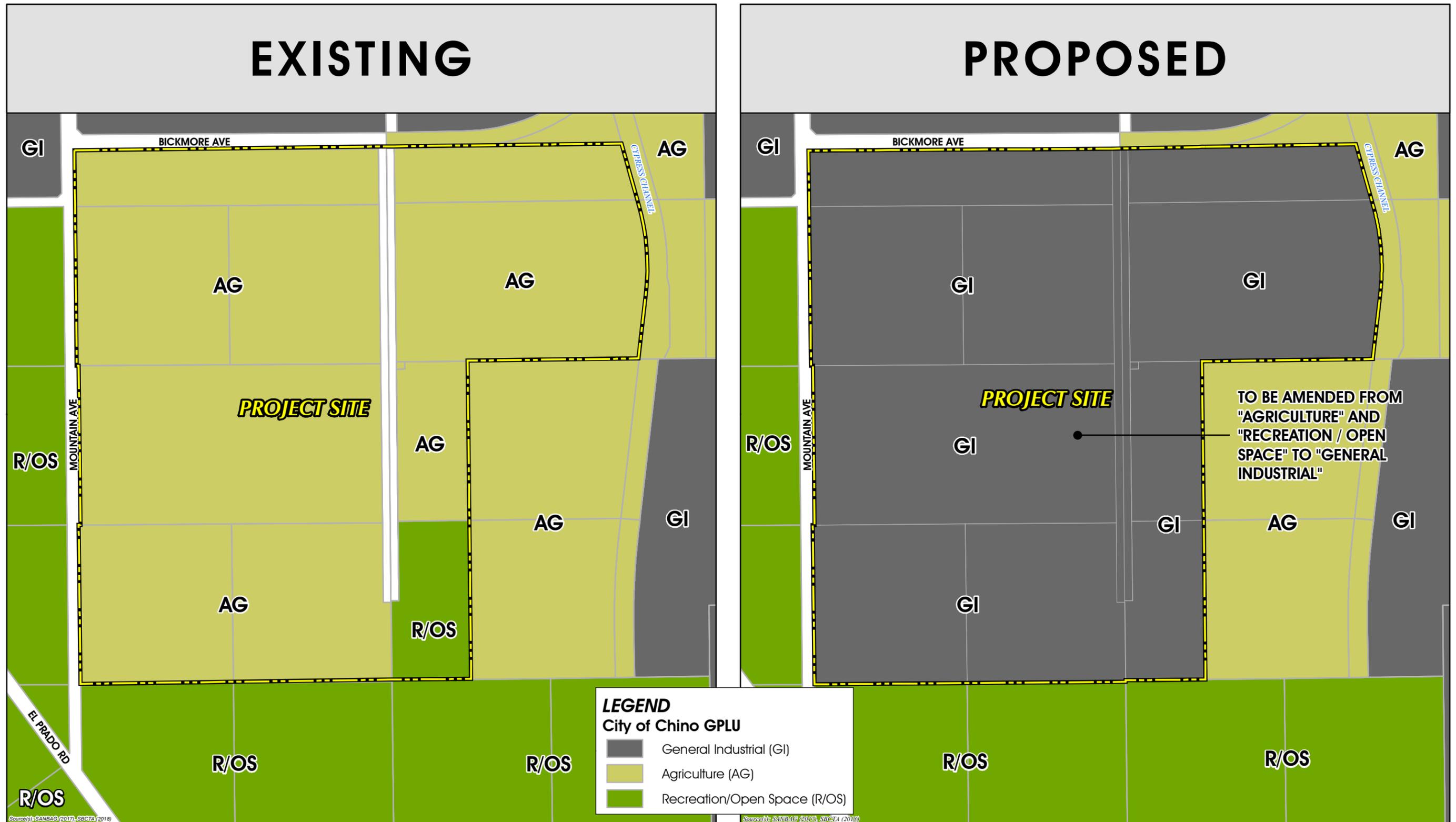


Figure 2-5

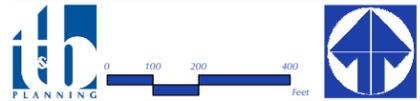
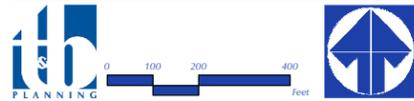




Figure 2-6



C. Vesting Tentative Parcel Map (PL18-0119)

Vesting Tentative Parcel Map (PL18-0119) provides for the consolidation of the 11 parcels that comprise the Project site and the creation of two (2) parcels to facilitate the implementation of Site Approval (PL18-0118) and Site Approval (PL18-0120), described below.

D. Site Approval (PL18-0118) and (PL18-0120)

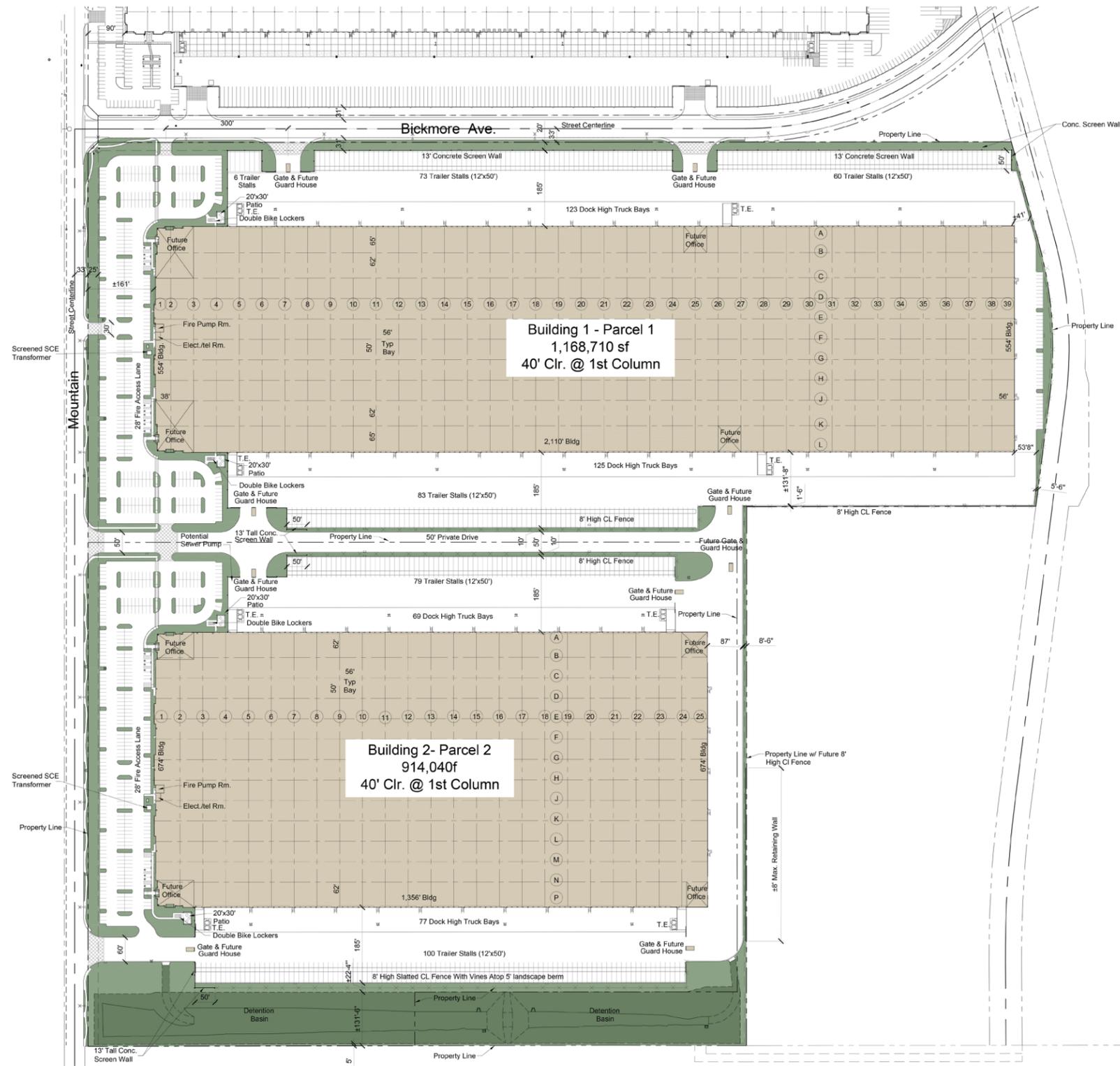
As shown on Figure 2-7, Site Approvals (PL18-0118) and (PL18-0120) provide for the development of an approximately 1,168,710s.f. cross-dock building on the northern portion of the Project site (herein, “Building 1”) and an approximately 914,040 s.f. cross-dock building on the southern portion of the Project site (herein, “Building 2”). Building 1 is conceptually designed to provide general industrial space, ancillary office spaces, potential mezzanine space, and approximately 248 dock doors located along the northern and southern sides of the building. Building 2 is conceptually designed to provide general industrial space, ancillary office spaces, potential mezzanine space and approximately 146 dock doors located along the northern and southern sides of the building. Associated improvements to the Project site would include, but are not limited to, passenger vehicle parking areas, truck trailer parking areas, drive aisles, outdoor employee break areas, stormwater drainage facilities, and ornamental landscaping.

E. Special Conditional Use Permit (PL19-0011)

The City of Chino requires the approval of a Special Conditional Use Permit to allow buildings with loading doors facing a public street. Because Building 1 (see discussion of Site Approval PL18-0118, above) includes loading doors facing Bickmore Avenue, a public street, a Special Conditional Use Permit will be required to implement the Project.

F. Associated Project Actions

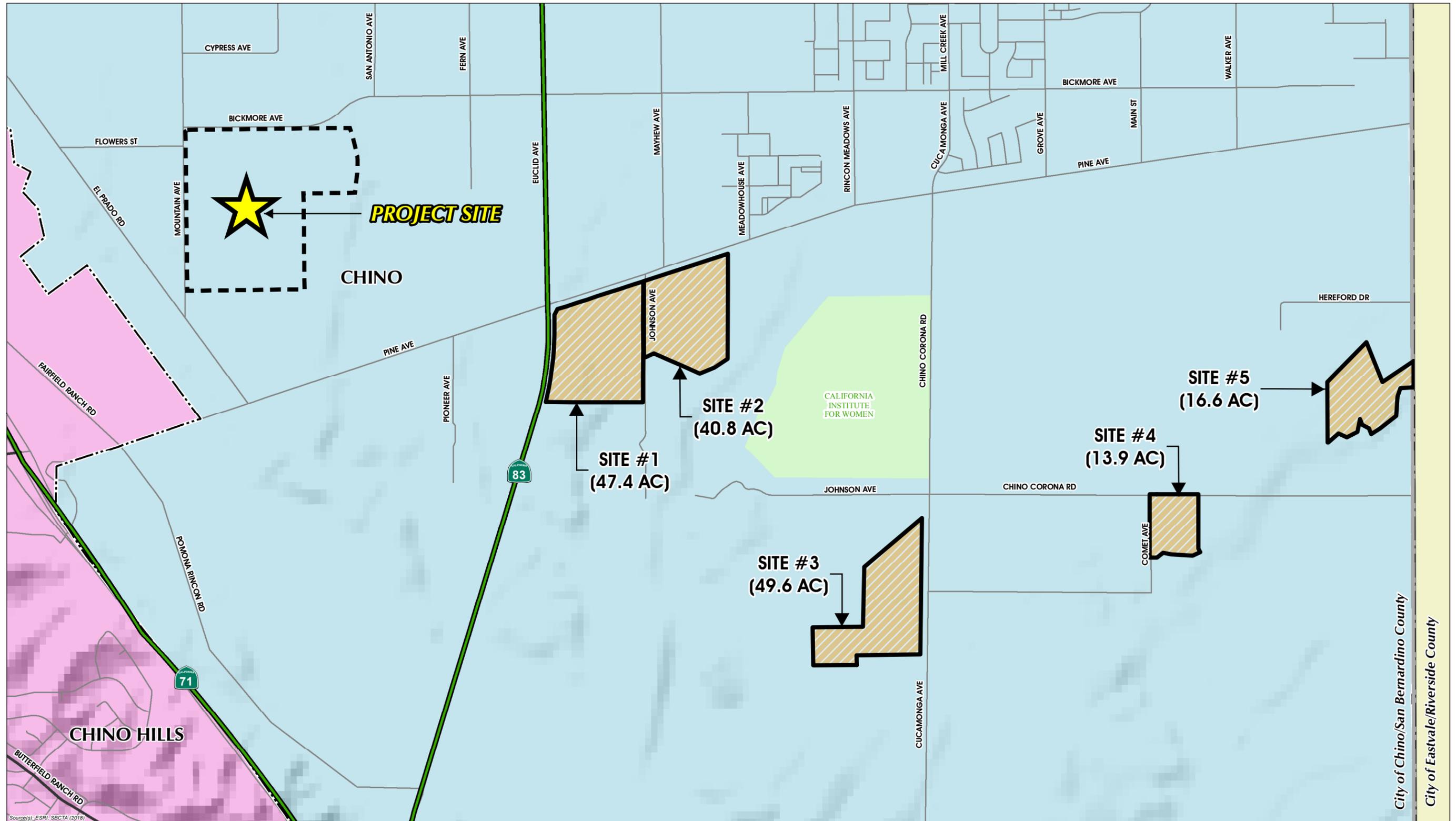
Under existing conditions, a majority of the Project site’s ground surface elevation is below 566 feet amsl; the portions of the site located at and below 566 feet amsl are located within the inundation area for the Prado Dam. In order to develop the Project as proposed, the ground surface elevations of the building footprints would need to be raised to remove the proposed building footprints from the Prado Dam Inundation Area. Based on the United States (U.S.) Army Corps of Engineers standards for the displacement of flood waters within the Inundation Area, raising portions of the Project site would require the simultaneous lowering of the elevations of other sites within the Inundation Area in order to maintain the Inundation Area’s capacity to hold water that may back up behind the Dam during rare, extreme storm events. Accordingly, the Project also entails the moving of earth materials from five (5) off-site “excess fill dirt sites” within the Inundation Area to the Project site in order to raise the proposed building footprints above the inundation line and create additional flood water holding capacity at the excess fill dirt sites. Figure 2-8, *Excess Fill Dirt Sites Location Map*, shows the locations of each of the five excess fill dirt sites that are under consideration for the Project. Approximately 740,000 gross cubic yards (c.y.) of fill dirt would be brought to the Project site from the excess fill dirt sites. The proposed excavation and import of fill dirt from the excess dirt fill sites would require approval from the



Source(s): Commerce Construction Co (February 2019)

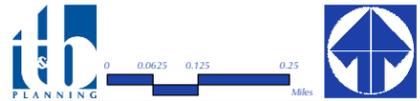


Figure 2-7



City of Chino/San Bernardino County
 City of Eastvale/Riverside County

Figure 2-8



City of Chino via subsequent administrative/ministerial actions and also would require approval from the U.S. Army Corps of Engineers. These and any other subsequent activities required to implement the Project as described herein are within the scope of analysis contained in this Initial Study.

The Project also entails the construction of an off-site, underground storm drain line that would connect the proposed stormwater drainage facilities located in the southeast corner of the Project site to the Cypress Channel, which is located approximately 600 feet east of the Project site. A new outlet would be constructed within the Cypress Channel to receive stormwater runoff discharged via the new storm drain line. Installation of the new outlet to the Cypress Channel is expected to require approval from the County of San Bernardino, Santa Ana Regional Water Quality Control Board, the California Department of Fish and Wildlife, and the U.S. Army Corps of Engineers/U.S. Fish and Wildlife Service.

Implementation of the Project also would require the vacation of public right-of-way for an unbuilt segment of Cypress Avenue located on the Project site. The right-of-way to be vacated is known by the term “paper street” because the alignment exists only on maps, with no physical attributes constructed on the property.

Lastly, the City intends to condition the Project to make improvements to Pine Avenue east of Euclid Avenue and west of Johnson/Mayhew Avenues.

3.0 ENVIRONMENTAL CHECKLIST AND ANALYSIS

Provided on the following pages is an Environmental Checklist, based on Appendix G of the State CEQA Guidelines. The Checklist evaluates the Project’s potential to result in significant adverse effects to the physical environment. As concluded by the Checklist, the proposed Project has the potential to result in significant environmental effects for which feasible mitigation may not be available to reduce those effects below levels of significance. Accordingly, and pursuant to CEQA Guidelines § 15063(b)(1), an **Environmental Impact Report (EIR)** will be prepared for the Project.



**INITIAL STUDY/
ENVIRONMENTAL CHECKLIST FORM
CITY OF CHINO**

1. **Project Title:** Majestic Chino Heritage
2. **Lead Agency Name and Address:** City of Chino Development Services Department, Planning Division, 13220 Central Avenue, Chino, CA 91710
3. **Contact Person and Phone Number:** Andrea Gilbert, Senior Planner, (909) 334-3328
4. **Project Location:** Southeast corner of the intersection of Mountain Avenue and Bickmore Avenue. Assessor Parcel Numbers (APNs): 1027-241-01, -02; 1027-231-01; 1027-371-01; 1027-381-01, -02; 1056-201-01; 1056-331-01, -06, -07; 1056-341-01.
5. **Project Sponsor's Name and Address:** Majestic Realty Co., 13191 Crossroads Parkway North, 6th Floor, City of Industry, CA 91746
6. **General Plan Designation:** Agriculture (AG) and Recreation/Open Space (R/OS)
7. **Zoning:** General Agriculture (AG) and Open Space-Natural (OS-2)
8. **Description of the Project:** The Project involves the construction and operation of two industrial buildings on an approximately 96.9-acre property located in the southern portion of the City of Chino, San Bernardino County, California. Discretionary approvals requested from the City of Chino include a General Plan Amendment (PL18-0090), Change of Zone (PL18-0091), Vesting Tentative Parcel Map (PL18-0119), two (2) Site Approvals (PL18-0118) and (PL18-0120), and a Special Conditional Use Permit.
9. **Surrounding Land Uses and Setting:** The Project site is located in an area that was historically used for agriculture and factory dairy operations, but is transitioning to a cluster of employment uses. Property to the north and east contain large light industrial/warehouse buildings. Property located to the south and west is occupied by the El Prado golf course. The Regional Water Recycling Plant No. 5 also is located to the west. The Chino Airport is located approximately 1.2 miles to the northeast of the site.
10. **Other public agencies whose approval is required:** County of San Bernardino, Santa Ana Regional Water Quality Control Board, California Department of Fish and Wildlife, United States Army Corps of Engineers and United States Department of Fish and Wildlife. Additional approvals from public agencies, if required, will be described in the required Environmental Impact Report.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below () would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input checked="" type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Public Services
<input checked="" type="checkbox"/>	Agricultural Resources and Forestry Resources	<input checked="" type="checkbox"/>	Hazards & Hazardous Materials	<input type="checkbox"/>	Recreation
<input checked="" type="checkbox"/>	Air Quality	<input checked="" type="checkbox"/>	Hydrology/Water Quality	<input checked="" type="checkbox"/>	Transportation
<input checked="" type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Land Use/Planning	<input checked="" type="checkbox"/>	Tribal Cultural Resources
<input checked="" type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Mineral Resources	<input checked="" type="checkbox"/>	Utilities/Service Systems
<input checked="" type="checkbox"/>	Energy	<input checked="" type="checkbox"/>	Noise	<input type="checkbox"/>	Wildfire
<input checked="" type="checkbox"/>	Geology/Soils	<input type="checkbox"/>	Population/Housing	<input checked="" type="checkbox"/>	Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	<input type="checkbox"/>
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	<input type="checkbox"/>
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	<input checked="" type="checkbox"/>
I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	<input type="checkbox"/>
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	<input type="checkbox"/>

Andrea Gilbert

Signature

3/21/2019

Date

Andrea Gilbert, Senior Planner

Printed Name

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described in (5) below, may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
 - (a) Earlier Analysis Used. Identify and state where they are available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
I. AESTHETICS				
Except as provided in Public Resources Code Section 210999, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Chino, 2010a; Google Earth; Project Application Materials)</i>				
<p>The Project site is located in the City of Chino, which lies on relatively flat and gently sloping topography. No designated scenic vistas or scenic corridors are located in the vicinity of the Project site (Chino, 2010a, p. CC-21). Distant views of the Chino Hills to the west and south are available from public viewing areas in the Project site vicinity; however, these views are not prominent from the Project area and are available in numerous locales in the City. The Project entails the conversion of vacant land (formerly used for factory dairy farm operations that included dirt livestock pens (corrals) for the holding and separation of cattle intended for milking and slaughter and ancillary features such as hay/milking barns and open-air wastewater collection ponds) to industrial land uses. Structures proposed on the Project site would be less than 60 feet tall. Other features (including but not limited to) ancillary structures, walls, fencing, landscaping, and parking areas would be lower in profile and at grade. The Chino Hills would remain visible above the Project due to the distance from the Project site and the height and elevation of the mountain features. Accordingly, given the fact that the Project site is not a scenic vista, is not located near a designated scenic resource, and unique, prominent and scenic views would not be obscured by the Project, the Project would not have a substantial adverse effect on a scenic vista and less-than-significant impacts would occur.</p>				
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>(Source: Caltrans, 2017; Google Earth; Project Application Materials)</i>				
<p>The Project site is not located within or adjacent to a scenic highway corridor and does not contain scenic resources, such as trees of scenic value, rock outcroppings, or historic buildings (Caltrans, 2017; Project Application, 2017). There are no State-designated or eligible scenic highways within the vicinity of the Project site; however, the Project site is located approximately 1.0-mile east of a segment State Route 71 that is eligible for listing as a State scenic highway (Caltrans, 2017; Google Earth, 2018). Due to distance and intervening topography and development, the Project would not be visible from the respective segment of State Route 71. Accordingly, the Project site is not located within a State scenic highway corridor and implementation of the proposed Project would not have a substantial effect on scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within or visible from a State scenic highway corridor. No impact would occur.</p>				
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>(Source: Project Application Materials; Chino, 2018)</p> <p>Implementation of the proposed Project would convert the Project site from vacant land (formerly used for factory dairy farm operations that included dirt livestock pens (corrals) for the holding and separation of cattle intended for milking and slaughter and ancillary features such as hay/milking barns and open-air wastewater collection ponds) to an industrial development with two large industrial buildings as well as ancillary improvements such as parking lots, drive aisles, utility infrastructure, landscaping, exterior lighting, signage, and water quality/detention basins. The Project would be compatible with the size, scale, height, and aesthetic qualities of other large industrial buildings constructed in the immediate vicinity of the Project site and, also, would be required to comply with the Chino Development Code that mandates the compliance with standards that regulate the visual quality of development. Because the Project site is located in an urbanized area and because the Project would not conflict with applicable regulations governing scenic quality, a less-than-significant impact would occur.</p>				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>(Source: Chino, 2018)</p> <p>The City of Chino Municipal Code includes design standards for outdoor lighting that apply to all development in the City (Chino, 2018, § 20.10.090). The Municipal Code lighting standards govern the placement and design of outdoor lighting fixtures to ensure adequate lighting for public safety while also minimizing light pollution and glare and precluding public nuisances (e.g., blinking/flashing lights, unusually high intensity or bright lighting). As a standard condition of approval, the Project would be required to comply with the Chino Municipal Code, including provisions applicable to outdoor lighting. Mandatory compliance with the City of Chino Municipal Code would ensure that the Project does not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.</p>				
<p>II. AGRICULTURE AND FORESTRY RESOURCES</p> <p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</p>				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>(Source: CDC, n.d.; CDC, 2017; CDC, 2019; Google Earth, 2018)</p> <p>According to mapping information available from the California Department of Conservation’s (CDC) Farmland Mapping and Monitoring Program, the Project site contains “Prime Farmland,” “Grazing Land,” and “Other Land” (CDC, n.d.). The portion of the Project site designated as “Prime Farmland” – approximately 1.6 acres – is a north-to-south linear area that abuts the southeastern boundary of the subject property. According to the CDC, to be eligible for a “Prime Farmland” rating, land must contain soils that possess specified characteristics <u>and</u> land must have been used for irrigated agricultural production at some time during the four (4) years prior to the date of the relevant Important</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>Farmland Map (CDC, 2019). The most recent Important Farmland Map for San Bernardino County was published in 2017 (CDC, 2017). The Project site was formerly used for factory dairy farming and no portion of the Project site – including the area mapped as “Prime Farmland” by the CDC – has been used for irrigated agricultural production since at least 1994 (Google Earth, 2018). Thus, although the Project site contains a small linear-shaped area along its southeastern boundary (1.6 acres) that is mapped by the CDC as “Prime Farmland,” this 1.6-area area does not meet the State’s definition of “Prime Farmland” because it has not been used for irrigated agricultural production within the last four (4) years. The conversion of the Project site from a former commercial dairy to a non-agricultural (i.e., industrial) use would not affect any land that meets the CDC’s definition of Farmland.</p> <p>The proposed excess fill dirt sites contain land classified as “Other Land” and “Grazing Land” (CDC, n.d.); therefore, no impact to Prime Farmland, Unique Farmland or Farmland of Statewide Importance would occur at the proposed excess fill dirt sites.</p>				
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Chino, 2017a, Chino, 2017b, CDC, 2018)</i></p> <p>According to information provided by the CDC, the Project site is not subject to a Williamson Act contract (CDC, 2018). However, several of the proposed excess fill dirt sites contain land subject to Williamson Act contracts (i.e., Excess Fill Dirt Sites #1 and #3). Following the completion of proposed soil export activities, no new permanent uses, structures, or improvements would be present on any of the excess fill dirt sites, including Sites #1 and 3). Accordingly, although Excess Fill Dirt Sites #1 and #3 are currently not used for agricultural purposes, the Project’s proposed export of earth materials from these fill dirt sites would not preclude the ability of the excess fill dirt sites to be used for agricultural use in the future. Notwithstanding, the EIR will evaluate the Project’s potential to conflict with a Williamson Act contract.</p> <p>The Project site was previously used for factory dairy farm operations that included dirt livestock pens (corrals) for the holding and separation of cattle intended for milking and slaughter and ancillary features such as hay/milking barns and open-air wastewater collection ponds. Dairy operations on the Project site ceased between 2013 and 2014. Approximately 95% of the Project site (approximately 92.1 acres) is zoned for general agricultural use under existing conditions (Chino, 2017b). The Project entails changing the zoning designation of the Project site to General Industrial (GI). Excess Fill Dirt Sites #3 and #4 also contain land zoned for agricultural use, but the zoning designations of the excess fill dirt sites would be unaffected by the Project (Chino, 2017b). The Project’s potential to result in significant environmental effects to properties subject to zoning designations that allow for agricultural use will be evaluated in the required EIR.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Chino, 2017b)</i></p> <p>The Project site is not zoned as forest land, timberland, or Timberland Production, nor is it surrounded by forest land, timberland, or Timberland Production land. There are no lands located within the City of Chino that are zoned for forest land, timberland, or timberland zoned Timberland Production. (Chino, 2017b) Therefore, the Project has no potential to conflict with any areas currently zoned as forest, timberland, or Timberland Production and will not result in the rezoning of any such lands. As such, no impact will occur.</p>				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Chino, 2017b)</i></p> <p>The Project site does not contain a forest and is not designated as forest land. Likewise, the proposed excess fill dirt sites do not contain a forest and are not designated as forest land thus, the proposed Project will not result in the loss of forest land or the conversion of forest land to non-forest use (Chino, 2017b). As such, no impact will occur.</p>				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: CDC, n.d.)</i></p> <p>“Farmland” is defined in Section II (a) of Appendix G of the State CEQA Guidelines as “Prime Farmland,” “Unique Farmland” or “Farmland of Statewide Importance” (“Farmland”). As disclosed above under Response II (a), the Project would not result in the conversion of Farmland to non-agricultural use (CDC, n.d.).</p> <p>As discussed under Responses II (c) and II (d), the Project would not convert forest land to non-forest use.</p>				
<p>III. AIR QUALITY</p> <p>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: South Coast Air Quality Management District, 2017)</i></p> <p>The Project site is located in the South Coast Air Basin. Air quality within the South Coast Air Basin is regulated by the South Coast Air Quality Management District (SCAQMD). Standards for air quality are documented in the SCAQMD’s Air Quality Management Plan (AQMP). The proposed Project’s construction and operational activities would emit</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>pollutants into the Air Basin that have the potential to conflict with or obstruct implementation of the SCAQMD's AQMP. As such, an air quality technical report will be prepared for the Project and the required EIR will evaluate the proposed Project's potential to conflict with the adopted SCAQMD's AQMP.</p>				
<p>b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: South Coast Air Quality Management District, 2016; South Coast Air Quality Management District, 2017)</i></p> <p>The South Coast Air Basin is a non-attainment area for various State and federal air quality standards. The Project site is located in a portion of the South Coast Air Basin that is designated as a "Non-Attainment" area for the federal 8-hour ozone standard, the State 1-hour and 8-hour ozone standards, and federal and State particulate matter standards. (SCAQMD, 2016) The Project would generate particulate and gaseous emissions during construction and over the long-term operating life of the proposed industrial buildings. This would include emissions of criteria pollutants, including those that contribute to ozone formation, along with PM₁₀ and PM_{2.5}. Therefore, a quantitative analysis of emissions during the construction phases and over the operating life of the completed Project, together with an assessment of whether the Project would exceed SCAQMD daily emissions thresholds, is warranted in the required EIR.</p>				
<p>c) Expose sensitive receptors to substantial pollutant concentrations?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: South Coast Air Quality Management District; Google Earth)</i></p> <p>The Project has the potential to expose sensitive receptors located near the Project site and/or along its primary truck route(s) to localized criteria pollutant emissions and/or diesel particulate matter (DPM) emissions from mobile sources (i.e., automobile/truck exhaust). These pollutants pose risks to human health. The EIR will evaluate the Project's potential to expose sensitive receptors to substantial pollutant concentrations.</p>				
<p>d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>Any temporary odor impacts generated during Project-related construction activities, such as asphalt paving and the application of architectural coatings, would be short-term and cease upon completion of the construction phase of the Project. The industrial uses proposed for the Project site are not expected to involve uses or activities that generate substantial or noticeable amounts of odor during long-term operation. Nonetheless, the required EIR will evaluate the Project's potential to expose substantial numbers of people to objectionable odors during both near-term construction and long-term operation.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: USDA; Google Earth)</i>				
The Project site and/or the proposed excess fill dirt sites have the potential to contain species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service. A qualified biologist will evaluate the sites' existing biological resources and determine the presence or absence of any sensitive species. The results of the biological resources assessment(s) will be disclosed and evaluated in the required EIR.				
b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Google Earth)</i>				
A qualified biologist will evaluate the proposed physical impact area of the Project site and the excess fill dirt sites to determine if the properties contain riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service. The results of the biological resources assessment will be disclosed and evaluated in the required EIR.				
c) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Google Earth)</i>				
A qualified biologist will evaluate the Project's potential to impact State and/or federally protected wetlands. The results of the biological resources assessment will be disclosed and evaluated in the required EIR.				
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Google Earth)</i>				
The Project site is disturbed and does not support a diversity of native wildlife. Paved roads, fencing, and developed				

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land surrounding the Project site block terrestrial wildlife movement from all directions. Accordingly, the site is not expected to serve as a wildlife movement corridor. Notwithstanding, development of the Project site has some potential to impact avian species that are protected by the federal Migratory Bird Treaty Act or nesting birds protected by California law. The excess fill dirt sites would be lowered in elevation and temporarily disturbed during the Project's grading operation, which could affect wildlife movement. The Project's potential to impact wildlife movement and migratory and/or nesting birds during construction and long-term operation will be evaluated in the required EIR.				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Chino, 2018; Google Earth)</i></p> <p>The City's Street Trees Ordinance (Chapter 12.16 of the Chino Municipal Code) is the only local ordinance applicable to biological resources and regulates the planting and removal of street trees within the City. The Project's landscaping plan will be reviewed against these provisions of the Municipal Code and compliance will be evaluated in detail in the required EIR.</p>				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: RCA, n.d.)</i></p> <p>The Project site is not located within a portion of the City of Chino for which a Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State habitat conservation plan has been adopted (RCA, n.d.). Accordingly, the Project has no potential to conflict with any such plans, and no impact would occur.</p>				
V. CULTURAL RESOURCES				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth)</i></p> <p>The Project site is vacant but contains remnants (i.e., concrete pads/foundations) of past factory dairy operations on the Project site. A professional archaeologist will evaluate the age of the dairy farm remnants on the Project site and will research whether the Project site is associated with any important people or events in California history. The results of the evaluation will be disclosed in the required EIR.</p>				
b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth)</i></p> <p>The Project site and excess fill dirt sites are located in a part of the City where prehistoric resources have been found in the past. A cultural resources assessment will be conducted by a professional archaeologist to determine the likelihood</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
for the presence/absence of archaeological resources to be located beneath the surface of the Project site and/or the excess fill dirt sites. The results of the cultural resources assessment will be disclosed in the required EIR. The Project's potential to impact previously undiscovered archaeological resources, which could result in an adverse change in the significance of the resources pursuant to California Code of Regulations § 15064.5, will be evaluated in the required EIR.				
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: California Health and Safety Code, Section 7050.5(b) & (c), Public Resources Code Section 5097.94(k) & 5097.98)</i></p> <p>The Project site and excess fill dirt sites do not contain a cemetery, and no known formal cemeteries are located within the immediate vicinity. Nevertheless, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction. If human remains are unearthed during Project construction, the construction contractor would be required by law to comply with California Health and Safety Code, Section 7050.5 "Disturbance of Human Remains." According to Section 7050.5(b) and (c), if human remains are discovered, the County Coroner must be contacted and if the Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, the Coroner is required to contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC). Pursuant to California Public Resources Code Section 5097.98, whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, the NAHC is required to immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants will complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. According to Public Resources Code Section 5097.94(k), the NAHC is authorized to mediate disputes arising between landowners and known descendants relating to the treatment and disposition of Native American human burials, skeletal remains, and items associated with Native American burials.</p> <p>With mandatory compliance to California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, any potential impacts to human remains, including human remains of Native American ancestry, would be less than significant.</p>				
VI. ENERGY				
Would the project:				
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>Project-related construction and operational activities would use local energy resources, including gasoline, diesel fuel, and electricity. The Project's potential to result in potentially significant environmental impacts due to wasteful,</p>				

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inefficient, or unnecessary consumption of energy resources will be analyzed in a Project-specific energy analysis which will be discussed in the required EIR.				
b) Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials)</i>				
The Project's potential to conflict with applicable plans, policies, or regulations related to renewable energy or energy efficiency will be analyzed in a Project-specific energy analysis, the results of which will be disclosed in the required EIR.				
VII. GEOLOGY AND SOILS				
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Chino, 2010b; Google Earth)</i>				
The Project site is located in proximity of known traces of the Chino-Central Avenue Fault (Google Earth, 2018; Chino, 2010b, Figure 4.6-1). Accordingly, a site-specific geotechnical investigation will be conducted by a professional geologist to evaluate the Project's potential to expose people or structures to adverse effects related to ground rupture. The results of the site-specific geotechnical investigation will be disclosed in the required EIR.				
(ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Chino, 2010b; CBSC; Chino, 2016b)</i>				
The Project site is located in a seismically active area of Southern California and is expected to experience moderate-to-severe ground shaking during the lifetime of the Project. This risk is not considered substantially different than that of other similar properties in the Southern California area. As a mandatory condition of Project approval, the proposed industrial buildings are required to be constructed in accordance with the California Building Standards Code (CBSC), also known as California Code of Regulations (CCR), Title 24 (Part 2), and the Chino Building Code, which is based on the CBSC with local amendments. The CBSC and Chino Building Code have been specifically tailored for California earthquake conditions and provide standards that must be met to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures. In addition, the CBSC and the City require development projects to prepare geologic engineering reports to identify site-specific geologic and seismic conditions and implement the site-specific recommendations contained therein to preclude adverse effects involving unstable soils and strong seismic ground-shaking, including, but not limited to, recommendations related to ground stabilization, selection of appropriate foundation type and depths, and selection of appropriate structural systems. A Project-specific geotechnical report will be prepared for the Project site and discussed within and appended to the EIR. The EIR will contain mitigation				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
measures, if needed, to attenuate any site-specific geologic or seismic conditions that could adversely affect the Project.				
(iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Chino, 2010b)</i></p> <p>According to the City’s General Plan EIR, soils in the City of Chino pose a risk of liquefaction in the event of a major earthquake (Chino, 2010b, p. 4.6-18). To confirm the liquefaction potential, a site-specific geotechnical study will be prepared for the Project site, which will evaluate the Project site’s potential to be subject to seismic-related ground failure, including liquefaction. The results of the site-specific geotechnical evaluation will be disclosed in the required EIR.</p>				
(iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Google Earth; Project Application Materials)</i></p> <p>The Project site is relatively flat. The nearest hillsides (Chino Hills) are located approximately 1.3 miles southwest of the Project site, and are separated from the Project site by intervening development (Google Earth, 2018). Additionally, grading in support of the Project – on-site and within the excess fill dirt sites – would not create any new substantial slopes that could be subject to landslide during a seismic event. Accordingly, the proposed Project would not create and would not be exposed to any risk of landslide.</p>				
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>Project construction activities would involve earth movement and the exposure of soil, which would temporarily increase erosion susceptibility. The Project would be required to adhere to standard regulatory requirements, including, but not limited to, requirements imposed by the City of Chino’s National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit and a Project-specific Stormwater Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) to minimize water pollutants including sedimentation in stormwater runoff. The EIR will evaluate the Project’s potential to result in substantial soil erosion and/or the loss of topsoil.</p>				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>Refer to Responses VII(a)(iii) and (iv) for a discussion of hazards associated with liquefaction and landslide hazards. As noted, landslide hazards are not anticipated to affect or result from the Project, and the required EIR will evaluate the site’s potential for exposing future buildings on-site to liquefaction-related hazards. The Project site’s potential for lateral spreading or collapse is currently unknown, but will be evaluated in a site-specific geotechnical evaluation. The geotechnical evaluation also will evaluate the Project site’s potential for subsidence and liquefaction hazards. The required EIR will evaluate the proposed Project’s potential to cause soil subsidence, lateral spreading, liquefaction, and</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
collapse hazards, which could pose a threat to the future structures and workers on-site.				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2010b)</i></p> <p>According to the Figure 4.6-2 (Soil Types) and Table 4.6-1 of the City’s General Plan EIR, the Project site is underlain by Chino Silt Loam, Chualar Clay Loam, and Chualar Clay Loam, which contain a “Low” to “Moderate” shrink swell potential (Chino, 2010b, Table 4.6-1). However, long-standing disturbances from dairy operations on the Project site may have altered the site’s mapped soil characteristics at the near-surface. The Project’s geotechnical evaluation will evaluate the Project site’s specific soil conditions and potential for containing expansive soils. The geotechnical evaluation will also evaluate the expansion potential of soils that would be imported to the Project site from the excess fill dirt sites. The Project’s potential to expose the future structures and workers on-site to hazards associated with expansive soils will be evaluated in the required EIR.</p>				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The Project would not install any septic tanks or alternative waste water disposal systems. No impact would occur.</p>				
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Chino, 2010b; Google Earth)</i></p> <p>According to the City’s General Plan EIR, Chino lies in a region which is made up of alluvial valley floors, fans, and terraces (Chino, 2010b, p. 4.5-9). Late Pleistocene alluvium elsewhere in San Bernardino County, including deposits in Chino and Chino Hills, has yielded a diversity of significant vertebrate fossils. Although the Project site and excess fill dirt sites are not known to contain unique paleontological resources or unique geologic features, there is nonetheless the potential that Project-related grading activities could uncover and impact paleontological resources. This issue will be evaluated in the required EIR.</p>				
<p>VIII. GREENHOUSE GAS EMISSIONS</p> <p>Would the project:</p>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The Project site was historically used for commercial dairy farming, which is a use known to produce substantial amounts of GHG emissions (primarily methane released by cows). Project-related construction and operational</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>activities would emit air pollutants, several of which are regarded as greenhouse gasses (GHGs). The proposed Project's potential to generate GHGs, either directly or indirectly, that could have a significant impact on the environment, will be analyzed in a Project-specific GHG analysis report which will be discussed in the required EIR.</p>				
<p>b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The Project's potential to conflict with the City of Chino's Climate Action Plan or other applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs will be analyzed in a Project-specific GHG analysis, the results of which will be discussed in the required EIR.</p>				
<p>IX. HAZARDS AND HAZARDOUS MATERIALS</p> <p>Would the project:</p>				
<p>a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>During Project construction, a limited amount of hazardous materials typical of construction activities would be transported to, stored, and used on the Project site (fuel, architectural coatings, etc.). Although future building user(s) are unknown at this time, hazardous materials may be used and stored on the Project site as part of routine building occupant operations. The EIR will evaluate the Project's potential to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials during short-term construction and long-term operation.</p>				
<p>b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>See Response VIII(a), above. This topic will be addressed in the EIR.</p>				
<p>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth; Chino, 2010a)</i></p> <p>The nearest existing school facility is the Cal Aero Preserve Academy, located approximately 2.1 miles northeast of the Project site (Google Earth, 2018). According to the City of Chino General Plan, there are no school sites planned within 0.25 mile of the Project site (Chino, 2010a, Figure PFS-1; Google Earth, 2018). Accordingly, the proposed Project has no potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No impact would occur.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; DTSC, 2007)</i></p> <p>According to preliminary information provided by the California Department of Toxic Substances Control, the Project site is not located on the list of hazardous materials sites pursuant to Government Code Section 65962.5 (DTSC, 2018). Notwithstanding, a site-specific Environmental Site Assessment (ESA) will be prepared for the Project that will include the governmental database search. The results of the ESA's database search will be disclosed in the required EIR.</p>				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Ontario, 2011; Caltrans, 2011; Chino, 2010b)</i></p> <p>The Project site is located approximately 1.2 miles southwest of the nearest runways at the Chino Airport, and is located approximately 7.1 miles southwest of the nearest runway at the Ontario International Airport (ONT). The Project site is not located within the Airport Influence Area (AIA) for the ONT Airport, and as such would not be exposed to airport safety hazards associated with this facility (Ontario, 2011, Map 2-1). At present, there is no Airport Land Use Compatibility Plan (ALUCP) that addresses the current Master Plan for the Chino Airport (the most recent ALUCP, adopted in 1991, does not reflect the current Airport Master Plan for this facility). Based on the 1991 ALUCP, the Project is located within Safety Zones II and III of the Chino Airport's AIA. The required EIR will evaluate the extent to which the Project's proximity to the Chino Airport could expose people to airport safety hazards.</p>				
f) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2010b)</i></p> <p>The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction and long-term operation, the proposed Project would be required to maintain adequate emergency access for emergency vehicles as required by the City. Because the proposed Project would not interfere with an adopted emergency response or evacuation plan, no impact would occur.</p>				
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: CalFire, 2018; and Project Application Materials)</i></p> <p>According to the California Department of Forestry and Fire Protection (CalFire), the Project area is not located within a fire hazard severity zone (CalFire, 2018). Accordingly, the proposed Project has no potential to expose people or</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
structures to a significant risk of loss, injury, or death involving wildland fires.				
X. HYDROLOGY AND WATER QUALITY				
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials)</i>				
<p>Implementation of the Project would involve demolition, clearing, grading, paving, utility installation, building construction, and landscaping activities, which could result in the generation of water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project. Additionally, runoff from the Project site under post-development conditions could contain water pollutants. The City will require that best management practices (BMPs) to address water pollutants be identified in a Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP). The Project’s potential to violate any water quality standards or waste discharge requirements during short-term construction and/or long-term operational activities, and the protective and avoidance measures proposed by the Project to address water quality will be fully analyzed in the required EIR.</p>				
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials, San Bernardino County General Plan)</i>				
<p>The Project would be served with potable water from the City of Chino, and does not propose the use of any wells or other groundwater extraction activities. Therefore, the proposed Project would not directly draw water from the groundwater table. Development of the Project site would increase the extent of impervious surfaces on-site, which could reduce the amount of water that directly infiltrates into the ground and reaches the groundwater table. However, a majority of the groundwater recharge in the Chino groundwater basin occurs in the northern portion of the Basin, north of the City of Chino, within percolation basins located throughout San Bernardino County (Chino, 2010b, p. 4.8-13). The Project site is located in the southern portion of the Chino groundwater basin and would not physically impact any of the major groundwater recharge facilities in the Basin and, therefore, would not result in substantial, adverse effects to local groundwater levels. Additionally, the Project would include the installation of a water quality basin and permeable landscape areas to maximize the percolation of on-site storm water runoff into the groundwater basin. Accordingly, buildout of the Project with these design features would not interfere substantially with groundwater recharge. The removal of dirt from the off-site excess fill dirt sites also would not have an adverse effect on groundwater because the surface permeability of the sites would not be affected.</p> <p>For the reasons stated above, the Project would neither substantially decrease groundwater supplies nor interfere substantially with groundwater recharge. Impacts would be less than significant.</p>				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
stream or river, or through the addition of impervious surfaces, in a manner which would:				
(i) Result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Applications Materials)</i></p> <p>The Project would alter the existing drainage pattern of the property and would install a storm drain system that outlets into the Cypress Channel. During construction of the Project, soils would be exposed and subject to erosion, at the Project site and at the excess fill dirt sites. A site-specific hydrology study will be prepared for the Project to determine whether Project development would result in a measurable increase in water volume or velocity exiting the site under developed conditions. Additionally, a site-specific WQMP will be prepared that will identify Best Management Practices (BMPs) to reduce the Project's potential to result in increased erosion following development. The results of the required WQMP and site-specific hydrology study will be documented in the required EIR.</p>				
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>A site-specific hydrology study will be prepared to evaluate whether the Project would result in a substantial change in the rate or amount of runoff from the site flowing into the Cypress Channel. An increase in the rate or amount of runoff from the site could result in increased potential for flooding on downstream properties. The results of the site-specific hydrology study will be documented in the required EIR.</p>				
(iii) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>As indicated under Response X(a), the Project's potential to result in additional sources of polluted runoff will be disclosed and evaluated in the required EIR. A site-specific hydrology study will be prepared for the Project that will evaluate the Project's proposed stormwater drainage system that is designed to convey runoff from the site in a manner consistent with City requirements. The required EIR will include a discussion and analysis of the Project's proposed storm drain improvements, and also will identify any impacts to the environment that may result from necessary off-site improvements required in support of the Project's drainage system.</p>				
(iv) Impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; FEMA, 2008)</i></p> <p>Most of the Project site is located within the inundation area for the Prado Dam and the southwest portion of the Project site contains a small sliver of land that is mapped as being located within FEMA-mapped "Zone AE," which is considered a 100-year flood hazard area (FEMA, 2008). During construction, the Project also would entail excavation activities on up to four (4) excess fill dirt sites that are located within the inundation area for the Prado Dam. As such, the Project has the potential to impede or redirect flood flows; further analysis of this subject will be provided in the</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
required EIR.				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2010b; FEMA, 2008; Google Earth, 2018)</i></p> <p>The Pacific Ocean is located approximately 30 miles southwest of the Project site; consequently, there is no potential for tsunamis to impact the Project. In addition, no steep hillsides subject to mudflow are located on or near the Project site. Accordingly, the Project site would not be impacted by seiches, mudflows, and/or tsunamis.</p> <p>The Prado Dam is the only feature within the Project site's vicinity with the potential to result in flooding in the event of failure. According to General Plan Update EIR Figure 4.8-2, <i>566 Foot Prado Dam Inundation Area</i>, the Project site is subject to dam inundation hazards. As part of the Project's construction process, the proposed building footprints would be raised in elevation out of the Inundation Area. Other portions of the Project site (e.g., parking lots, detention/water quality basins) may remain within the Prado Dam's inundation area upon the completion of Project construction. The EIR will evaluate the potential for pollutants to be released from the Project site in the event the Project area is inundated by flood waters that may back up behind the Prado Dam during a rare and extreme storm event.</p>				
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>As indicated under Response X(b), the Project would not substantially decrease groundwater supplies nor interfere substantially with groundwater recharge. The EIR will evaluate the Project's potential to conflict with or obstruct with an applicable water quality control plan.</p>				
<p>XI. LAND USE AND PLANNING</p> <p>Would the project:</p>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth)</i></p> <p>The Project site is vacant and undeveloped. No residences or established communities abut the Project site. The Project site does not provide access to established communities and would not isolate any established communities or residences from neighboring communities. Development and operation of the Project would thus not physically disrupt or divide the arrangement of an established community.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Materials; Chino, 2010a)</i></p> <p>Implementation of the Project would allow for the future development of industrial land uses on the 96.9-acre Project site. Proposed GPA (PL18-0090) would amend the General Plan land use designation for the Project site from "Agriculture (AG)" and "Recreation/Open Space (R/OS)" to "General Industrial (GI)." Proposed CZ (PL18-0091) would change the zoning designation for the Project site from "General Agriculture (AG)" and "Open Space-Natural (OS-2)" to "General Industrial (M2)." The EIR will include an evaluation of the proposed Project's consistency with the General Plan, Zoning Ordinance, and other applicable plans, policies, and/or regulations adopted for the purpose of reducing or avoiding environmental effects.</p>				
XII. MINERAL RESOURCES				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Chino, 2010a; Chino, 2010b)</i></p> <p>The Project site does not comprise a known mineral resource location. Thus, implementation of the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State of California (Chino, 2010b, p. 4.6-4 and Figure 4.6-4). In addition, the City's General Plan does not identify any locally-important mineral resource recovery sites on-site or within close proximity to the Project site. Accordingly, no impact would occur and no further analysis of this subject is required.</p>				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Chino, 2010a; Chino, 2010b)</i></p> <p>Please refer to the response to Response XII(a), above. No impact would occur and no further analysis of this subject is required.</p>				
XIII.NOISE				
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2010a; Chino, 2016b)</i></p> <p>Project-related construction activities, as well as long-term operational activities (including on-site activities and the</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
expected increases in vehicular travel along area roadways), may expose persons in the vicinity of the Project site and/or its primary truck route to noise levels in excess of standards established by the City's General Plan and/or Chapter 9.40 of the City's Municipal Code for residential and/or worker receptors. An acoustical analysis will be prepared and the required EIR will analyze the potential for the Project to expose people, on- or off-site, to noise levels in excess of established noise standards.				
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>Construction activities on the Project site or at the excess fill dirt sites may produce groundborne vibration or groundborne noise levels during demolition, earthwork/grading and/or during the operation of heavy machinery. The required EIR will analyze the potential of the Project to expose persons to excessive groundborne vibration. Long-term operation of the proposed Project is not anticipated to result in perceptible levels of groundborne vibration or groundborne noise; regardless, the Project's EIR will also evaluate the proposed Project's potential to generate groundborne vibration and noise in the long-term.</p>				
c) For a project located within the vicinity of a private airstrip or an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Chino, 2010a; Ontario, 2011; Google Earth, 2018)</i></p> <p>The Project site is located approximately 1.2 miles southwest of the nearest runways at the Chino Airport, and is located approximately 7.1 miles southwest of the nearest runway at the Ontario International Airport. The Project site occurs well to the south of areas that would be exposed to excessive noise levels associated with the Ontario International Airport; thus, impacts would not occur on-site from the Ontario International Airport (Ontario, 2011, Map 2-3).</p> <p>At present, there is no current Airport Land Use Compatibility Plan (ALUCP) that addresses the current Airport Master Plan for the Chino Airport. However, the current Airport Master Plan for the Chino Airport shows Year 2025 noise contours for the Chino Airport. The 65 dBA CNEL noise contour generally does not extend beyond the Chino Airport boundaries; therefore, the Project site is not located within the mapped 65 dBA CNEL noise contour (Chino, 2010a, Figure N-6). Accordingly, the Project would not expose future workers and visitors on the Project site to excessive airport-related noise levels and impacts would be less than significant.</p> <p>The Project site is not located near any private airfields or airstrips. Therefore, the proposed Project has no potential to expose people to excessive noise levels associated with operations at a private airstrip.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XIV. POPULATION AND HOUSING				
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Bureau of Labor Statistics, 2018; SCAG, 2017)</i></p> <p>The proposed Project would result in development of the subject property with industrial land uses that would add employment opportunities to the area. It is anticipated that the employment base for both the construction and operational phases of the Project would come from the existing population in the Inland Empire, which comprises western Riverside County and southwestern San Bernardino County. According to the Bureau of Labor Statistics, the Riverside-San Bernardino-Ontario region's civilian labor force exceeded 2,000,000 persons with more than 1,900,000 people employed and an unemployment rate of approximately 4% (approximately 86,000 persons). Accordingly, the Project region already contains an ample supply of potential employees under existing conditions and the Project's labor demand is not expected to draw substantial numbers of new residents to the area. Furthermore, approximately 89% of City of Chino residents commute outside of the City for work (SCAG, 2017, p. 21), with more homes currently under construction within The Preserve area; the Project would provide job opportunities closer to home for existing and future Chino residents.</p> <p>There are no components of the Project that would reasonably result in indirect or unplanned population growth because the surrounding area is mostly developed under existing conditions or is planned for development and is in the process of developing pursuant to an approved land plan (i.e., The Preserve Specific Plan). The Project would install new/expanded infrastructure; however, this infrastructure would either be master-planned facilities (meaning the facilities would be installed with or without the Project) or would be private facilities for the sole use of the Project (meaning they would not be available for general public use). Accordingly, no significant indirect impacts associated with population growth would result from any Project-related improvements because the Project and its required improvements would not induce substantial growth on surrounding properties.</p> <p>Based on the foregoing analysis, neither the Project nor any Project-related component would result in substantial, direct, or indirect population growth that would cause a significant direct or indirect impact to the environment. Impacts would be less than significant.</p>				
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Google Earth; Project Applications)</i></p> <p>Under existing conditions, the Project site and excess fill dirt sites are vacant and undeveloped and contain no structures. Accordingly, the Project would have no potential to displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere. No impact would occur.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XV. PUBLIC SERVICES				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: CVFD, 2012; Chino, 2016b; Google Earth.)</i></p> <p>Fire service in the Project area is provided by CVFD Station 63 (at the Chino Airport) which is located approximately 1.2 miles northeast of the Project site, on Kimball Avenue (Google Earth, 2018). Station 63 was built with the anticipation of growth in The Preserve area and south Chino and is staffed to meet minimum CVFD response goals within its service area (CVFD, 2012; Chino, 2003, pp. 5.11-9-5.11-13). Accordingly, the Project would be adequately served by Station 63 and no new or expanded unplanned facilities would be required. The Project is required to comply with the provisions of the City's Development Impact Fee Ordinance (Municipal Code Chapter 3.45), which requires a fee payment that the City applies to the funding of fire protection facilities. The City will collect DIF fees for the Project based on building square footage. The Project's payment of DIF fees, as well as increased tax revenues that would result from development of the Project, would be used by the City to help pay for fire protection services and other public services.</p> <p>The Project would incorporate fire prevention and fire suppression design features to minimize the potential demand placed on the CVFD. The proposed industrial buildings would be of concrete tilt-up construction. Concrete is non-flammable and concrete tilt-up buildings have a lower fire hazard risk than typical wood-frame construction. The Project also would install fire hydrants on-site – the CVFD reviewed the Project's site plan to ensure proper spacing of hydrants on-site to provide adequate coverage – and would provide paved primary and secondary emergency access to the Project site to support the CVFD in the event fire suppression activities are needed on-site. Lastly, industrial buildings would be equipped with fire sprinklers in accordance with the California and Chino building codes. Based on their size and scale, the proposed buildings would likely feature ESFR (Early Suppression, Fast Response) ceiling mounted fire sprinklers (or a comparable fire suppression system) that exceed the fire protection of traditional sprinkler systems. ESFR high output, high volume systems are located in ceiling spaces as with conventional fire sprinkler systems, but they incorporate large, high-volume, high-pressure heads to provide the necessary fire protection for industrial buildings that may contain high-piled storage. While most other sprinklers are intended to control the growth of a fire, an ESFR sprinkler system is designed to suppress a fire. To suppress a fire does not necessarily mean it will extinguish the fire but rather it is meant to "knock" the fire back down to its source.</p> <p>Based on the foregoing, the Project would receive adequate fire protection service and would not result in the need for new or physically altered fire protection facilities. Impacts to fire protection facilities would be less than significant.</p>				
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Chino, 2003; Chino 2010b; Chino, 2016b; Google Earth)</i></p> <p>The Project would introduce two new industrial buildings (and employees and visitors) to the Project site, which would result in an incremental increase in demand for police protection services, but is not anticipated to require or result in</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>the construction of new or physically altered police facilities.</p> <p>The CPD headquarters, which opened in 2012, were designed to accommodate the CPD’s expected facilities needs into the future (considering the increased demand for police protection services as Chino’s population increases). In addition, the CPD operates an unstaffed substation in The Preserve area and may construct a permanent, staffed substation in The Preserve area in the future if the need arises. (Chino, 2010b, pp. 4.12-11-4.12-13; Chino, 2003, pp. 5.11-8-5.11-9) Environmental impacts associated with buildout of The Preserve Specific Plan, including buildout of The Preserve Specific Plan Community Core where the new police substation is anticipated to be constructed (if needed), were fully evaluated in The Preserve Specific Plan EIR, and the Project’s incremental demand for additional police staffing and facilities would not result in the need for new or expanded police protection facilities beyond what is already anticipated by the City of Chino.</p> <p>Additionally, and pursuant to City of Chino Municipal Code Chapter 3.45, the Project would be subject to payment of DIF fees. Furthermore, tax revenues generated from development of the site would provide funding to offset potential increases in the demand for police services at Project build-out. The City of Chino uses DIF fees and tax revenues this fee to help pay for police protection needs and other public services.</p> <p>Based on the foregoing, the proposed Project would receive adequate police protection service, and would not result in the need for new or physically altered police protection facilities. Impacts to police protection facilities would therefore be less than significant.</p>				
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials, California Legislative Information, 2016)</i></p> <p>Development of the Project site with industrial land uses would not create a direct demand for public school services, as the subject property would contain non-residential uses that would not generate any school-aged children requiring public education. Because the proposed Project would not directly generate students and is not expected to indirectly draw a substantial number of students to the area, the proposed Project would not cause or contribute to a need to construct new or physically altered public school facilities. Although the Project would not create a demand for additional public school services, the Project Applicant would be required to contribute development impact fees to the Chino Unified School District, in compliance with California Senate Bill 50 (Greene). Mandatory payment of school fees would be required prior to the issuance of a building permit. With mandatory payment of fees in accordance with California Senate Bill 50, impacts to public schools would not occur.</p>				
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>As discussed under Responses XVI(a) and XVI(b) below, the proposed Project would not create a demand for public park facilities and would not result in the need to modify existing or construct new park facilities. Accordingly, implementation of the proposed Project would not adversely affect any park facility and impacts would be less than significant.</p>				

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e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The proposed Project is not expected to result in a demand for other public facilities/services, including libraries, community recreation centers, post offices, and animal shelters. As such, implementation of the proposed Project would not adversely affect other public facilities or require the construction of new or modified public facilities.</p>				
XVI. RECREATION				
a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The Project does not propose any type of residential use or other land use that may generate a population that would increase the use of existing neighborhood and regional parks or other recreational facilities. Accordingly, implementation of the proposed Project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park, and no further analysis of this subject is required.</p>				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The Project does not include the construction of any new on- or off-site recreation facilities. The Project would not expand any existing off-site recreational facilities. Therefore, environmental effects related to the construction or expansion of recreational facilities would not occur with implementation of the proposed Project. Additional analysis of this issue is not required.</p>				
XVII. TRANSPORTATION				
Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>Implementation of the proposed Project would induce vehicular and non-vehicular travel to and from the Project site. Vehicular traffic has the potential to adversely affect the performance of the local circulation system, on a direct and/or cumulatively considerable level. A Project-specific traffic study will be prepared following the City of Chino's traffic study guidelines. The study will quantify the volume of vehicular traffic anticipated to travel to and from the Project site. The required EIR will disclose the findings of the site-specific traffic study and also will evaluate the Project's potential to conflict with applicable plans, ordinances, and policies that establish a minimum level of performance for various modes of travel, including transit, roadway, bicycle and pedestrian.</p>				

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b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: CEQA Guidelines)</i></p> <p>Pursuant to CEQA Guidelines Section 15064.3(c), the City has until July 1, 2020, to implement CEQA Guidelines Section 15064.3(b). At the time of writing this Initial Study, the City of Chino had not implemented CEQA Guidelines Section 15064.3(b). If the City begins to implement CEQA Guidelines Section 15064.3(b) prior to the release of the Draft EIR for this Project, the EIR will evaluate the Project for consistency with the applicable provisions of the aforementioned section.</p>				
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>City staff reviewed the Project’s application materials and determined that no unsafe design features are proposed as part of the Project. All improvements planned as part of the Project would be in conformance with applicable City of Chino standards and would not result in any hazards due to a design feature. Additionally, the proposed Project would be compatible with existing and planned land uses in the surrounding area and would not substantially increase safety hazards due to incompatible uses. Thus, impacts would be less than significant.</p>				
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The Project would entail the construction of two industrial buildings on the Project site, which would require the need for emergency access to-and-from the site. During the course of the City of Chino’s design review process, the City will review the proposed site plan to ensure that the Project provides adequate access to-and-from the Project site for emergency vehicles. The City also will review the layout of the Project’s industrial buildings, drive aisles, parking lots, and truck courts provide adequate on-site circulation for emergency vehicles. The Project’s proposed driveways would connect directly to Mountain Avenue and Bickmore Avenue. The Project’s proposed frontage improvements along Mountain Avenue and Bickmore Avenue are designed to improve local traffic circulation. Furthermore, the City of Chino will review all future Project construction drawings to ensure that adequate emergency access is maintained on the abutting segments of Mountain and Bickmore Avenues during temporary construction activities. Impacts would be less than significant.</p>				

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XVIII. TRIBAL CULTURAL RESOURCES				
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials)</i>				
A site-specific cultural resources assessment will be conducted by a professional archaeologist to determine if the Project site contains resources that are listed or eligible for listing on a State or local register of historical resources as defined in Public Resources Code Section 5020.1(k). The results of the site-specific cultural resources assessment will be disclosed in the required EIR.				
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials)</i>				
The City of Chino will send notification of the proposed Project to Native American tribes with possible traditional or cultural affiliation to the area and will consult with interested tribes regarding the Project's potential to affect a tribal cultural resource. The potential for the Project to cause a substantial adverse change in the significance of a tribal cultural resource will be evaluated in the required EIR.				
XIX. UTILITIES AND SERVICE SYSTEMS				
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials)</i>				
The proposed Project would be required to construct utility service facilities as necessary to serve the Project. Off-site improvements to utility lines also may be necessary to provide adequate service to the site. The required EIR will describe the Project's proposed utility service facilities, and will evaluate whether the construction of such facilities would result in significant environmental effects.				

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b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The operation of industrial land uses on the Project site would result in an increase in potable water demand from existing conditions. Pursuant to CEQA Guidelines Section 15155(a)(1), the proposed Project is considered a “water-demand project” because it involves industrial development that would occupy more than 40 acres of land. In order to evaluate whether the City’s current and planned water supplies are adequate to serve the Project, a Water Supply Assessment (WSA) will be prepared for the Project. The results of the WSA will be documented in the EIR.</p>				
c) Result in a determination by the wastewater treatment provider which serves or may serve the project determined that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>Wastewater generated on the Project site would be conveyed by the Chino Water Utility to the IEUA for treatment. The proposed Project may conflict with land use/intensity assumptions utilized by IEUA forecasts. Accordingly, the EIR will evaluate the adequacy of the IEUA’s existing capacity, and will determine whether any new or expanded treatment facilities are required to serve the Project in addition to the IEUA’s existing commitments.</p>				
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The Project would generate an incremental increase in solid waste volumes requiring off-site disposal during short-term construction and long-term operational activities. The required EIR will evaluate whether existing landfills have adequate capacity to accommodate the Project’s planned increase in solid waste generation.</p>				
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The Project would be required to comply with the City of Chino’s waste reduction programs, including recycling and other diversion programs to divert the amount of solid waste deposited in landfills. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Cal Pub Res. Code § 42911), the proposed Project would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. The implementation of these programs would reduce the amount of solid waste generated by the proposed Project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. The Project would</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
comply with all applicable solid waste statutes and regulations; as such, a less-than-significant impact would occur.				
XX. WILDFIRE				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>(Source: CalFire, 2018)</i>				
The Project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones (CalFire 2018); therefore, the Project would not exacerbate wildfire hazard risks or expose people or the environment to adverse environmental effects related to wildfires. No impact would occur and no further analysis of this topic is required.				
XXI. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials)</i>				
The Project has the potential to substantially reduce the habitat of a wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. The required EIR will evaluate the Project's potential to degrade the quality of the environment and/or result in substantial adverse effects to biological and cultural resources.				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The Project site is located within the City of Chino and the City and other nearby cities and portions of unincorporated San Bernardino County and Riverside County have a number of on-going development projects. Development of the Project site, in addition to concurrent construction and operation of other development projects in the area, has the potential to result in cumulatively considerable impacts, particularly with respect to the following issue areas: air quality, greenhouse gas emissions, noise, and transportation. The EIR will evaluate the Project’s potential to result in cumulatively considerable contributions to cumulatively significant impacts.</p>				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The potential for the proposed Project to directly or indirectly affect human beings will be evaluated in the required EIR particularly with respect to the following issue areas: air quality and greenhouse gas emissions (including emissions from Project-related traffic), seismic activity, and noise.</p>				

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