

SAN BERNARDINO COUNTY INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the State CEQA Guidelines.

PROJECT LABEL:

APNs:	1013-211-21, 1013-211-22	USGS Quad:	Ontario
Applicant:	Borstein Enterprises 11766 Wilshire Boulevard., Suite 820 Los Angeles, CA 90025	T, R, Section:	Township 1 South, Range 8 West, Section 34
Location	The project site is bound by Francis Avenue to the south and Yorba Avenue to the east within unincorporated San Bernardino County adjacent to the northern boundary of the City of Chino.	Thomas Bros	
Project No:	Tentative Tract 20394	Community Plan:	None
Rep	4 th Supervisorial District	LUZD:	RS-1
Proposal:	A Policy Plan Amendment from Very Low Density Residential (VLDR) to Low Density Residential (LDR) and Land Use Zoning District Amendment from Single Residential 1-Acre Minimum (RS-1) to Single Residential (RS) to create 45 single family home parcels.	Overlays:	Burrowing Owl (SE)

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Land Use Services Department
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0182

Contact person: Steve Valdez, Planner
Phone No: (909) 387-4738 **Fax No:** (909) 387-3223
E-mail: Steve.valdez@lus.sbcounty.gov

Project Sponsor Yorba Villas, LLC
c/o Borstein Enterprises
11766 Wilshire Boulevard., Suite 820
Los Angeles, CA 90025
Borstein Enterprises

PROJECT DESCRIPTION:

Project Overview

The project site is 13.35 gross acres and consists of two parcels (APNs 1013-211-21 and 1013-211-22). The project site is located at 4570 Francis Avenue, which is located on the northwest corner of the intersection of Francis Avenue and Yorba Avenue, as shown on Figure 1, *Regional Location* and Figure 2, *Local Vicinity*. The project proposes to change the Land Use Category

from Very Low Density Residential (VLDR) to Low Density Residential (LDR) and change the Land Use Zoning District from Single Residential 1-Acre Minimum (RS-1) to Single Residential (RS) to create 45 single-family homes parcels.

Single-Family Residential

The proposed project would develop 45 residential lots and two lettered lots, as shown in Figure 5, *Tentative Tract Map*. The proposed lot sizes would range from 7,861 square feet to 13,285 square feet, which would result in a density of 3.75 dwelling units per acre.

The residences would consist of three different single-story floorplans, which include attached garages, as shown in Table 1. The residences would range in size from approximately 2,820 square feet to 3,100 square feet and would provide between 3-4 bedrooms and 3-3.5 bathrooms. All homes would have single story floor plans.

Table 1: Proposed Residential Units

Floor Plan	Total Square Footage	Bedrooms	Bathrooms
Plan 1	2,820	4	3
Plan 2	3,062	4	3
Plan 3	3,100	5	3.5

Architectural Design

The project would provide three different architectural designs for each plan that includes: Spanish Colonial, California Ranch, and Hacienda Ranch, as shown in Figure 6a *Plan 1 Elevations*; Figure 6b, *Plan 2 Elevations*; and Figure 6c, *Plan 3 Elevations*. Although the architectural features would be different for the three plans, each residence would include: concrete roof tiles, stucco finishing, shutters, over hangs, and columns.

Access and Circulation

The proposed project would develop three private streets that would connect to Francis Avenue. The proposed onsite roadways would have a 60-foot right-of-way that would include 5-foot wide sidewalk and curb and gutter. The project would also construct new sidewalks along the gated Francis Avenue frontage and gated Yorba Avenue frontage.

Parking

Parking would be provided in garages, driveways, and as on-street parking. Each residence includes a minimum two-car garage (optional third car tandem available) and provides additional driveway spaces. The County requires two parking spaces, and one shall be covered. In addition, guest parking shall be provided at a ratio of one space per two dwelling units. The proposed project would far exceed the parking requirements outlined in the County Development Code Section 83.11.040 and 84.18.040 and are displayed in Table 2 below.

Table 2: Proposed Parking

Type of Parking	Required	Provided
Garage Spaces	2 full size garage spaces ¹	90

Guest Parking	1 Space per 2 Units (22.5 spaces)	135
Total Parking Spaces	112.5	225
Parking to Unit Ratio	2.5/dwelling unit	5/dwelling unit

¹All garages have 2 full size garage spaces and one compact space; only the full size spaces are counted.

Landscaping

Landscaping proposed as part of the project would consist of water-conserving trees, shrubs, and groundcover as required in the County Development Code. The project includes street trees and landscaping along parkways. Landscaping would also be provided along Francis Avenue and Yorba Avenue. Landscaping is shown in Figure 7, *Conceptual Landscape Plan*.

Open Space

The proposed project includes a 6,791-square foot park in the southeast corner of the project site that includes a turf play area, tot-lot, seating, barbecue area, bike racks, and park benches. A stormwater basin garden would be adjacent to the park. The proposed park and stormwater basin garden are shown in Figure 8, *Conceptual Open Space Plan*.

Walls

The proposed project includes construction of 6-foot-high block walls on top of 3-foot high retaining walls along the project boundaries. No perimeter walls outwardly facing to public spaces exceed 6-feet in height. Back yards for the single-family residences would also be separated by 6-foot high block walls on top of 3-foot retaining walls. In addition, the southeast perimeters of the Project site, adjacent to the water detention area would have 5-foot 6-inch high tubular steel fencing.

Lighting

The project would include lighting throughout the interior of the site as well as the perimeter. Project lighting would include streetlights, residential security lighting, walkway lighting, and interior lighting.

Infrastructure Improvements

The proposed project would construct onsite infrastructure including new internal streets, curb, gutter, sidewalk, new drainage infrastructure, wet and dry utilities, and related infrastructure improvements.

Drainage

Storm water runoff in the project vicinity currently flows from north to south. The proposed project would install new drainage infrastructure that would capture, convey, and/or infiltrate runoff, such that storm water runoff would not increase with implementation of the proposed project. The

proposed project would install a series of grate inlets along the north property line that would route the offsite tributary storm water that flows toward the project site from the north, into a drop grate inlet that would convey the runoff around the project site. Runoff from onsite areas would be directed to onsite catch basins or onsite landscaped areas. One detention basin is being proposed near the southeast corner of the site.

Water Infrastructure

The project would construct 8-inch public domestic water lines onsite to connect with an existing 8-inch water main in Yorba Avenue. The new onsite water system would be compliant with the California Plumbing Code (Title 24) for efficient use of water.

Wastewater Infrastructure

The proposed development would install new 8-inch public sewer lines and a lift station onsite that would connect to the existing 21-inch sewer Inland Empire Utility Agency pipeline in Yorba Avenue.

Offsite Roadway Improvements

The proposed project would include improvements to both Yorba Avenue and Francis Avenue, as described below:

- The Yorba Avenue westerly right-of-way would be improved with installation of new pavement, a curb and gutter, a 4.5-foot wide greenspace, and a 5.0-foot wide sidewalk.
- The Francis Avenue northerly right-of-way would be improved with installation of new pavement, a curb and gutter, a 6.5-foot wide greenspace, and a 5.0-foot wide sidewalk.
- Relocating 34.5 Kilovolt electrical lines and poles along Francis Avenue and relocating and upgrading dry utility lines (electricity and telephone) along Yorba Avenue.
- Adding streetlights and handicap accessible ramps at appropriate points along sidewalk.

Construction and Phasing

Construction activities include demolition of the existing structures, rectangular concrete pads, sheds; removal of the residential utility infrastructure; grubbing, grading, excavation and re-compaction of soils; utility and infrastructure installation; building construction; roadway pavement; and architectural coatings. The excavation and grading of the project site would result in cut and fill depths of approximately four to five feet and would include and grading would be balanced onsite.

Construction activities are anticipated to last 18 months and would occur within the hours allowable by the County Code Section 83.01.080, which states that construction shall occur only between the hours of 7 a.m. and 7 p.m. Monday through Saturday, with no construction allowed on Sundays and Federal holidays.

General Plan and Zoning

The project site has an existing Land Use Category designation of Very Low Density Residential (VLDR) and Land Use Zoning District designation of Single Residential 1-Acre Minimum (RS-1) that allows 1 dwelling unit per acre. Implementation of the proposed Project would require approval of a Policy Plan Amendment and a Land Use Zoning District amendment. The Policy Plan Amendment would re-designate the project site from Very Low Density Residential (VLDR) to Low Density Residential (LDR). The Land Use Zoning District amendment would change the zoning of the project site from Single Residential 1-Acre Minimum (RS-1) to Single Residential (RS).

Surrounding Land Uses and Setting

The site is surrounded by existing single-family residential development and roadways. It is bordered by Francis Avenue to the south, Yorba Avenue to the east, and single-family residences to the north and west. The development beyond Francis and Yorba Avenues also consists of single-family residences. As listed below, the residences on the south side of Francis Avenue are within the City of Chino and have a City zoning and land use designation of Residential/Agriculture Land Use District-2 Dwelling Units per Acre (RD 2).

Existing Land Use and Land Use Zoning Districts			
Location	Existing Land Use	Land Use Zoning District	Policy Plan Designation
Project Site	Residential	RS-1	LDR
North	Residential	RS-1	LDR
South	Residential	City of Chino: RD 2	City of Chino: RD 2
East	Residential	RS-1	LDR
West	Residential	RS-1	LDR

Project Site Location, Existing Site Land Uses and Conditions

Project Location

The project site is located at 4570 Francis Avenue, Chino, CA (APN: 1013-211-21, 1013-211-22) in the unincorporated area of San Bernardino County. The project site is bound by Francis Avenue to the south and Yorba Avenue to the east.

The project area is surrounded by unincorporated San Bernardino County which borders three sides of the project area, the City of Chino is located to the south-east, , and the City of Montclair is approximately ¼ mile to the north. As shown on Figure 1, *Regional Location* and Figure 3, *Aerial View*, the project site is approximately 0.8 mile north of State Route 60 (SR-60) and 3.7 miles east of State Route 71 (SR-71). The site is regionally accessed from SR-60 and the Ramona Avenue interchange, and from SR-71 and the Philadelphia Street interchange. Local access is provided by Francis Avenue as seen in Figure 2, *Local Vicinity*.

Project Site

The 13.35 gross acre project site consists of two parcels. The parcel on the corner of Francis and Yorba Avenue (the southeastern most portion of the project site) was developed with a single-family residence; a guest cottage, swimming pool, storage shed, mobile home, bird cage area, and a horse stable, but in 2018 the owner demolished all structures, and the site is currently an empty lot.

The second parcel is coterminous with the first and is roughly divided into three sections: 1) the western section, 2) the middle section, and 3) the eastern section. The western portion of the site was developed with approximately 28 small single-family residences between 1938 and 1997 (historicaerials.com). The structures in this area were demolished in 1997 (Tetra Tech 2016); however, some of the concrete slabs remain onsite.

In 1960, the central portion of the site was developed into a rabbit farm that operated until 2002. Since the closure of the rabbit farm in 2002, the vacant portion of the site has been utilized as grazing land for goats raised on a nearby site. The middle section also contains numerous elongated concrete slabs. The eastern section of the vacant parcel is undeveloped vacant land that was used for goat grazing.

Discretionary Approvals and Permits

In accordance with Sections 15050 and 15367 of the State CEQA Guidelines, the County is the designated Lead Agency for the proposed project and has principal authority and jurisdiction for CEQA actions and project approval. Responsible Agencies are those agencies that have

jurisdiction or authority over one or more aspects associated with the development of a proposed project and/or mitigation. Trustee Agencies are State agencies that have jurisdiction by law over natural resources affected by a proposed project.

The discretionary actions to be considered by the County as part of the proposed project include:

- **Policy Plan Amendment** to increase the allowed density from Very Low Density Residential (VLDR) to Low Density Residential (LDR).
- **Land Use Zoning District Amendment** to change the zoning from Single Residential 1-acre Minimum (RS-1) to Single Residential (RS).
- **Tentative Tract Map Approval** to subdivide the project site into 45 numbered lots for residential use and 2 lettered lots for emergency vehicle access.
- **Planned Development Permit** to allow flexibility in the application of Development Code standards and consideration of innovation in site planning and other aspects of project design, including more effective design responses to site features, uses on adjoining properties, and environmental impacts the Development Code standards would produce.
- **Grading Permits** to allow for excavation (cut) and embankment (fill) grading activities.
- **Encroachment Permits and right-of-way improvements** to improve frontage of Francis and Yorba Avenue.
- **Septic System Removal Permit** to allow for removal of the septic system remnants on site.

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

Federal: None

State of California: State Water Quality Control Board – Santa Ana Region

County of San Bernardino: Land Use Services Department-Building and Safety, Public Health-Environmental Health Services, Special Districts, and Public Works

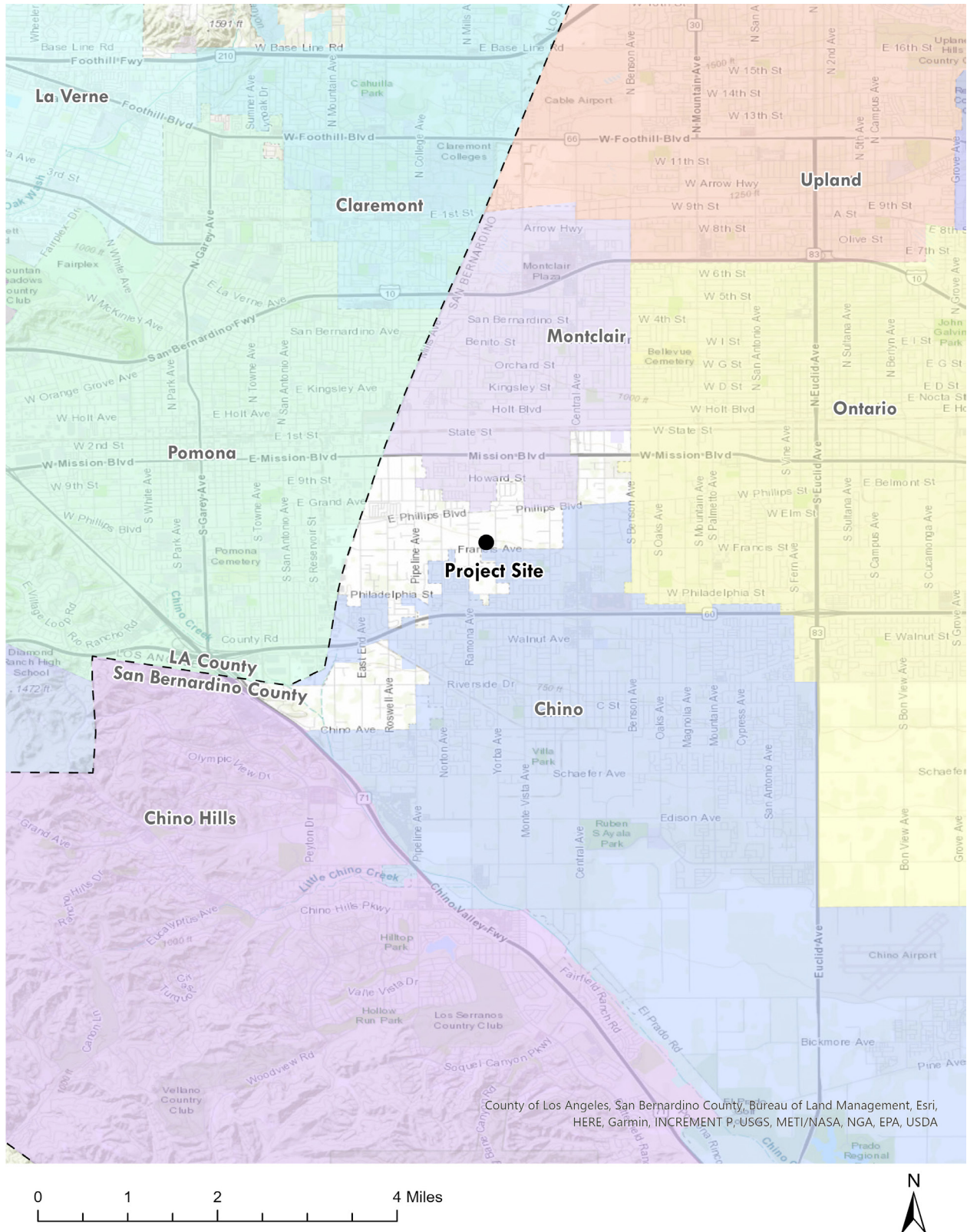
Regional: South Coast Air Quality Management District

Local: Local Agency Formation Commission for San Bernardino County

*Initial Study – PROJ-2021-00008 Borstein
Enterprises
APN: 1013-211-21, 1013-211-22
June 1, 2021*

This page intentionally left blank.

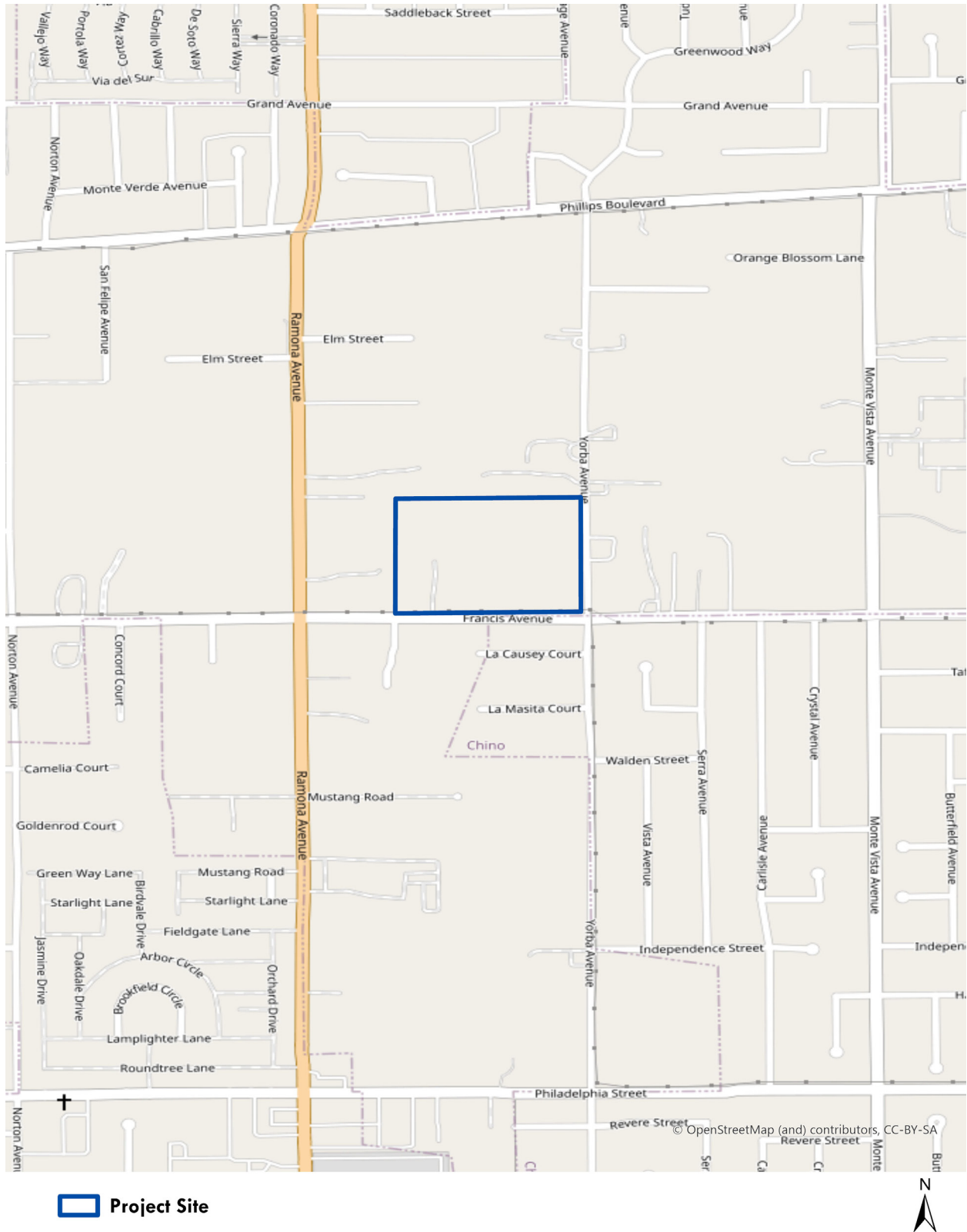
Regional Location



*Initial Study Borstein
Enterprises
APN: 1013-211-21, 1013-211-22
June 1, 2021*

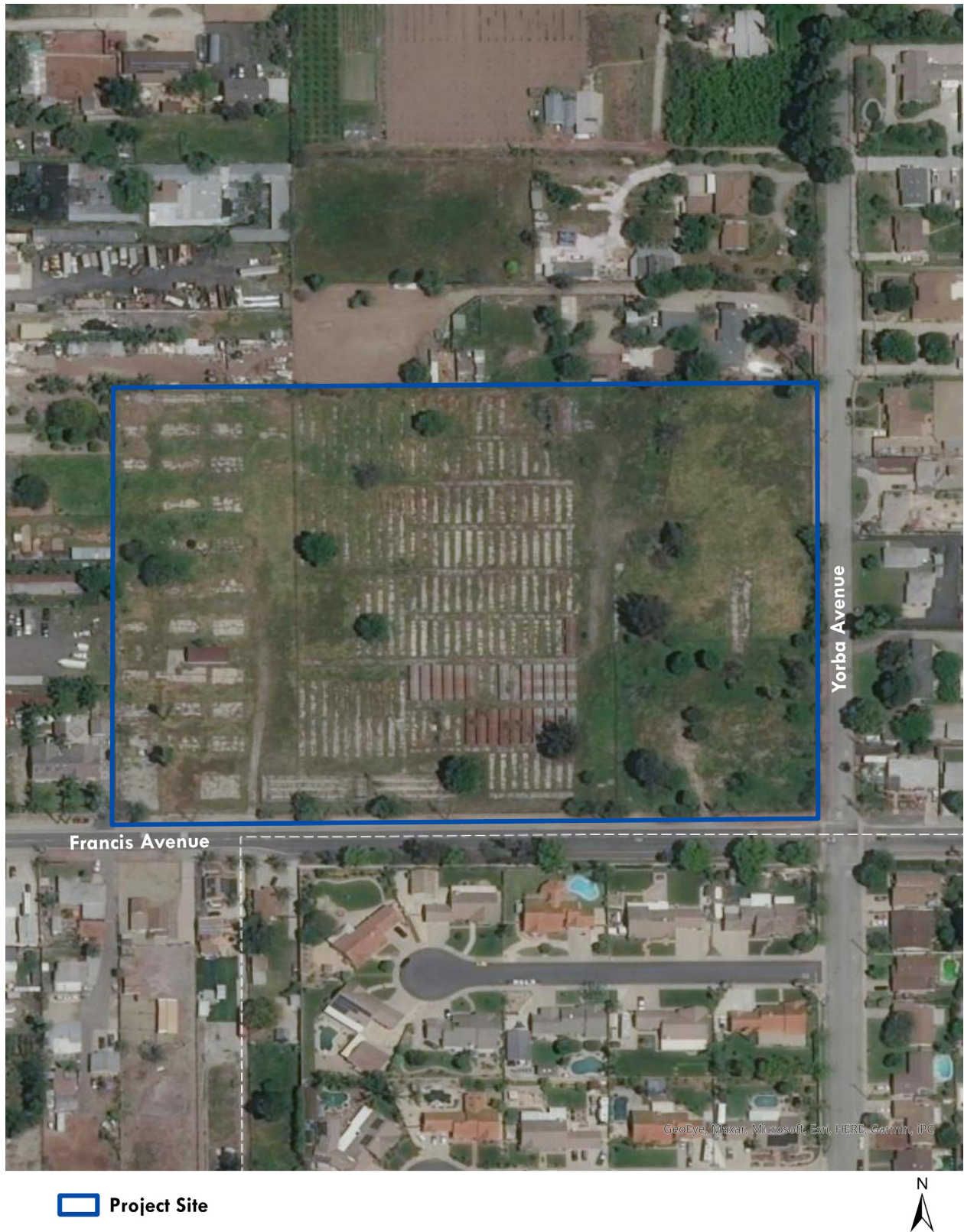
This page was intentionally left blank.

Local Vicinity

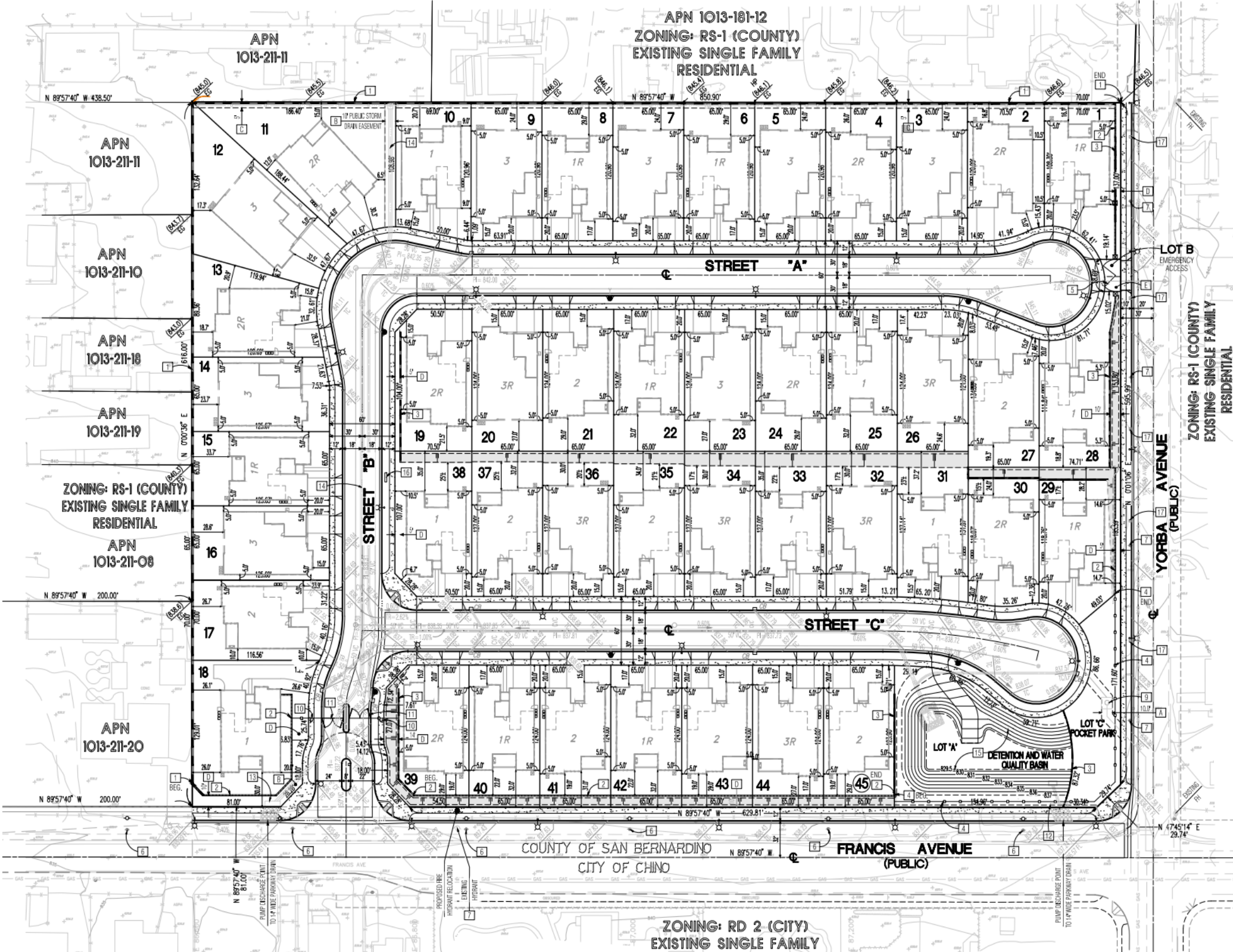


This page was intentionally left blank.

Aerial View



This page was intentionally left blank.



Yorba Villas Residential Initial Study

Figure 4

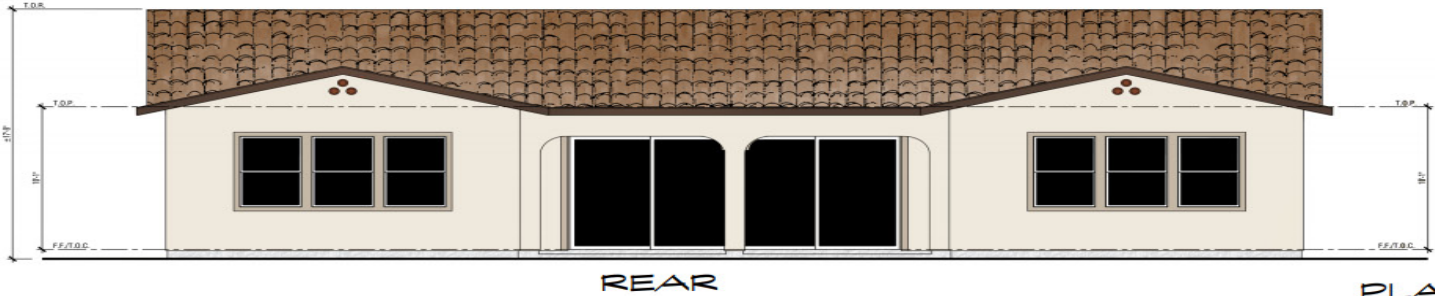
*Initial Study PROJ-2021-00008 Borstein
Enterprises
APN: 1013-211-21, 1013-211-22
June 1, 2021*

This page was intentionally left blank.



*Initial Study PROJ-2021-00008 Borstein
Enterprises
APN: 1013-211-21, 1013-211-22
June 1, 2021*

This page was intentionally left blank.



REAR



FRONT

PLAN 1
'A' -SPANISH COLONIAL ELEVATIONS

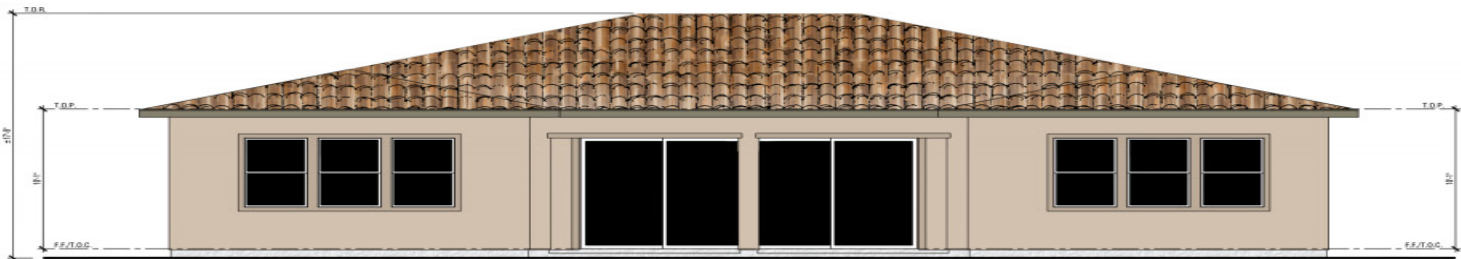


REAR



FRONT

PLAN 1
'B' -CALIFORNIA RANCH ELEVATIONS



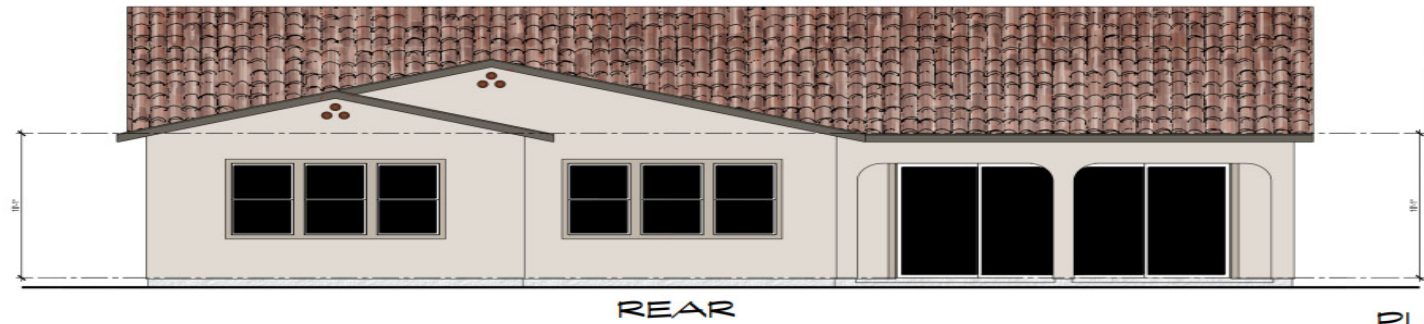
REAR



FRONT

PLAN 1
'C' -HACIENDA RANCH ELEVATIONS

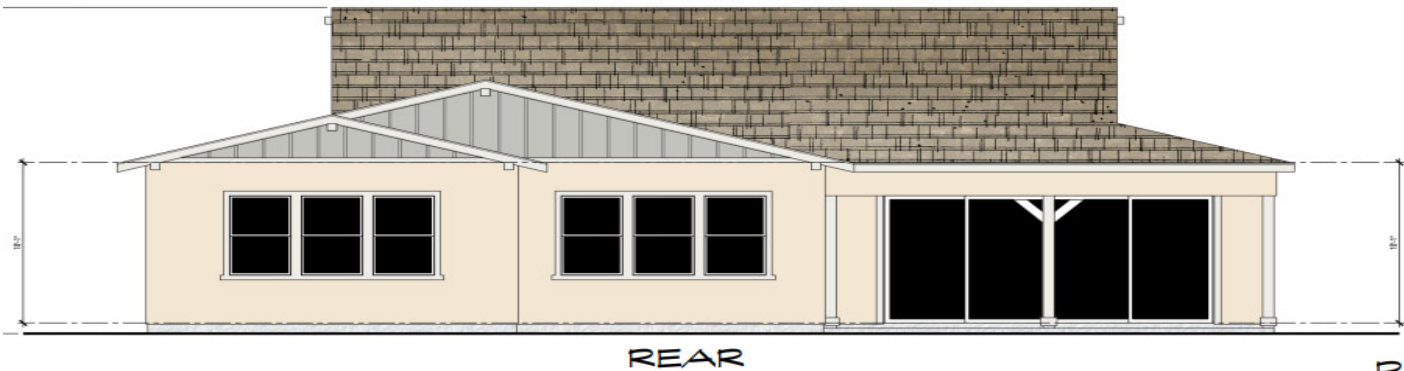
This page was intentionally left blank.



REAR
PLAN 2
'A' -SPANISH COLONIAL ELEVATIONS



FRONT



REAR
PLAN 2
'B' -CALIFORNIA RANCH ELEVATIONS



FRONT



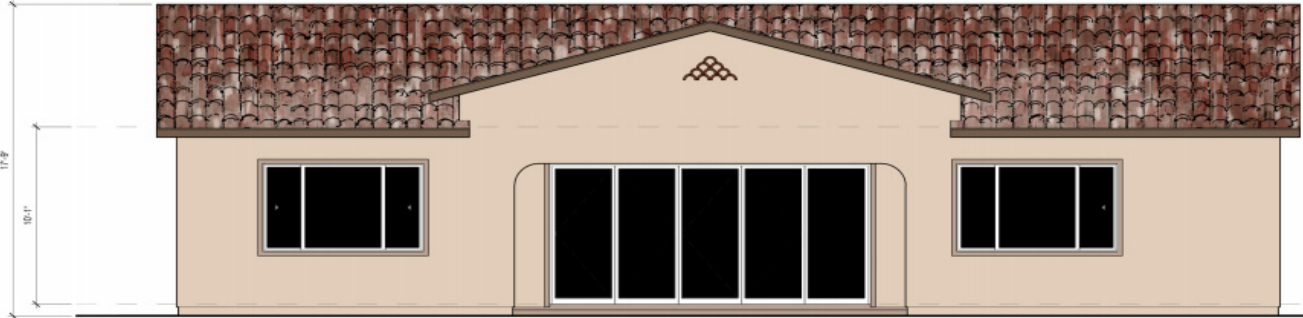
REAR
PLAN 2
'C' -HACIENDA RANCH ELEVATIONS



FRONT

*Initial Study PROJ-2021-00008 Borstein
Enterprises
APN: 1013-211-21, 1013-211-22
June 1, 2021*

This page was intentionally left blank.

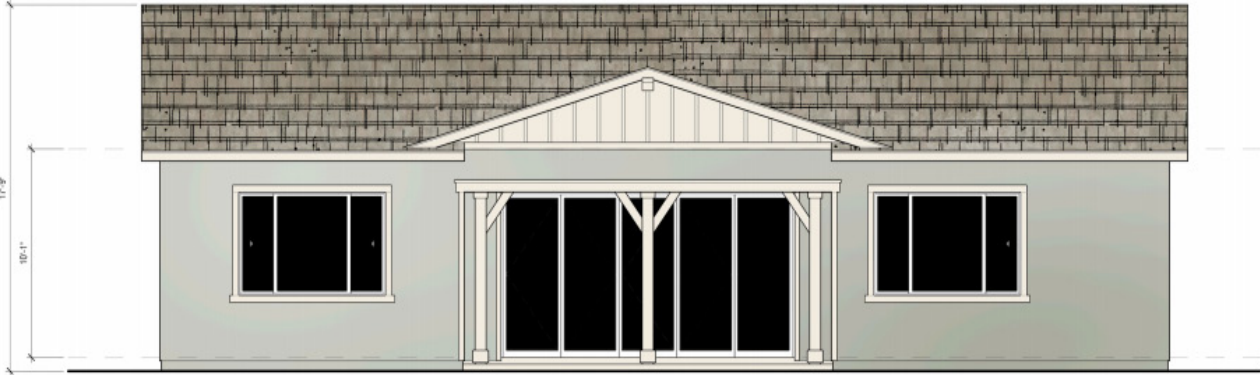


REAR

PLAN 3
'A' -SPANISH COLONIAL ELEVATIONS



FRONT

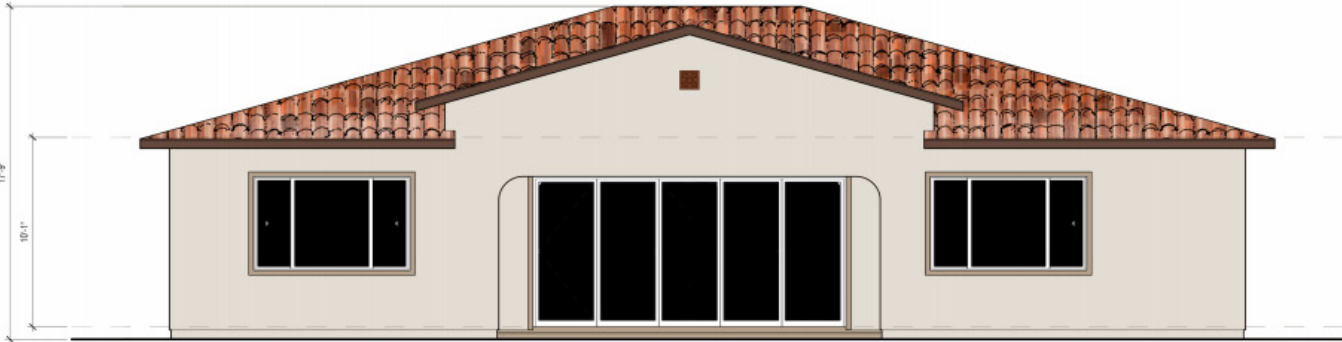


REAR

PLAN 3
'B' -CALIFORNIA RANCH ELEVATIONS



FRONT



REAR

PLAN 3
'C' -HACIENDA RANCH ELEVATIONS



FRONT

*Initial Study PROJ-2021-00008 Borstein
Enterprises
APN: 1013-211-21, 1013-211-22
June 1, 2021*

This page was intentionally left blank.



*Initial Study PROJ-2021-00008 Borstein
Enterprises
APN: 1013-211-21, 1013-211-22
June 1, 2021*

This page was intentionally left blank.

Conceptual Open Space Plan



*Initial Study PROJ-2021-00008 Borstein
Enterprises
APN: 1013-211-21, 1013-211-22
June 1, 2021*

This page was intentionally left blank.

CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Senate Bill (SB) 18 requires cities and counties acting as Lead Agency to contact and consult with California Native American tribes before adopting or amending a General Plan. The intent of SB 18 is to establish meaningful consultation between tribal governments and local governments at the earliest possible point in the planning process and to enable tribes to manage “cultural places.” Cultural places are defined as a Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine (PRC Section 5097.9), or a Native American historic, cultural, or sacred site, that is listed or may be eligible for listing in the California Register, including any historic or prehistoric ruins, any burial ground, or any archaeological or historic site (PRC Section 5097.993). The project would be required to comply with AB 52 and SB 18 regarding tribal consultation. Chapter 532, Statutes of 2014 (i.e., AB 52), requires that Lead Agencies evaluate a project’s potential to impact “tribal cultural resources.” Such resources include sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register or included in a local register of historical resources (PRC Section 21074). AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource falling outside the definition stated above nonetheless qualifies as a “tribal cultural resource.”

Pursuant to the requirements of SB 18 and Assembly Bill 52, the County sent informational letters about the proposed project and requests for consultation to each tribe on the County’s list of tribes requesting consultation on April 6, 2021. During the notification period, the County did not receive any responses from the tribes requesting consultation.] However, potential impacts to tribal cultural resources will be further analyzed in an EIR to determine the impact level of significance in compliance with the California Environmental Quality Act (CEQA).

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

EVALUATION FORMAT

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based on its effect on 20 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant	No Impact
-----------------------------------	---	--------------------------	--------------

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. **No Impact:** No impacts are identified or anticipated and no mitigation measures are required.
2. **Less than Significant Impact:** No significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. **Less than Significant Impact with Mitigation Incorporated:** Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List of mitigation measures)
4. **Potentially Significant Impact:** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (List of the impacts requiring analysis within the EIR).

At the end of the analysis the required mitigation measures are restated and categorized as being either self- monitoring or as requiring a Mitigation Monitoring and Reporting Program.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below will 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.

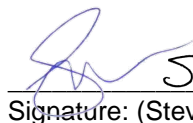
<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forestry Resources	<input type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Energy
<input checked=""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

Initial Study
Borstein Enterprises
APN: 1013-211-21, 1013-211-22
June 1, 2021

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the following finding is made:

<input type="checkbox"/>	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.
<input type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there shall 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 shall be prepared.
<input checked="" type="checkbox"/>	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	The proposed project MAY have a "potentially 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"/>	Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately 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.


Signature: (Steven Valdez, Senior Planner)

June 1, 2021
Date


Signature: (David Prusch, Supervising Planner)

June 1, 2021
Date

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, 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"/>
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"/>
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 a 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: (Check ☐ if project is located within the view-shed of any Scenic Route listed in the General Plan):

San Bernardino County Policy Plan, 2020; Submitted Project Materials

- a) **Less than Significant Impact.** Scenic vistas consist of expansive, panoramic views of important, unique, or highly valued visual features that are seen from public viewing areas. This definition combines visual quality with information about view exposure to describe the level of interest or concern that viewers may have for the quality of a particular view or visual setting. The San Bernardino Policy Plan aims to preserve regionally significant scenic vistas and natural features, including prominent hillsides, ridgelines, dominant landforms, and reservoirs. In addition, the Project is within the City of Chino sphere of influence. The City of Chino aims to protect view corridors of the San Gabriel Mountains to the north and Chino Hills to the south.

The project site is located on the southeast corner of Francis Avenue and Yorba Avenue, and is surrounded by developed areas that consist of roadways and residential areas. Due to the limited topography and developed land uses within the project area, scenic views are limited to views along roadway corridors, which generally shows landscaping surrounding developed land uses and utility poles. In addition, distant public views of the San Gabriel Mountains to the north and Chino Hills to the south and southwest can be seen from the Francis Avenue and Yorba Avenue roadway corridors.

Development of the one-story residences on the project site, would be similar to the existing residential land uses surrounding the project site, and would not hinder any scenic vistas or panoramic views per the County of San Bernardino or City of Chino considerations. Proposed onsite structures would be setback from public roadways, and views. Therefore, the proposed project would not result in a substantial adverse impact on a scenic vista and this topic will not be further analyzed in the EIR.

- b) **No Impact.** The proposed project would not damage any scenic resources or historic buildings within a state scenic highway. There are no designated state scenic highways near the project site (Caltrans 2020). The closest Eligible State scenic highway (not officially designated) is State Route 71 (Caltrans 2020), which is located approximately 10 miles south of the project site and is not visible from the project site. Designated state scenic highways are not located in the region of the project site; thus, no impacts to state scenic highways would occur from implementation of the proposed project. Therefore, no impacts to scenic resources within a state scenic highway would occur and this topic will not be further analyzed in the EIR.
- c) **Potentially Significant Impact.** The project site is located within the Riverside-San Bernardino Urbanized Area according to the Census 2020 Urbanized Area Outline Maps (Census 2020). Thus, the proposed project's consistency with applicable zoning and other regulations governing scenic quality including mandatory development code requirements will be further analyzed in the EIR.
- d) **Potentially Significant Impact.** Spill light occurs when lighting fixtures such as streetlights, parking lot lighting, exterior building lighting, and landscape lighting are not properly aimed or shielded to direct light to the desired location and light escapes and partially illuminates a surrounding location. Sensitive uses (e.g., residential uses) surrounding the project site could be impacted by the light from development within the boundaries of the project site if light spill occurs.

Glare is the result of improperly aimed or blocked lighting sources that are visible against a dark background such as the night sky. Glare may also refer to the sensation experienced looking into an excessively bright light source that causes a reduction in the ability to see or causes discomfort. Glare generally does not result in illumination of off-site locations but results in a visible source of light viewable from a distance. Glare could also occur from building materials of the new structures, including glass and other reflective materials.

The project site is largely undeveloped and there are no sources of onsite lighting. However, the project site is surrounded by sources of nighttime lighting that includes streetlights along Francis Avenue, illumination from vehicle headlights, offsite exterior residential lighting, and interior illumination passing through windows. Sensitive receptors relative to lighting and glare include residents, motorists, and pedestrians.

The proposed project would include installation of new lighting sources on the project site that would include exterior lighting for streetlights, residential security lighting, walkways lighting, interior lighting, which could be visible through windows to the outside and headlights from vehicles. In addition, the project would result in additional vehicular trips after sunset, which would increase lighting in the street corridor and may intermittently add lighting to existing residences that are adjacent to the streets.

Therefore, impacts associated with new lighting and consistency with Development Code 83.07: Glare and Outdoor Lighting will be further evaluated in the EIR.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

	<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
II.	AGRICULTURE AND FORESTRY RESOURCES - 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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: (Check ☐ if project is located in the Important Farmlands Overlay):

San Bernardino County Policy Plan, 2020; California Department of Conservation Farmland Mapping and Monitoring Program; Submitted Project Materials

- a) **No Impact.** No Impact. As described previously in Section 2.2, the central portion of the project site was used as a rabbit farm that operated from 1960 until 2002. Since 2002, it has been utilized as grazing land for goats and beehives. However, the project site is identified by the California Department of Conservation Farmland Mapping and Monitoring Program as Urban and Built-Up Land. The project site is not designated as Prime, Unique, or Farmland of Statewide Importance. Thus, the proposed project would not result in impacts related to conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.
- b) **No Impact.** The project site has an existing County Land Use Zoning Designation of Single Residential, 1- acre minimum (RS-1). The project site is not zoned for agricultural use and is not subject to a Williamson Act contract. Thus, the proposed project would not result in impacts related to conflict with an existing agricultural zoning or Williamson Act contract, and impacts would not occur.
- c) **No Impact.** The project site consists of disturbed land that has been previously used as a rabbit farm, goat grazing area, location for beehives, and residential uses. No forest land exists. The project site has a County Land Use Zoning Designation of Single Residential, 1-acre minimum (RS-1) and is not zoned for forest land or timberland uses. Thus, the proposed project would not result in impacts related to conflict with an existing forest land or timberland zoning, and impacts would not occur.
- d) **No Impact.** No Impact. The project site is disturbed land that has been previously developed; and no forest land exists. Thus, the proposed project would not result in the loss of forest land or conversion of forest land to non-forest use, and impacts would not occur.
- e) **No Impact.** As described in the responses above, the project area does not include farmland or forest land; thus, implementation of the proposed project would not 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. Impacts would not occur and will not be further analyzed in the EIR.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
III.	AIR QUALITY - Where available, the significance criteria established by the applicable air quality management district or air pollution control district might be relied upon to make the following determinations. Would the project:				
a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION: *(Discuss conformity with the Mojave Desert Air Quality Management Plan, if applicable):*

San Bernardino County Policy Plan, 2020; Submitted Project Materials

- a) Less than Significant Impact.** The proposed project is located within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). SCAQMD is responsible for preparing the Air Quality Management Plan (AQMP) for the South Coast Air Basin ("Basin"). The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG uses regional growth projections to forecast, inventory, and allocate regional emissions from land use and development-related sources.

As described in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993), for purposes of analyzing consistency with the AQMP, if a proposed project would result in growth that is substantially greater than what was anticipated, then the proposed project would conflict with the AQMP. On the other hand, if a project's density is within the anticipated growth of a jurisdiction, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD's attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

The site is located within an urban area and is surrounded by residential housing. The proposed project would redevelop the site with 45 single-family residences. The limited level of growth would not exceed growth projections and would be consistent with the assumptions in the AQMP.

Also, emissions generated by construction and operation of the proposed project would not exceed SCAQMD thresholds. As described in the analysis below, the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation. Therefore, impacts related to conflict with the AQMP from the proposed project would be less than significant.

- b) Less than Significant Impact.** As discussed above, air quality within the Basin, which includes the project site, is regulated by the SCAQMD. The Basin is currently in non-attainment for state air quality standards pertaining to ozone (O3), particulate matter smaller than 10 microns (PM10), and particulate matter smaller than 2.5 microns (PM2.5).

The Basin is also in non-attainment for federal air quality standards pertaining to O₃ (8-hour) and PM_{2.5}. The SCAQMD's CEQA Air Quality Handbook methodology describes that any project that result in daily emissions that exceed any of these thresholds would have both an individually (project-level) and cumulatively significant air quality impact. If estimated emissions are less than the thresholds or reduced to below the thresholds with implementation of mitigation, impacts would be considered less than significant.

Construction

Construction activities associated with the proposed project would generate pollutant emissions from the following: (1) grading and excavation; (2) construction workers traveling to and from project site; (3) delivery and hauling of construction supplies to, and debris from, the project site; (4) fuel combustion by onsite construction equipment; (4) building construction, application of architectural coatings, and paving. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring. It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust, PM₁₀, and PM_{2.5} emissions from construction activities. Rule 403 requirements include, but are not limited to: applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches, and maintaining effective cover over exposed areas. Compliance with Rule 403 was accounted for in the construction emissions modeling for the project. In addition, implementation of SCAQMD Rule 1113 that governs the volatile organic compound (VOC) content in architectural coating, paint, thinners, and solvents, was accounted for in the construction emissions modeling for the project. As shown in Table AQ-1, CalEEMod results indicate that construction emissions generated by the proposed project would not exceed SCAQMD regional thresholds. Therefore, emissions from construction activities would be less than significant.

Table AQ-1. Regional Construction Emission Estimates

Construction Activity	Maximum Daily Regional Emissions (pounds/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
2021						
Site Prep	4.0	40.6	21.9	0.0	9.3	5.8
Grading	4.3	46.5	31.7	0.1	5.6	3.3
Building Construction	2.6	20.5	22.0	0.0	2.2	1.3
Maximum Daily Emissions	4.3	46.5	31.7	0.1	9.3	5.8
2022						
Building Construction	2.3	18.4	21.6	0.0	2.1	1.1
Paving	1.7	11.2	15.2	0.0	0.7	0.6
Architectural Coating	28.2	1.9	3.2	0.0	0.3	0.2
Maximum Daily Emissions	28.2	18.4	21.6	0.0	2.1	1.1
Maximum Daily Emission 2021-2022	28.2	45.5	31.7	0.1	9.3	5.8
SCAQMD Significance Thresholds	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Operation

Operation of the 45 single-family residences would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products. However, vehicular emissions would generate a majority of the operational emissions from the project.

Operational emissions associated with the proposed project were modeled using CalEEMod and are presented in Table AQ-2. As shown, the proposed project would result in long-term regional emissions of the criteria pollutants that would be below the SCAQMD's applicable thresholds. Therefore, operation of the project would not result in a cumulatively considerable net increase of any criteria pollutant impacts, and operational impacts would be less than significant.

Table AQ-2. Regional Operational Emission Estimates

Operational Activity	Maximum Daily Regional Emissions (pounds/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area	2.0	0.8	4.0	0.0	0.1	0.1
Energy	0.0	0.3	0.1	0.0	0.0	0.0
Mobile	1.1	3.1	11.2	0.0	3.1	0.9
otal Project Operational Emissions	3.1	4.2	15.3	0.0	3.2	1.0
SCAQMD Significance Thresholds	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

- c) Less than Significant Impact.** The SCAQMD's Final Localized Significance Threshold Methodology (SCAQMD 2008) recommends the evaluation of localized NO₂, CO, PM₁₀, and PM_{2.5} construction-related impacts to sensitive receptors in the immediate vicinity of the project site. Such an evaluation is referred to as a localized significance threshold (LST) analysis. According to the SCAQMD's Final Localized Significance Threshold Methodology, "off-site mobile emissions from the project should not be included in the emissions compared to the LSTs" (SCAQMD 2008). SCAQMD has developed LSTs that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NO_x, CO, PM₁₀, and PM_{2.5} pollutants for each of the 38 source receptor areas (SRAs) in the SCAB. The project site is located in SRA 33, Southwest San Bernardino Valley.

Development of the proposed project has the potential to expose sensitive receptors in the surrounding residences to emissions from mobile sources (i.e., trucks and car exhaust). A sensitive receptor is defined as an individual who is most susceptible to negative health affects when exposed to air pollutants including children, the elderly, and adults with chronic health issues. Such receptors include residences, schools, elderly care centers, and hospitals. The sensitive receptors closest to the project include residential homes

across Yorba Avenue and Francis Avenue and on the project boundary, about 20 feet, to the west and north.

Construction

The localized thresholds from the mass rate look-up tables in SCAQMD's Final Localized Significance Threshold Methodology document, were developed for use on projects that are less than or equal to 5-acres in size or have a disturbance of less than or equal to 5 acres daily. As the project site is 13.35 acres and grading would occur over a 30-day period, the Air Quality Impact Analysis determined that the proposed project would disturb a maximum of 3.5 acres per day.

Table AQ-3 identifies the localized impacts at the nearest receptor location in the vicinity of the project. As shown, project construction-source emissions would not exceed the applicable SCAQMD LSTs for emissions of any criteria pollutant. Thus, implementation of the project would not result in a localized air quality impact.

Table AQ-3. Localized Construction Emission Estimates

Construction Activity	Maximum Daily Regional Emissions (pounds/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
2021				
Site Prep	40.5	21.2	9.1	5.8
Grading	46.4	30.9	5.4	3.2
Building Construction	18.7	17.7	1.0	1.0
Maximum Daily Emissions	46.4	30.9	9.1	5.8
2022				
Building Construction	16.8	17.4	0.9	0.8
Paving	11.1	14.6	0.6	0.5
Architectural Coating	1.9	2.4	0.1	0.1
Maximum Daily Emissions	16.8	17.4	0.9	0.8
Maximum Daily Emission 2021-2022	46.4	30.9	9.1	5.8
SCAQMD Significance Thresholds	220	1,713	11	7
Threshold Exceeded?	No	No	No	No

As described in Response 4.3(a), the proposed project would not significantly increase long-term emissions within the project area. Construction of the proposed project may expose nearby residential sensitive receptors to airborne particulates as well as a small quantity of construction equipment pollutants (i.e., usually diesel-fueled vehicles and equipment). Construction contractors would be required to follow SCAQMD's standard construction practices including Rule 402 and 403. Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source.

Operation

The LSTs for Operation are determined by the size of the project site and the distance to the nearest sensitive receptor. The proposed project is 13.35 acres; therefore, the LST look up tables would not be appropriate. According to the LST methodology, LSTs would apply to the project's stationary sources. Projects that attract mobile sources that spend

long periods queuing and idling at the site, for example transfer facilities or warehouse buildings, would possibly exceed the operational localized significance thresholds. The proposed project is an infill residential project and does not attract these types of mobile sources, as there is not an expectation of vehicles idling or queueing for long periods. Therefore, due to the lack of significant stationary source emissions, no localized significance threshold for the proposed project's operation is needed and impacts would be less than significant.

- d) Less than Significant Impact.** The proposed project does not include heavy industrial, agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding, or other land uses that typically result in emissions associated with odor complaints, based on the SCAQMD CEQA Air Quality Handbook. Potential emissions that may lead to odors during construction activities include equipment exhaust. However, these emissions and any associated odors would be localized and temporary in nature and would not be sufficient to affect a substantial number of people or result in a nuisance as defined by SCAQMD Rule 402. Therefore, development pursuant to the proposed project would not result in any substantial impacts related to odor, and impacts would be less than significant. This topic will not be further evaluated in the EIR.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Existing Plans, Programs, or Policies

The following PPPs are incorporated into the project and would reduce impacts related to air quality. These actions will be included in the project's mitigation monitoring and reporting program:

PPP AQ-1: Include a note on the grading plans stating that the project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, Fugitive Dust, that requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.

PPP AQ-2: Include a note on the grading plans stating that the project is required to comply with California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025, Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants from In-Use Heavy-Duty Diesel-Fueled Vehicles and California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485, Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling, which would reduce pollutant emissions.

PPP AQ-3: Include a note on the grading plans stating that the project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113, Architectural Coatings and Rule 431.2, Sulfur Content of Liquid Fuels. Adherence to Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and

application of other surface coatings. Adherence to Rule 431.2 limits the release of sulfur dioxide (SOX) into the atmosphere from the burning of fuel.

PPP AQ-4: Include a note on the grading plans stating that the project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 "PM10 Emissions from paved and unpaved roads and livestock operations and Rule 1186.1, Less-Polluting Street Sweepers. Adherence to Rule 1186 and Rule 1186.1 would reduce the release of criteria pollutant emissions into the atmosphere during construction.

PPP AQ-5: Include a note on the grading plans stating that the project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 Nuisance. Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Have substantial adverse effects, 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"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION: (Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database ☐):

San Bernardino County Policy Plan, 2020; Submitted Project Materials; Add in Studies here

- a) **Potentially Significant Impact.** The project site is currently vacant with concrete slabs and abandoned coops from previous developments. The project site has been disturbed by the previous development and past uses. However, a biological study will be prepared to determine if the project site has 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 (CDFW) or the United States Fish and Wildlife Service (USFWS). A qualified biologist will evaluate the project site's existing biological resources and determine the presence or absence of any sensitive species. Special attention will be given to suitability of the project site as potential habitat for sensitive species identified by the California Natural Diversity Database. As such, impacts are potentially significant, and this topic will be further analyzed in the EIR.
- b) **Potentially Significant Impact.** As mentioned above, the project site is currently undeveloped with remnants of concrete slabs and abandoned coops from previous developments. A qualified biologist will evaluate the project site to determine if riparian habitat or other sensitive natural communities identified in local or regional plans, policies, or regulations or by CDFW or USFWS exist on or adjacent to the project site. As such, impacts to sensitive natural communities are potentially significant, and will be further evaluated in the EIR.
- c) **Potentially Significant Impact.** As discussed previously, the project site is currently vacant with concrete slabs from previous developments and remnants of animal coops. Potential impacts from development of the project related to onsite federally or state-protected wetlands will be evaluated by a qualified biologist. Therefore, impacts to wetlands are potentially significant, and will be further analyzed in the EIR.
- d) **Potentially Significant Impact.** The project site is located in an urban, developed area; and is surrounded by roadways or developed land uses. Moreover, the paved roads, fencing, and developed and disturbed land within and surrounding the project site limit the potential for wildlife movement. Consequently, the area is not expected to serve as a wildlife corridor. Regional wildlife corridors exist in the general vicinity of the project site (San Gabriel Mountains, Jurupa Hills, La Sierra Hills, Puente Hills and Chino Hills). However, development of the project has the potential to impact bird species that are

protected by the Migratory Bird Treaty Act and California law. Thus, potential impacts to native wildlife movement and migratory bird species and their nesting sites will be evaluated by a qualified biologist. Therefore, this topic will be further evaluated in the EIR.

- e) **Potentially Significant Impact.** The project site is located in an urban, developed area; and is surrounded by roadways or developed land uses. However, the project site contains multiple trees and onsite trees will be evaluated to determine project impacts related to oak woodlands or other native woodlands. As such, this topic will be further evaluated in the EIR.
- f) **No Impact.** The project site is not located within the boundaries of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impact would occur.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
V. CULTURAL RESOURCES - Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Disturb any human remains, including those outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: (Check if the project is located in the Cultural ☐ or Paleontologic ☐ Resources overlays or cite results of cultural resource review): **San**

Bernardino County Policy Plan, 2020; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Submitted Project Materials

- a) **No Impact.** The project site is currently vacant with concrete slabs from previous developments. The project site does not contain any potential historic structures that would be demolished during implementation of the proposed project. Therefore, the proposed project would not have impacts related to a historic resource this topic will be not be further evaluated in the EIR.
- b) **Less than Significant Impact.** There are no known archaeological resources within the project site, and the project site has been heavily disturbed by previous development. However, development of the project may result in ground excavation to depths not

previously disturbed, which may have the potential to yield archaeological resources. Thus, a cultural resources assessment will be prepared to determine the presence or absence of archaeological resources and the likelihood such resources would be located beneath the surface of the project site. Therefore, this topic will be further evaluated in the EIR.

- c) Less than Significant Impact.** The project site does not contain a cemetery, and no known formal cemeteries are located within the immediate site vicinity. Nevertheless, should human remains be unearthed during grading and excavation activities associated with development pursuant to the Specific Plan, the construction contractor would be required by state law to comply with California Health and Safety Code, Section 7050.5 and Public Resources Code Section 5097.98. 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 the Native American Heritage Commission (NAHC) by telephone within 24 hours. 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 shall 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.

Through mandatory compliance to California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, any potential impacts to disturbing human remains, including human remains of Native American ancestry, would be less than significant. This topic will not be further evaluated in the EIR.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
VI. ENERGY – Would the project:					
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? ☐ ☐ ☐ ☒

SUBSTANTIATION: San Bernardino County Policy Plan, 2020;Submitted Materials

- a) **Less than Significant Impact.** Construction and operation activities from development pursuant to the proposed Project would include the use of energy through electricity and petroleum-based fuel sources and natural gas provided by Southern California Edison Company.

Construction

During construction of the proposed project, energy would be consumed in three general forms:

- Petroleum-based fuels used to power off-road construction vehicles and equipment on the project site, construction worker travel to and from the project site, as well as delivery truck trips;
- Electricity associated with providing temporary power for lighting and electric equipment; and
- Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Based on these uses of energy during construction activities, the proposed buildings and the associated infrastructure would not be expected to result in demand for fuel greater on a per-unit-of-development basis than other development projects in Southern California. Construction does not involve any unusual or increased need for energy. In addition, the extent of construction activities that would occur is limited to an 18-month period, and the demand for construction-related electricity and fuels would be limited to that time frame.

Construction contractors are required to demonstrate compliance with applicable California Air Resources Board (CARB) regulations governing the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment as part of the County's construction permitting process. In addition, compliance with existing CARB idling restrictions would reduce fuel combustion and energy consumption. The energy modeling shows that project construction electricity usage over the 18-month construction period is estimated to use 21,854 gallons of diesel fuel, as shown in Table E-1.

Table E-1. Construction Equipment Fuel Usage

Activity	Equipment	Number	Hours per day	Horsepower	Load Factor	Days of Construction	Total Horsepower-hours	Fuel Rate (gal/hp-hr)	Fuel Use (gallons)
Site Preparation	Rubber Tired Dozers	3	8	247	0.40	10	23,712	0.020584	488

	Tractors/Loaders/ Backhoes	4	8	97	0.37	10	11,485	0.01 9134	220
Grading	Excavators	2	8	15 8	0.38	30	28,819	0.01 9863	572
	Graders	1	8	18 7	0.41	30	18,401	0.02 1158	389
	Rubber Tired Dozers	1	8	25 5	0.40	30	24,480	0.02 0584	504
	Scrapers	2	8	36 7	0.48	30	84,557	0.02 4981	2,1 12
	Tractors/Loaders/ Backhoes	2	8	97	0.37	30	17,227	0.01 9134	330
Model Building Construction	Cranes	1	8	23 1	0.29	300	160,77 6	0.01 4890	2,3 94
	Forklifts	3	8	89	0.20	300	128,16 0	0.01 0445	1,3 39
	Generator Sets	1	8	84	0.74	300	149,18 4	0.04 2345	6,3 17
	Tractors/Loaders/ Backhoes	3	8	97	0.37	300	258,40 8	0.01 9134	4,9 44
	Welders	1	8	46	0.45	300	49,680	0.02 5847	1,2 84
Paving	Pavers	2	8	13 0	0.42	20	17,472	0.02 1519	376
	Paving Equipment	2	8	13 2	0.36	20	15,206	0.01 8476	281
	Rollers	2	8	80	0.38	20	9,728	0.01 9841	193
Model Architectural Coating	Air Compressors	1	8	78	0.48	20	5,990	0.02 7617	165
Total									21, 854

Table E-2 shows that construction workers would use approximately 3,683 gallons of fuel to travel to and from the project site, and haul trucks and vendor trucks would use approximately 16,710 gallons of diesel fuel.

Table E-2. Estimated Project Vehicle Fuel Usage

Construction Source	Number	VMT	Fuel Rate	Gallons of Diesel Fuel	Gallons of Gasoline Fuel
Vendor Trucks	15	31,050	8.43	3,683	0
Worker Vehicles	172	458,346	27.43	0	16,710
Total				3,683	16,710

This in addition to the construction equipment fuel listed in Table E-1, which would result in a total of 25,537 gallons of diesel fuel and 16,710 gallons of gasoline fuel would be used during construction of the proposed project.

Overall, construction activities would comply with all existing regulations, and would therefore not be expected to use fuel in a wasteful, inefficient, and unnecessary manner. Thus, impacts related to construction energy usage would be less than significant.

Operation

Once operational, the project would generate demand for electricity, natural gas, as well as gasoline for motor vehicle trips. Operational use of energy includes the heating, cooling, and lighting of the residences, water heating, operation of electrical systems and plug-in appliances, and outdoor lighting, and the transport of electricity, natural gas, and water to the residences where they would be consumed. This use of energy is typical for urban development, no additional energy infrastructure would be required to be built to operate the project, and no operational activities would occur that would result in extraordinary energy consumption.

The proposed project would be required to meet the current Title 24 energy efficiency standards. The County's administration of the Title 24 requirements includes review of design components and energy conservation measures that occurs during the permitting process, which ensures that all requirements are met. Typical Title 24 measures include insulation; use of energy-efficient heating, ventilation and air conditioning equipment (HVAC); solar-reflective roofing materials; energy-efficient indoor and outdoor lighting systems; reclamation of heat rejection from refrigeration equipment to generate hot water; and incorporation of skylights, etc. In complying with the Title 24 standards, impacts to peak energy usage periods would be minimized, and impacts on statewide and regional energy needs would be reduced. Thus, operation of the project would not use large amounts of energy or fuel in a wasteful manner, and no operational energy impacts would occur. As detailed in Table E-3, operation of the proposed project is estimated to result in the annual use of approximately 52,288 gallons of fuel, approximately 392,242 kilowatt-hour (kWh) of electricity, and approximately 392,242 thousand British thermal units (kBtu) of natural gas.

Table 4. Project Annual Operational Energy Requirements

Operational Source	Energy Usage	
Electricity (Kilowatt-Hours)		
Project	392,242	
Natural Gas (Thousands British Thermal Units)		
Project	1,376,830	
Petroleum (gasoline) Consumption		
	Annual VMT	Gallons of Gasoline Fuel
Project	1,4342,52	52,288

- b) No Impact.** The proposed project would be required to comply with the building energy efficiency standards outlined by Title 24, Part 6, and CAL Green Title 24, Part 11 and included in the development standards as section 63.0501. The County's administration of the requirements includes review of design components and energy conservation measures during the permitting process, which ensures that all requirements are met. As such, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would not occur.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Existing Plans, Programs, or Policies

The following PPP is incorporated into the project and would reduce impacts related to energy. This requirement will be included in the project's mitigation monitoring and reporting program.

See PPP GHG-1.

	<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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.

☐ ☐ ☐ ☒

ii. Strong seismic ground shaking?

☐ ☐ ☒ ☐

iii. Seismic-related ground failure, including liquefaction?

☐ ☐ ☐ ☒

iv. Landslides?

☐ ☐ ☐ ☒

b) Result in substantial soil erosion or the loss of topsoil?

☐ ☐ ☒ ☐

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?

☐ ☐ ☒ ☐

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?

☐ ☐ ☒ ☐

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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"/> |

SUBSTANTIATION: (Check ☐ if project is located in the Geologic Hazards Overlay District): **San Bernardino County Policy Plan, 2020; Submitted Project Materials**

San Bernardino County Policy Plan, 2007; Submitted Project Materials

- a) i) **No Impact.** The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. The Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act requires the State Geologist to establish regulatory zones, known as "Alquist-Priolo (AP) Earthquake Fault Zones," around the surface traces of active faults and to issue appropriate maps. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (typically 50 feet).

The project site does not contain and is not in the vicinity of an earthquake fault, is not affected by a state-designated AP Earthquake Fault Zone (Leighton, 2016). The closest active fault to the project site is the Chino-Elsinore fault, which is located approximately 3 miles to the southwest. Thus, impacts related to a known earthquake fault would not occur.

ii) **Less Than Significant Impact.** The project site is located in a seismically active region, as is all of southern California. The project site could be subject to seismically related strong ground shaking. Ground shaking is a major cause of structural damage from earthquakes. The amount of motion expected at a building site can vary from none to forceful depending upon the distance to the fault, the magnitude of the earthquake, and the local geology. Greater movement can be expected at sites located closer to an earthquake epicenter, that consist of poorly consolidated material such as alluvium located near the source, and in response to an earthquake of great magnitude.

As described above, the project site is not located within an active fault zone; however, the Chino-Elsinore fault is located approximately 3 miles southwest of the site. The proposed project would adhere to the provisions of the California Building Code as specified for the project which are reviewed by the County as part of the building plan check and development review process. The project would comply with the seismic strengthening provisions and requirements of the CBC within Chapter 14 of the County Code of Ordinances. Thus, impacts related to strong seismic ground shaking would be less than significant and will not be further evaluated in the EIR.

iii) Not Impact Liquefaction occurs when vibrations or water pressure causes soil particles to lose their friction properties. As a result, soil behaves like a liquid, and has an inability to support weight, and can flow down very gentle slopes. This condition is usually temporary and is most often caused by an earthquake vibrating water-saturated fill or unconsolidated soil. However, effects of liquefaction can include sand boils, settlement, and structural foundation failures. Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands in areas where the groundwater table is within approximately 50 feet below ground surface.

According to the County's Geologic Hazards Overlay exhibit in the Countywide Plan, the proposed project is not susceptible to liquefaction (SBC 2010). In addition, groundwater was not encountered in the geotechnical borings conducted on the project site which reached a maximum depth of 51.5 feet below ground surface (bgs). Historic groundwater mapping shows that groundwater was approximately 150 feet bgs in 1933 and 200 feet bgs in 2013 in the project area (Leighton 2019). Thus, groundwater has historically been deep and liquefaction during a seismic event would not occur due to the lack of shallow groundwater. Therefore, there would be no impacts related to seismic-related ground failure including liquefaction.

iv) No Impact. Landslides are downhill movement of masses of earth and rock and are often associated with earthquakes; but other factors, such as the slope, moisture content of soil, composition of the subsurface geology, heavy rains, and improper grading can influence the occurrence of landslides. The project site is relatively flat and does not contain any hills or steep slopes, nor is surrounded by any hills or steep slopes. Therefore, there is no potential for landslides to occur on the project site or in the vicinity of the project. Due to the lack of onsite and offsite hills and slopes, the project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. No impacts related to landslides would occur with implementation of the project. This topic will not be further evaluated in the EIR.

- b) Less than Significant Impact.** The proposed project would involve excavation, grading, stockpiling, and import and export of soil to and from the project site. Grading increases the potential for erosion by removing the protective vegetation and changing the natural drainage patterns. Long term impacts would include the increase of impervious surfaces and permanent landscaping. Development of the project would be required to adhere to standard regulatory requirements, including, but not limited to, requirements imposed by the Santa Ana Regional Water Quality Control Board (RWQCB), and the NPDES General Permit for Discharges of Storm Water Associated with Construction Activity. In addition, the project would be required to prepare a Water Quality Management Plan (WQMP) to ensure that RWQCB requirements and appropriate operational best management practices (BMPs) are met. As a result, impacts related to the potential of soil erosion or the loss of soil erosion during implementation of the project would be less than significant.
- c) Less than Significant Impact.** As described above, the project site is relatively level, and does not contain nor is adjacent to any significant slope of hillside area. The project would implement limited onsite grading, which would not create slopes. As described above in response iii, groundwater is estimated to be approximately 200 feet bgs, which is not conducive to effects related to liquefaction and lateral spreading, which require

groundwater or liquefied soils to exist. Therefore, due to the lack of groundwater, impacts related to liquefaction and lateral spreading would not occur.

The Geotechnical Report identified that seismic induced settlement onsite could be 1 inch or less; and differential seismic settlement is estimated as ½ inch over a horizontal span of about 40 feet (Leighton 2019). In addition, because the groundwater has been historically deep at the project site, and the project would not pump water from the project area, impacts related to subsidence would not occur.

The Geotechnical Investigation for the proposed project recommends the soils providing foundations for buildings and pavement areas be over excavated and recompacted as necessary pursuant to the CBC regulations once a grading plan is available; and that with implementation of the over excavation requirements per the CBC, included as Chapter 14 of the County Code of Ordinances, the potential for settlement or collapse of soils is considered low. Thus, Adverse effects related to lateral spreading, subsidence, liquefaction, or collapse from implementation of the proposed project would be less than significant.

- d) **Less than Significant Impact.** Expansive soils contain significant amounts of clay particles that swell when wet and shrink when dry. Foundations constructed on expansive soils are subjected to forces caused by the swelling and shrinkage of the soils. Without proper measures taken, heaving and cracking of both building foundations and slabs-on-grade could result. The Geotechnical Report identified near surface soils consist of sands and silty sands and near-surface soil is anticipated to have a very low expansion potential. In addition, compliance with the CBC through design level geotechnical specifications that would be reviewed and approved by the County would ensure that potential impacts related to expansive soils would be less than significant. Thus, impacts related to expansive soils would be less than significant and this topic will not be further evaluated in the EIR.
- e) **No Impact.** Development of the project would connect to existing sewer infrastructure and would not use septic tanks or alternative methods for disposal of wastewater into subsurface soils. Therefore, impacts related to septic tanks or alternative wastewater disposal methods would not occur and this topic will not be further evaluated in the EIR.
- f) **Potentially Significant Impact.** The project site is underlain by alluvial fan deposits that have the potential to contain paleontological resources. Moreover, development pursuant to the proposed project may result in ground excavation to depths not previously disturbed, which may potentially yield previously unknown significant paleontological resources. Therefore, this topic will be further evaluated in the EIR.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

Existing Plans, Programs, or Policies

The following PPPs are incorporated into the project and would reduce impacts related to geology and soils. These actions will be included in the project's mitigation monitoring and reporting program:

PPP GEO-1: The project is required to comply with the California Building Standards Code as included in the County's Development Code to preclude significant adverse effects associated with seismic hazards. CBC related and geologist and/or civil engineer specifications for the proposed project are required to be incorporated into grading plans and specifications as a condition of project approval.

PPP GEO-2: Prior to grading permit issuance, the project developer shall have a Stormwater Pollution Prevention Plan (SWPPP) prepared by a QSD (Qualified SWPPP Developer) pursuant to the County's Development Code Section 85.11.030. The SWPPP shall incorporate all necessary Best Management Practices (BMPs) and other County requirements to comply with the National Pollutant Discharge Elimination System (NPDES) requirements to limit the potential of polluted runoff during construction activities. Project contractors shall be required to ensure compliance with the SWPPP and permit periodic inspection of the construction site by County of San Bernardino staff or its designee to confirm compliance.

PPP GEO-3: Prior to grading permit issuance, the project developer shall have a Water Quality Management Plan (WQMP) approved by the County for implementation. The project shall comply with the County's Development Code Section 85.11.030 and the Municipal Separate Storm Sewer System (MS4) permit requirements in effect for the Regional Water Quality Control Board (RWQCB) at the time of grading permit to control discharges of sediments and other pollutants during operations of the project.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
VIII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

San Bernardino County Policy Plan, 2020; Submitted Project Materials

- a) **Less than Significant Impact.** Global climate change is not confined to a particular area. A typical project area does not generate enough greenhouse gas (GHG) emissions on its own to influence global climate change significantly; hence, the issue of global climate change is, by definition, a cumulative environmental impact. GHGs are produced by both direct and indirect emissions sources. Direct emissions include

consumption of natural gas, heating and cooling of buildings, landscaping equipment, and other equipment used directly by land uses. Indirect emissions include the consumption of fossil fuels for vehicle trips, electricity generation, water usage, and solid waste disposal.

Implementation of the project would generate GHG emissions during both construction and operation of the project. During construction, sources of GHG emissions include construction equipment and worker commutes to and from the project site. During operation, the project would generate GHG emissions from vehicle trips; water, natural gas, and electricity consumption; and solid waste generation. The County of San Bernardino Greenhouse Gas Emissions Reduction Plan requires that any project that emits greater than 3,000 MTCO₂e per year of GHG emissions is required to prepare a greenhouse gas impact analysis to determine a significance finding.

The estimated operational GHG emissions that would be generated from implementation of the proposed project were determined using the California Emissions Estimator Model (CalEEMod Version 2016.3.2) and shown in Table GHG-1. Additionally, in accordance with SCAQMD recommendation, the project's amortized construction related GHG emissions are added to the operational emissions estimate in order to determine the project's total annual GHG emissions.

Table GHG-1. Project Total GHG Emissions

Activity	Annual GHG Emissions (MTCO ₂ e)
Project Operational Emissions	
Area	12
Energy	169
Mobile	572
Waste	27
Water	20
Total Project Gross Operation Emissions	800
Project Construction Emissions	21
Total Emissions	821
Significance Threshold	3,000
Threshold Exceeded?	No

As shown on Table GHG-1, the project would result in approximately 821 MTCO₂e per year, which would be below the screening threshold of 3,000 MTCO₂e per year. Therefore, impacts related to greenhouse gas emissions would be less than significant.

- b) **Less Than Significant Impact.** The State of California has established a comprehensive framework for the substantial reduction of GHG emissions over the next 40-plus years. This reduction would occur primarily through the implementation of Assembly Bill (AB) 32 (2006), Senate Bill (SB) 375 (2008), Executive Order S-3-05 (2005), Executive Order B-30-15 (2015), and SB 32 (2016), which address GHG emissions on a statewide, cumulative basis, as well as through implementation of countywide GHG emissions reduction plans. As the proposed project meets the current interim emissions targets/thresholds established by SCAQMD, it would also be on track to meet the reduction target of 40 percent below 1990 levels by 2030, as mandated by the State. As noted above, the County of San Bernardino Greenhouse Gas Emissions

Reduction Plan requires that any project that emits greater than 3,000 MTCO₂e per year of GHG emissions is required to prepare a greenhouse gas impact analysis to determine a significance finding. If a project exceeds the 3,000 MTCO₂e per year threshold, it is required to implement GHG reduction measures specified in the Plan. As shown in Table GHG-1, the Project would not exceed the screening threshold. Therefore, implementation of the proposed Project would not conflict with existing plans, policies, and regulations adopted for the purpose of reducing the emissions of greenhouse gas.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Existing Plans, Programs, or Policies

The following PPP is incorporated into the project and would reduce impacts related to greenhouse gas emissions:

PP GHG-1: Prior to the issuance of building permits, the project applicant shall submit energy usage calculations to the County of San Bernardino Land Use Services Department (Planning Division) to demonstrate that the project is designed to implement one or a combination of the following 3 options:

1. Exceed by 3-percent the mandatory California Energy Code (Title 24, Part 6) standards in effect at the time of development application submittal;
2. Achieve an equivalent reduction through voluntary measures in the California Green Building Standards Code (Title 24, Part 11, CALGreen) in effect at the time of development application submittal; or
3. Provide other equivalent GHG reductions through design measures that would result in GHG emissions reductions of 0.04 MT of carbon dioxide equivalent (CO₂e) per residential dwelling unit per year and/or 0.11 MT CO₂e per thousand square feet of commercial/industrial use per year.

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:					
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

release of hazardous materials into the environment?

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

San Bernardino County Policy Plan, 2020; Submitted Project Materials

- a) Potentially Significant Impact.** A hazardous material is defined as any material that, due to its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous wastes, and any material that regulatory agencies believe would be injurious to the health and safety of persons or harmful to the environment if released into the home, workplace, or environment. Hazardous wastes require special handling and disposal because of their potential to damage public health and the environment.

The project would redevelop the project site with 45 single-family residences and associated infrastructure. While operation of the proposed residential uses would not involve the routine transport, use, or disposal of hazardous materials the EIR will evaluate if the construction activities have the potential to the public or the environment to hazardous material. Therefore, this topic will be evaluated in the EIR.

- b) Potentially Significant Impact.** Development of the project would demolish the existing buildings and structures onsite and construct 45 new single-family residences. A Phase

I Environmental Site Assessment will be prepared to analyze the potential for previously used chemicals, and other hazardous or potentially hazardous materials, being on the site. As such, this topic will be analyzed in the EIR.

- c) **No Impact.** There are no schools or proposed schools within one-quarter mile of the project site. As described above, construction and operation of the proposed project would involve the use, storage, and disposal of hazardous materials and the EIR will analyze the potential hazardous impacts. However, the proposed project would not have a hazardous impact on existing or proposed schools within one-quarter mile of the project site. Thus, this topic will not be further evaluated in the EIR.
- d) **No Impact.** According to the California Department of Toxic Substances Control (DTSC) EnviroStor database, the project site is not located on a federal Superfund site, State response site, voluntary cleanup site, school cleanup site, corrective action site, or tiered permit site (DTSC 2020). Therefore, the proposed project would not result in an impact related to a known hazardous materials site pursuant to Government Code Section 65965.5 and would not create a significant hazard to the public or the environment. This topic will not be further analyzed in the EIR.
- e) **No Impact.** The project site is approximately 8 miles southwest from the Ontario International Airport in the City of Ontario, and 8 miles northwest from the Chino Airport. The project site is not located within the Airport Influence Area of either airport, therefore, impacts related to airport safety hazards would not occur. This topic will not be further analyzed in the EIR.
- f) **Less than Significant Impact.** Development of the proposed project would not impair implementation of the San Bernardino County Emergency Operations Plan as the project site does not contain emergency facilities nor does the site serve as an emergency evacuation route, nor would the proposed project realign the existing roadway network. Development pursuant to the Specific Plan would not interfere with emergency access to the project site or surrounding communities. During construction and operation, development of the proposed project would be required to maintain adequate emergency access for emergency vehicles as required by applicable County regulations. Therefore, impacts would be less than significant, and this topic will not be evaluated in the EIR.
- g) **No Impact.** The project site is located within a developed suburban area and is not within an area identified as a Fire Hazard Area that may contain substantial fire risk or a Very High Fire Severity Zone (CAL FIRE 2020). The proposed project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Therefore, this topic will not be further analyzed in the EIR.

Potential significant impacts have been identified which shall be evaluated in the EIR.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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"/> |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a 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"/> |
| ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite; | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iv. impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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"/> |

SUBSTANTIATION:

San Bernardino County Policy Plan, 2020; Submitted Project Materials

- a) **Potentially Significant Impact.** Development 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 in the absence of any protective or avoidance measures. Additionally, runoff under post-development conditions could contain pollutants in the absence of protective or avoidance measures. Therefore, this topic will be further evaluated in the EIR.
- b) **Potentially Significant Impact.** Development of the project would result in substantial increases in impervious surfaces throughout the project site. While development of the project would incorporate standard performance measures for Low Impact

Development BMPs, such as enhanced landscaping, areas for water quality treatment, and permeable pavement for water infiltration to increase groundwater recharge capacity, as feasible, the project may have the potential to decrease groundwater supplies from diminished percolation or impede the basin's groundwater management. Therefore, this topic will be evaluated in the EIR.

- c) .
- i. **Potentially Significant Impact.** Project development could alter the existing drainage pattern, particularly areas of sheet flow, through a substantial increase in impervious surfaces and development of new drainage facilities. These changes could generate erosion or siltation on- or off-site. Therefore, this topic will be further analyzed in the EIR.
 - ii. **Potentially Significant Impact.** As discussed previously, project development could alter the existing drainage pattern through a substantial increase in impervious surfaces and development of new drainage facilities. These changes could result in on- or off-site flooding by increasing the rate of surface runoff. Therefore, this topic will be further evaluated in the EIR.
 - iii. **Potentially Significant Impact.** Project development could alter the existing drainage pattern through an overall increase in impervious surfaces and development of new drainage facilities. These changes may have the potential to create or contribute to runoff water exceeding the capacity of stormwater drainage systems and to introduce substantial additional sources of polluted runoff. Therefore, this topic will be further evaluated in the EIR.
 - iv. **No Impact.** According to the Flood Insurance Rate Map (FIRM), published by the Federal Emergency Management Agency (Map 06071C8615H), the project site is located in Zone X, which is an area located outside of the 100-year and 500-year flood plains. Therefore, the proposed project development would not impede or redirect flood flows, and no impacts would occur, this topic will not be analyzed in the EIR.
- d) **No Impact.** As discussed in Response 4.10(c)(iv), the project site is not within a flood zone. Therefore, impacts relating to flood hazards would not occur and this topic will not be further analyzed in the EIR.
- e) **Potentially Significant Impact.** As described previously, project development may have the potential to result in additional runoff and pollutants that may conflict with or obstruct a water quality control plan. Moreover, while the proposed project does not propose the installation of wells for groundwater extraction, the substantial increase in impervious surfaces on the site may conflict or obstruct with a sustainable groundwater management plan. Therefore, this topic will be evaluated in the EIR.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---	---	----------------------------------	----------------------

<i>Mitigation Incorporated</i>				
XI.	LAND USE AND PLANNING - Would the project:			

- | | | | | | |
|----|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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"/> |

SUBSTANTIATION:

San Bernardino County Policy Plan, 2020; Submitted Project Materials

- a) **No Impact.** The physical division of an established community could occur if a major road (expressway or freeway, for example) were built through an existing community or neighborhood, or if a major development was built which was inconsistent with the land uses in the community such that it divided the community. The environmental effects caused by such a facility or land use could include lack of, or disruption of, access to services, schools, or shopping areas. It might also include the creation of blighted buildings or areas due to the division of the community.

The proposed project site was historically used for residential uses and surrounded by single-family residential uses and roadways. The proposed single-family residential project is consistent with the existing land uses surrounding the project site. The proposed project would also develop onsite roadway infrastructure that would connect to and integrate with the existing neighborhood. Therefore, implementation of the proposed project would not physically divide an established community, and impacts would not occur. This topic will not be further analyzed in the EIR.

- b) **Potentially Significant Impact.** Project implementation includes a Policy Plan Amendment to change the site's land use designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR). In addition, the zoning of the area would change from Single Residential 1-Acre Minimum (RS-1) to Single Residential (RS) increasing the allowed density of the project site. Thus, implementation of the project may have the potential to interfere with an applicable plan, policy, or regulation related to avoidance or mitigation of an environmental effect. Therefore, the proposed project's consistency with the Countywide Policy Plan, zoning code, and other environmentally mitigating policies, and/or regulations would be analyzed in the EIR.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XII. MINERAL RESOURCES - Would the project:				

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Result in the loss of availability of a known mineral resource that will 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"/> |
| 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"/> |

SUBSTANTIATION: (Check ☐ if project is located within the Mineral Resource Zone Overlay):

San Bernardino County Policy Plan, 2020; Submitted Project Materials

- a) **No Impact.** In 1975, the California Legislature enacted the Surface Mining and Reclamation Act (SMARA), which, among other things, provided guidelines for the classification and designation of mineral lands. Areas are classified on the basis of geologic factors without regard to existing land use and land ownership. The areas are categorized into four Mineral Resource Zones (MRZs): MRZ-1: An area where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence; MRZ-2: An area where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence; MRZ-3: An area containing mineral deposits, the significance of which cannot be evaluated; and MRZ-4: An area where available information is inadequate for assignment to any other MRZ zone.

The San Bernardino County Countywide Plan designates the project site as being located within MRZ-3. The site was previously used for residential uses and was not used for mineral extraction. As such, the proposed project would not result in the loss of availability of a known mineral resource as the mineral resource was not previously available for extraction. Therefore, there would be no impact and this topic will not be further evaluated in the EIR.

- b) **No Impact.** As discussed previously, the project site is within an MRZ zone within the County's Policy Plan. However, no mineral extraction activities occur on the site currently, or historically. As such, the proposed project would not result in the loss of availability of a known mineral resource as the mineral resource was not previously available for extraction. Therefore, there would be no impacts and this topic will not be further evaluated in the EIR.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|----|---|-------------------------------------|--------------------------|--------------------------|--------------------------|

established in the local general plan or noise ordinance, or applicable standards of other agencies?

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Generation of excessive groundborne vibration or groundborne noise levels? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION: (Check if the project is located in the Noise Hazard Overlay District ☐ or is subject to severe noise levels according to the General Plan Noise Element ☐):

San Bernardino County Policy Plan, 2020; Submitted Project Materials

- a) **Potentially Significant Impact.** Development of the project would develop 45 single-family residences, associated private roads, landscaping, and infrastructure. Project development would involve demolition, clearing, grading, paving, utility installation, building construction, and landscaping activities that may expose people in the vicinity of the project site to noise levels in excess of standards established in the County General Plan. As construction and operational noise levels associated with the project could potentially exceed or violate County noise standards and/or regulations, a noise study will be prepared, and potential impacts will be evaluated in the EIR.
- b) **Potentially Significant Impact.** During construction activities, sensitive receptors may be exposed to groundborne vibration or groundborne noise levels from the operation of heavy equipment. These impacts generally only occur for a short duration. The proposed residential uses typically do not create excessive groundborne vibration or noise. However, because sensitive receptors may be subject to excessive disturbance and/or annoyance by groundborne noise or vibration, a noise study will be prepared, and potential impacts will be evaluated in the EIR.
- c) **No Impact.** The project site is approximately 8 miles southwest from the Ontario International Airport in the City of Ontario, and 8 miles northwest from the Chino Airport. Additionally, there are no private airstrips located within the vicinity of the project site. Due to the distance of these facilities from the project site, people residing or working in the project area would not be exposed to excessive noise levels related to airports or airstrips; and impacts would not occur and this

Potentially significant impacts have been identified which shall be evaluated in the EIR.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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"/>
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"/>

SUBSTANTIATION:

San Bernardino County Policy Plan, 2020; Submitted Project Materials.

- a) **Less than Significant Impact.** As described previously, the site was historically used for housing; 28 residences existed on the western portion of the site prior to demolition, and one single-family residence existed on the eastern portion prior to demolition, for a total of 29 residences. The proposed project would re-develop the project site to provide 45 single-family residences.

Based on the California Department of Finance data, with an estimate of 3.37 persons per household within San Bernardino County (CDF 2020), the proposed project would result in a net increase of approximately 152 new persons. Overall, the Southern California Association of Governments' (SCAG) 2019-2045 Population, Households, and Employment Projections household growth forecast from 2019 through 2045 for the County envisions an increase of 218,300 households yielding an approximately 33% growth rate in households. The proposed project would increase housing by approximately 0.0002 percent of the projected increase in households for the County. Thus, the proposed increase in housing units and population as a result of the proposed project is within the growth forecast. Therefore, the proposed project would not induce substantial population growth in the area and impacts would be less than significant.

Furthermore, the proposed project is located in an urbanized residential area of unincorporated San Bernardino County and is surrounded by residential uses. All onsite systems would connect to existing infrastructure within adjacent roadways with the addition of an offsite sewer line within the Yorba Avenue right-of-way to the private street. In addition, vehicular access would be provided by new private streets from Francis Avenue. Because the project proposes development in an urbanized area, it would not indirectly induce population growth through the extension of roads or other infrastructure. In addition, the proposed project would not create employment opportunities that could induce population growth.

- b) **No Impact.** The project site does not contain any housing on site. The proposed project would redevelop the project site with 45 single-family residences. The proposed project would not displace a substantial number of existing people or housing and would not necessitate construction of housing elsewhere. Thus, impacts would not occur, and this topic will not be further evaluated in the EIR.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XV. PUBLIC SERVICES				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental 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"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:
San Bernardino County Policy Plan, 2020; Submitted Project Materials

- a) **Less than Significant Impact.** The Chino Valley Independent Fire District provides contracted fire services to the Cities of Chino and Chino Hills, and the surrounding unincorporated areas of San Bernardino County. The Fire District provides services including fire prevention and suppression, emergency medical services, technical rescue, and hazardous materials response. The Fire District has 7 fire stations, 7 paramedic fire engines, 4 paramedic squads, and 1 paramedic truck. In 2019, the Fire District responded to 12,993 service calls (Chino Valley Fire, 2020). Fire Station 65 is one mile from the project site (12220 Ramona Avenue) and is the primary station serving the project area. Station 65 is equipped with one paramedic fire engine that is staffed with three personnel, and one paramedic squad that is staffed with two personnel (Chino Valley Fire, 2020). In addition, Station 67 is located approximately three miles from the project site (5980 Riverside Drive) and would also provide response to calls within the project vicinity. Fire Station 67 houses one paramedic fire engine staffed with three personnel, and a paramedic squad staffed by two personnel. Fire Station 67 also houses a reserve engine (Chino Valley Fire, 2020).

The proposed project would be required to comply with the provisions of the County of San Bernardino Fire Protection District Fee Ordinance (Ordinance No. FPD-01),

which requires a fee payment that the County applies to the funding of fire protection facilities.

Due to the small increase in onsite people that would occur from implementation of the project, an incremental increase in demand for fire protection and emergency medical services would occur. However, the increase in residents onsite is limited and would not increase demands such that the existing two fire stations within 3 miles of the project site would not be able to accommodate servicing the project in addition to its existing commitments, and provision of a new or physically altered fire station would be required that could cause environmental impacts. Therefore, impacts related to fire protection services from the proposed project would be less than significant and will not be evaluated in the EIR.

- b) Less than significant Impact.** The San Bernardino County Sheriff Department provides law enforcement and protection services in unincorporated San Bernardino County. The project site would be served by the Chino Hills Station Location, which is approximately 5 roadway miles from the project site. The Chino Hills Station has 38 patrol deputies and had a total of 29,204 dispatched calls in 2019 (SBCSD 2019)

Although an incremental increase could result from implementation of the project, the need for law enforcement services from the proposed project would not be significant when compared to the current service levels of the San Bernardino County Sheriff Department and the small residential nature of the proposed project. The additional 152 residents that are anticipated to be generated from full occupancy of the proposed project would not require the construction or expansion of the police facilities. Therefore, impacts related to police services from the proposed project would be less than significant and will not be evaluated in the EIR.

- c) Less than significant Impact.** The project site is located within Chino Valley Unified School District. The schools serving the project site are listed and is described below.
- E. J. Marshall Elementary, located at 12045 Telephone Avenue, has a design capacity for 750 students (Chino 2010). In the 2019-2020 school year the school had a total enrollment of 420 students; thus, having capacity for additional students.
 - Ramona Junior High, located at 4575 Walnut Avenue, has a design capacity for 1,200 students (Chino 2010). In the 2019-2020 school year the school had a total enrollment of 558 students; thus, having capacity for additional students.
 - Don Antonio Lugo High, located at 13400 Pipeline Avenue, has a design capacity for 2,500 students (Chino 2010). In the 2019-20 school year the school had a total enrollment of 1,662 students; thus, having capacity for additional students.

Table PS-1: School Enrollment Between 2019-20 and 2013-14

School	Total Capacity	2019-20	2018-19	2017-18	2016-17	2015-16	2014-15
E.J. Marshall Elementary School	878	420	430	486	459	460	484
Ramona Junior High School	1396	558	574	536	552	558	579

Don Antonio Lugo High School	1720	1,662	1,660	1,632	1,619	1,698	1,745
------------------------------	------	-------	-------	-------	-------	-------	-------

Source: California Department of Education and CVUSD.

Development of the 45 single-family residences would increase the population of school-age children within the project site. To determine future enrollment, Chino Valley Unified School District applies student yield factor of 0.4497 for single-family detached houses. Using this factor, the proposed project would result in approximately 20 new students that would range in age from elementary through high school. Based on the school capacities identified above, the students generated by the proposed project would be accommodated by existing school facilities, and provision of a new or physically altered schools would not be required.

In addition, pursuant to Government Code Section 65995 et seq. (which was passed as Senate Bill 50 in 1998), school districts may collect development fees. According to Government Code Section 65996, the development fees authorized by SB 50 are deemed to be "full and complete school facilities mitigation." As of August 14, 2018, the Chino Valley Unified School District's school fee is \$3.79 per square foot of new residential construction. Overall, impacts to school facilities from implementation of the proposed project would be less than significant.

d) Less Than Significant Impact. There are 8 existing park facilities that provide 35.3 acres of parkland within three miles of the project site, which include

- Liberty Park is located at 11860 Telephone Avenue, 0.7 mile from the project site. The park is 7.5 acres and contains: a tot lot, family and group picnic areas, barbecues, baseball field, basketball courts, open area, restrooms, and a walking trail.
- Walnut Park is located at 4600 Walnut Avenue, 1.4 miles from the project site. The park is 5.5 acres and contains a tot lot, picnic areas, barbecues, restroom, basketball court, and open area.
- Carolyn Owens Centennial Square is located at 12728 Central Avenue, 2 miles from the project site. The park is 0.5 acre and contains a gazebo, sitting area, and an open space area.
- Oak Tree Square Park is located at 5112 Riverside Drive, 2 miles from the project site. The park is 0.3 acre and contains picnic areas and open space.
- Monte Vista Park is located at 13196 Monte Vista Avenue, 2.1 miles from the project site. The park is 7 acres and contains: recreation center, splash pad, medical clinic, basketball court, playground equipment, picnic tables, barbecues, and open space.
- Aguiar Square is located at 13191 6th Street, 2.5 miles from the project site. The park is 1 acre and contains: a small amphitheater; game tables; shade sail; and pergolas.
- Villa Park is located at 13513 3rd Street, 2.6 miles from the project site. The park is 10 acres and contains a tot lot, picnic areas, barbecues, restrooms, softball field, basketball court, handball courts, and horseshoe pits.
- Bob B. McLeod Park is located at 12550 Carissa Avenue, 2.9 miles from the project site. The park is 3.5 acres and contains: a tot lot, family and group picnic areas, basketball courts, and an open play area.

A slight increase in demand on the existing parks could occur from the additional 152 residents that would be generated from the project. However, impacts from the proposed project are anticipated to be minimal due to the limited number of residents that would be generated by the project and due to the existing amount of park facilities that are within three miles of the project site. The slight increase in demand for park facilities that could occur from the 152 residents would be met by the proposed onsite park and the existing park facilities in the vicinity of the project site. Therefore, the project would not increase demands such that provision of a new or physically altered parks would be required that could cause environmental impacts.

- e) Less than Significant Impact.** The project is not expected to result in significant demand for other public facilities or services, including post offices and public health offices, among others. As such, the project would not significantly adversely affect other public facilities or services, and therefore would not require the construction of new or modified public facilities. Less than significant impacts would occur to other public facilities, and this topic will not be further analyzed in the EIR.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVI. RECREATION					
a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
SUBSTANTIATION:					
<i>San Bernardino County Policy Plan, 2020; Submitted Project Materials</i>					

- a) Less than Significant Impact.** According to the San Bernardino County Profile, there are 2.5 million acres of recreational land in San Bernardino County, and six acres of parkland per 1,000 residents. The 152 residents generated by the project would require 39,824-square feet of parkland. The project would provide a 6,791-square foot park for 152 residents and would pay in lieu fees for the remainder. As mentioned previously, there are 8 existing park facilities that provide 35.3 acres of parkland within three miles of the project site.

As discussed previously, the proposed project would involve the construction of 45 single-family residences onsite and would increase demand for neighborhood and regional parks. The Project would include a 6,791-square foot onsite park including a turf play area and tot lot that would provide recreational facilities for residents. In addition, each residence would include a backyard that would provide additional space for recreation. Thus, the project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. In addition, San Bernardino County Development Code Section 89.02.010 requires the developer dedicate lands or to pay fees in lieu thereof, or a combination of both, for park or recreational purposes...

Overall, the project would be subject to the County's Code to provide local park space or pay a fee in lieu of the provision of park space, which would be used for the purpose of acquiring, developing, improving and expanding open space and park lands. Therefore, the project's contribution to deterioration of parks and recreational facilities would be less than significant and no mitigation would be required. Therefore, this topic will not be further analyzed in the EIR.

- b) Less than Significant Impact.** As mentioned previously, the proposed project includes a 6,791-square foot onsite park that would provide recreational facilities for residents.. The potential adverse effects associated with implementation of the proposed project have been considered throughout the analysis in this Initial Study. Development of the onsite park would not have any potentially significant impacts outside of those analyzed for the whole of the project. In addition, operation of the project would only result in the demand for parks and recreational facilities as articulated in the previous response, which would not require the construction or expansion of recreational facilities. Therefore, the proposed project would not require the construction or expansion of other recreational facilities that might have an adverse physical effect on the environment. As a result, impacts related to recreation are less than significant. As such, this topic will not be further evaluated in the EIR.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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"/> |
| d) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

San Bernardino County General Plan, 2020; Submitted Project Materials

- a) **Less than Significant Impact.** Implementation of the project would result in both short-term construction traffic and long-term operational traffic. However, as per the trip generation estimates in the approved scoping agreement, the project does not generate more than 100 trips during both the AM and PM peak hour. (EPD Solutions 2021). The project also does not add more than 50 trips to any intersection during the AM and PM peak hours hence no intersections are required to be analyzed. As the project screens out as per these criteria mentioned in the San Bernardino County Transportation Impact Guidelines (July 9, 2019), a Transportation Impact Study will not be required for the proposed residential development and impacts related to conflicting with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities would be less than significant.

- b) **No Impact.** CEQA Guidelines Section 15064.3(b) provides criteria for analyzing transportation impacts. For land use projects, such as the proposed project, CEQA Guidelines Section 15064.3(b) states that vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. In addition, it states the analysis shall include evaluation of factors such as the availability of transit, proximity to destinations, etc.

As mentioned in the approved scoping agreement, the traffic analysis zone (TAZ) VMT noted for the proposed project site as per the SBCTA VMT Screening Tool was 17.2 per population (EPD Solutions 2021). The jurisdictional VMT of the area was noted as 24.4 per population. Given the TAZ VMT is lower than that of the Jurisdiction, a VMT analysis would not be required. Thus, the proposed project would not conflict or be inconsistent with CEQA Guidelines section 15064.3(b).

- c) **Less than Significant Impact.** Project implementation would not add incompatible uses to area roadways. The San Bernardino County Department of Public Works Transportation Division reviews traffic control plans for development projects in unincorporated County areas. The Transportation Division would not permit staging of vehicles or construction equipment or materials on County-maintained roads that would block emergency access. In addition, required roadway improvements and roadway construction due to the project would be reviewed by the Transportation Division to ensure that required improvements would not create hazardous conditions. Thus, impacts would be less than significant, and this topic will not be further analyzed in the EIR.

- d) **No Impact.** Project development would not result in inadequate emergency access. Direct access to the project site would be provided by a new private roadway intersecting with Francis Avenue. The project would also be required to construct internal access and provide fire suppression facilities (e.g. hydrants) in conformance with the County Code. The San Bernardino County Fire Department would review the development plans as part of the construction permitting process to ensure that emergency access is provided pursuant to the requirements of the Uniform Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9). As such, project implementation would not result in inadequate emergency access, and this topic will not be further analyzed in the EIR.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVIII. TRIBAL CULTURAL RESOURCES				
a) 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:				
i) 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), or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) 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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

SUBSTANTIATION:

San Bernardino County Policy Plan, 2020; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Submitted Project Materials

- a) **i. Potentially Significant Impact.** A site-specific cultural resources assessment will be conducted by a professional archaeologist to determine whether the project site is listed or eligible for listing on a state or local register of historical resources as defined in Public Resources Code Section 5020.1(k). This topic will be evaluated in the EIR.

ii. No Impact. Chapter 532, Statutes of 2014 (Assembly Bill [AB] 52), requires that Lead Agencies evaluate a project’s potential to impact “tribal cultural resources.” Such resources include “[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources.” AB 52 also gives lead agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a “tribal cultural resource.” Also, per AB 52 (specifically PRC 21080.3.1), Native American consultation is required upon request by a California Native American tribe that has previously requested that the County provide it with notice of such projects.

SB 18 requires cities and counties acting as Lead Agency to contact and consult with California Native American tribes before adopting or amending a General Plan. The intent of SB 18 is to establish meaningful consultation between tribal governments and local governments at the earliest possible point in the planning process and to enable tribes to manage “cultural places.” Cultural places are defined as a Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine (PRC Section 5097.9), or a Native American historic, cultural, or sacred site, that is listed or may be eligible for listing in the California Register, including any historic or prehistoric ruins, any burial ground, or any archaeological or historic site (PRC Section 5097.993). The County of San Bernardino sent notification of the project to Native American tribes listed below with possible traditional or cultural affiliation to the area on April 6, 2021 and did not receive any responses from the tribes.

- AhaMakav Cultural Society
- Colorado River Indian Tribes
- Morongo Band of Mission Indians
- Soboba Band of Luiseno Indians
- Gabrieleno Band of Mission Indians – Kizh Nation
- Gabrieleno Band of Mission Indians – Tongva Nation

However, the potential for the project to cause a substantial adverse change in the significance of a tribal cultural resource will be further evaluated in the EIR.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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 storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) | Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) | Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

County of San Bernardino Policy Plan 2020; Submitted Project Materials

- a) **Less than Significant Impact.** Domestic water services are provided to the project site by the Monte Vista Water District (MVWD) and wastewater treatment services are provided to the area by the Inland Empire Utilities Agency (IEUA) Regional Water Recycling Plant No. 1. Upon approval, the project would install new water and sewer infrastructure on the site and connect to the existing 8-inch water main in Yorba Avenue and 21-inch sewer main in Yorba Avenue. Currently, the City of Chino operates and maintains the local sewer collection system that includes the sewer mains within the Yorba Avenue right-of-way. The sewer infrastructure is being annexed into the MVWD which requires a separate approval. The annexation is in process and is being reviewed by the Local Agency Formation Commission (LAFCO) for San Bernardino County. Proof of annexation into MVWD will be a condition of approval for the proposed project prior to issuance of grading permits. In addition, the project would construct onsite storm water drainage infrastructure that would capture, convey, and/or infiltrate runoff from the project site. The project would also connect to existing electric power, natural gas, and telecommunication facilities. Therefore, the project would not result in the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunication facilities that could cause environmental effects. Thus, impacts would be less than significant, and this topic will not be further analyzed in the EIR.
- b) **Less than Significant Impact.** The MVWD is responsible for supplying potable water to the project site and its region. Water supplies consist of local groundwater and

imported water. Monte Vista Water District's service area includes the City of Montclair, portions of the City of Chino, and unincorporated county areas (UWMP 2015).

The 2015 MVWD Urban Water Management Plan (UWMP) details that they have adequate supplies to serve its customers during normal, dry year, and multiple dry year demand through 2040 with projected population increases and accompanying increases in water demand. Furthermore, MVWD forecasts for project water demand are based on population projections of SCAG, which rely on adopted land use designations contained within the general plans that cover the geographic area. Implementation of the project would increase the allowed residential density resulting in 152 new residents. The Monte Vista Water District's 2015 UWMP estimates a 2020 demand rate of 167 gallons per capita per day. Thus, 152 new residents would generate an additional water demand of 25,384 gallons per day or 28.4 acre-feet per year in the project opening year of 2021 which is within the anticipated increased demand and supply for water. Additionally, this is a conservative estimate because actual water use during 2015 was 137 gallons per capita per day. Redevelopment of the project site would also be required to be compliant with CalGreen/Title 24 requirements for low flow plumbing fixtures and irrigation, which would provide for efficient water use.

Furthermore, the UWMP states that due to the available supplies significantly exceeding anticipated demands over the 25-year planning period, the District should not experience any problems meeting its demands during normal, single or multiple dry year scenarios. Therefore, MVWD has sufficient water supplies available to serve the project during normal, dry and multiple dry years, and impacts would be less than significant. Therefore, potential impacts related to water demand will not be further evaluated in the EIR.

- c) **Less than Significant Impact.** Upon annexation to MVWD, wastewater generated from the project site would be treated by the Inland Empire Utilities Agency, which conveys wastewater from the project site to the Regional Water Recycling Plant No. 1. The Regional Water Recycling Plant No.1 provides primary, secondary, and tertiary treatment for a design capacity of 44 million gallons of wastewater per day (mgd) (IEUA). The Regional Water Recycling Plant currently processes an average flow of 28 mgd of wastewater, resulting in a remaining capacity of approximately 16 mgd of wastewater. This remaining capacity is adequate to serve the project and the project would not result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Upon annexation, the sewer line would be available to nearby residents. Thus, impacts would be less than significant, and this issue will not be evaluated further in the EIR.
- d) **Less than Significant Impact.** The solid waste from the project site that was disposed of in landfills went to the Mid-Valley Sanitary Landfill. The Mid-Valley Sanitary Landfill is permitted to accept 7,500 tons per day of solid waste and is permitted to operate through April 2033. In December 2019, the facility received an average of 5,000 tons per day. Thus, the facility had additional capacity of 2,500 tons per day.

Operation of the project includes development of 45 residential units, which is anticipated to result in approximately 152 residents, as described previously in the

population and housing discussion. Based on the default CalEEMod solid waste generation rate of 0.41 ton per year per resident, the 152 residents are estimated to generate 62.32 tons of solid waste per year (or 1.2 tons per week). Overall, operation of the project is anticipated to generate 1.2 tons (2,400 pounds) of solid waste per week.

However, pursuant to AB 341, at least 75 percent of the solid waste is required to be recycled, which would reduce the volume of landfilled solid waste to approximately 0.3 tons (600 pounds) per week. As the Mid-Valley Sanitary Landfill had additional capacity of 2,500 tons per day, the facility would be able to accommodate the addition of 0.3 tons of solid waste per week from operation of the proposed project. Thus, impacts related to solid waste generation and landfill capacity would be less than significant and would not be further analyzed in the EIR.

- e) **No Impact.** Implementation of the project would result in new development that would generate an increased amount of solid waste. All solid waste-generating activities within the County are subject to the requirements set forth in Section 5.408.1 of the California Green Building Standards Code that requires demolition and construction activities to recycle or reuse a minimum of 65 percent of the nonhazardous construction and demolition waste, and AB 341 that requires diversion of a minimum of 75 percent of operational solid waste. Development of the project would be consistent with all state regulations, as ensured through the County's permitting process; and impacts would not occur. Impacts related to solid waste regulations will not be evaluated further in the EIR.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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 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 resources, 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? ☐ ☐ ☐ ☒

SUBSTANTIATION:

County of San Bernardino Policy Plan 2020; Submitted Project Materials

- a) **No Impact.** The project site is bordered by Francis Avenue to the south, Yorba Avenue to the east, and residential uses to the north and west. The project would be accessed from proposed private roads from Francis Avenue. According to the HZ-5 Fire Hazard Severity Zone Map within the Policy Plan, , the project site is not within an area identified as a Fire Hazard Severity Zone that may contain substantial fire risk or a Very High Fire Hazard Severity Zone (Policy Plan 2020).
- 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 project would be required to maintain adequate emergency access for emergency vehicles via project roadways as required by the County. Furthermore, the project would not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures. Therefore, implementation of the project would not impact an adopted emergency plan or emergency evacuation plan within or near a very high fire hazard severity zone. Wildfire risks will not be further evaluated in the EIR.
- b) **No Impact.** As described in the previous response, the project site is not within an area identified as a Fire Hazard Severity Zone as identified in the HZ-5 Fire Hazard Severity Zone Map within the Countywide Policy Plan that may contain substantial fire risk (Policy Plan 2020)). Adjacent areas to the project site are urbanized and do not contain hillsides or other factors that could exacerbate wildfire risks and result in exposure of persons to pollutant concentrations from a wildfire. Thus, impacts will not be further evaluated in the EIR.
- c) **No Impact.** As described in the previous responses, the project site is not within a Very High Fire Hazard Severity Zone, and development of the project does not include infrastructure that could exacerbate fire risks. The project site is located within an urban setting and wildfire risks will not be further evaluated in the EIR.
- d) **No Impact.** As described in the previous responses, the project site is not within a Very High Fire Hazard Severity Zone. In addition, the project site is located in a flat area that does not contain or is adjacent to large slopes, and the project would not generate large slopes. Furthermore, project buildout includes installation of onsite drainage facilities to limit impacts. Thus, the project would not result in risks related to wildfires or risks related to downslope or downstream flooding or landslides after wildfires, and wildfire risks will not be further evaluated in the EIR.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

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"/> |
| 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"/> |
| c) Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly? | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |

- a) Potentially Significant Impact.** Implementation of the project would have potentially significant impacts related to habitat, wildlife species, and/or plant, and animal communities, as described previously. In addition, project development could have the potential to eliminate important examples of the major periods of California history or prehistory.

Therefore, biological resource, historical resource, and cultural resource studies will be prepared to evaluate the project's potential to impact these resources, which will be detailed in the EIR.

- b) Potentially Significant Impact.** The project is located within the unincorporated area of San Bernardino County, which has a number of ongoing development projects, including residential, e-commerce, industrial, and commercial projects. Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

- a. Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.
- b. The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

As concluded in this Initial Study, implementation of the project would have the potential to result in cumulative impacts to air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, public services, recreation, transportation, tribal cultural resources, and utility services. The extent and significance of potential cumulative impacts resulting from the combined effects of the project, plus other past, present, and reasonably foreseeable future projects would be evaluated in the EIR.

- c) **Potentially Significant Impact.** Redevelopment of the project site through implementation of the proposed project could directly or indirectly cause substantial adverse effects on human beings if not properly mitigated. Project implementation could result in impacts to air quality, biological resources, energy, geology and soils, greenhouse gas, hazardous material, hydrology, noise, public services, recreation, and transportation that could result in adverse effects on human beings. Therefore, these impacts would be addressed in the EIR

GENERAL REFERENCES

Cal Fire. November 2020. Website: <https://www.fire.ca.gov/>

California Department of Education. November 2020. Website:
<https://dq.cde.ca.gov/dataquest/dqcensus/EnrGrdYears.aspx?cds=36676786035513&aggllevel=School&year=2019-20&ro=y>

Census 2020 Urbanized Area Outline Maps (Census 2020). Website:
https://www2.census.gov/geo/maps/dc10map/UAUC_RefMap/ua/ua75340_riverside--san_bernardino_ca/

Chino Valley Fire District. November 2020. Website: <https://www.chinovalleyfire.org/292/Annual-Report>

Chino Valley Unified School District Developer Fee Notices November 2020. Website:
<https://www.chino.k12.ca.us/Page/4852>

Chino Valley Unified School District School Boundary Maps. November 2020. Website:
<http://www.chino.k12.ca.us/Page/1142>

Department of Toxic Substances Control. November 2020. Website: <https://dtsc.ca.gov/>

Inland Empire Utilities Agency. December 2020. Website:
<https://www.ieua.org/facilities/regional-water-recycling-plant-no-1/>

Metropolitan Water District of Southern California. December 2020. Website:
<http://www.mwdh2o.com/WhoWeAre/Mission/Pages/default.aspx>

San Bernardino County Geologic Hazard Maps. November 2020. Website:
<http://cms.sbcounty.gov/lus/planning/zoningoverlaymaps/geologic-hazard-maps.aspx>

San Bernardino County Profile. November 2020. Website:
<https://wp.sbcounty.gov/indicators/county-profile/#:~:text=San%20Bernardino%20County%20is%20more,West%20Virginia%2C%20and%20New%20Mexico.>

San Bernardino County Sheriff's Department (SBCSD). November 2020. Website:
<https://wp.sbcounty.gov/sheriff/wp-content/uploads/sites/17/2009-2019-Overall-Department-Workload-Summary-Final-030220.pdf>

Southern California Association of Governments (SCAG). November 2020. Website:
https://scag.ca.gov/sites/main/files/file-attachments/dpeir_connectsocial_3_14_populationhousing.pdf?1606003672

PROJECT-SPECIFIC REFERENCES

Phase I and Phase II Environmental Site Assessments, September 2016. Prepared by Tetra Tech (Tetra Tech 2016).

Administrative Draft Initial Study PROJ-2021-00008

Borstein Enterprises

APN: 1013-211-21, 1013-211-22

June 1, 2021

Yorba Villas Residential Traffic Scoping Agreement, February 2021. Prepared by EPD Solutions (EPD Solutions 2021).

This page intentionally left blank.