DRAFT
Initial Study

Shady View Residential Project

June 2021

Lead Agency:

City of Chino Hills
14000 City Center Drive
Chino Hills, CA 91709

Prepared by:

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Irvine, CA 92618

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ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
AF	Acre-feet
amsl	Above mean sea level
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
Basin	South Coast Air Basin
bbl	Barrel (oil barrel)
BMPs	Best Management Practices

Caltrans	California Department of Transportation
CALFIRE	California Department of Forestry and Fire Protection
CARB	California Air Resources Board
CBC	California Building Code
CCR	California Code of Regulations
CDC	California Department of Conservation
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CGC	California Geological Survey
City	City of Chino Hills
CH_4	Methane
CO	Carbon Monoxide
CO_2	Carbon Dioxide
CO_2e	Carbon Dioxide Equivalent
CRHR	California Register of Historic Resources
CVFD	Chino Valley Fire District
DBH	Diameter at breast height
DTSC	Department of Toxic Substances Control
EIR	Environmental Impact Report
EV	Electric vehicle
FEMA	Federal Emergency Management Agency
FRA	Federal Responsibility Area
GHGs	Greenhouse Gases
IEUA	Inland Empire Utilities Agency
IPCC	Intergovernmental Panel on Climate Change
LID	Low Impact Development
LRA	Local Responsibility Area
LUST	Leaking underground storage tank
MLD	Most Likely Descendent
MND	Mitigated Negative Declaration
MRZ	Mineral Resource Zone
MS4	Municipal Separate Storm Sewer Permit
NAHC	Native American Heritage Commission
ND	Negative Declaration
NPDES	National Pollutant Discharge Elimination System
N_2O	Nitrous Oxide
NOP	Notice of Preparation
NO_x	Nitrogen Oxide
NO_2	Nitrogen Dioxide
NRHP	National Register of Historic Places
O_3	Ozone
PM_{10} and $PM_{2.5}$	Particulate Matter

PRC	Public Resources Code
PV	Photovoltaic
ROG	Reactive Organic Gases
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCP	Spill Contingency Plan
SIP	State Implementation Plan
SO_2	Sulfur Dioxide
SR	State Route
SRA	State Responsibility Area
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
VHFHSZ	Very High Fire Hazard Severity Zones
VMTs	Vehicle Miles Traveled

EXECUTIVE SUMMARY

Lead Agency: City of Chino Hills

Project Proponent: Trumark Homes
450 Newport Center Drive, Suite 300
Newport Beach, CA 92660
Contact: Eric Nelson, Vice President
(949) 999-9800

Project Location: The Shady View Residential project site is located in the southeastern portion of the City of Chino Hills (City). The project site (Assessor's Parcel Number [APN] 1057-261-06) is approximately 130 acres and is located at the southern termini of Shady View Drive and Via La Cresta, south of the existing Butterfield Ranch residential development (Figure 1, *Regional Location*; Figure 2, *USGS Topography*). The project site is roughly rectangular, with a square cut-out parcel in the northeast portion of the site that is not part of the project site (Figure 3, *Aerial Photograph*). The project site is located east of Chino Hills State Park, and west of State Route 71 (SR-71). The City's corporate boundary and the San Bernardino County/Riverside County boundary are adjacent to the east of the project site.

Project Description:

The project proposes the development of a single-family residential subdivision. The proposed subdivision would consist of 159 single-family residential homes, a community recreation center, private interior streets, debris basins, utility infrastructure, and other associated improvements. Additionally, the project would include approximately 72 acres of homeowners' association-maintained open space. Site work and grading are expected to occur west of the proposed residential development to allow for stabilization of the existing earthquake fault and relocation of existing oil storage tanks and existing oil transmission lines. The relocated aboveground oil storage tanks are proposed in the northwestern portion of the project site on a 1.27-acre lot, near the western project boundary and west of the proposed residential structures. The relocated pipelines would connect the new tanks with oil facilities to the west of the project site.

CEQA Process

The City of Chino Hills is the Lead Agency for this Initial Study. The Initial Study has been prepared to identify and assess the anticipated environmental impacts of the Shady View residential project. This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code [PRC], Section 21000 *et seq.*) and State CEQA Guidelines (14 California Code of Regulations [CCR] 15000 *et seq.*). CEQA requires that all state and local government agencies consider the environmental

consequences of projects over which they have discretionary authority before acting on those projects. Below is a general overview of the CEQA process.

Initial Study

A CEQA Initial Study is generally used to determine which CEQA document is appropriate for a Project (Negative Declaration [ND], Mitigated Negative Declaration [MND], or Environmental Impact Report [EIR]). At the onset of the environmental review process, the City has prepared this Initial Study to determine if the proposed project may have a significant effect on the environment. This Initial Study determined that the proposed project may have a significant effect(s) on the environment and an EIR will be prepared.

A Notice of Preparation (NOP) is prepared to notify public agencies and the general public that the Lead Agency is starting the preparation of an EIR for the proposed project. The NOP and Initial Study are circulated for a 30-day review and comment period. During this review period, the Lead Agency requests comments from agencies and the public on the scope and content of the environmental information to be included in the EIR. After the close of the 30-day review and comment period, the Lead Agency continues the preparation of the Draft EIR and associated technical studies, which may be expanded in consideration of the comments received on the NOP.

Draft EIR

Once the Draft EIR is complete, a Notice of Completion and Availability is prepared to inform public agencies and the general public of the availability of the document and the locations where the document can be reviewed. The Draft EIR and Notice of Availability are circulated for a 45-day review and comment period. The purpose of this review and comment period is to provide public agencies and the general public an opportunity to review the Draft EIR and comment on the document, including the analysis of environmental effects, the mitigation measures presented to reduce potentially significant impacts, and the alternatives analysis. After the close of the 45-day review and comment period, responses to comments on environmental issues received during the comment period are prepared.

Final EIR

The Lead Agency prepares a Final EIR, which incorporates the Draft EIR or a revision to the Draft EIR, comments received on the Draft EIR and list of commenters, and responses to significant environmental points raised in the review and consultation process.

The decision-making body then considers the Final EIR, together with any comments received during the public review process, and may certify the Final EIR and approve the project. In addition, when approving a project for which an EIR has been prepared, the Lead Agency must prepare findings for each significant effect identified, a statement of overriding considerations if there are significant impacts that cannot be mitigated, and a mitigation monitoring program.

Findings

This Initial Study found that impacts to aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas (GHG) emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, recreation, transportation, tribal cultural

resources, utilities and service systems, and wildfire have the potential to be significant. The City has concluded that the project may result in significant impacts on the environment and the preparation of an EIR is required. This Initial Study (and the forthcoming EIR) are intended as information documents, which are ultimately required to be considered and certified by the decision-making body of the City prior to approval of the project.

Public Review Period: June 28, 2021 to July 27, 2021

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Source: Base Map Layers (ESRI, 2013)

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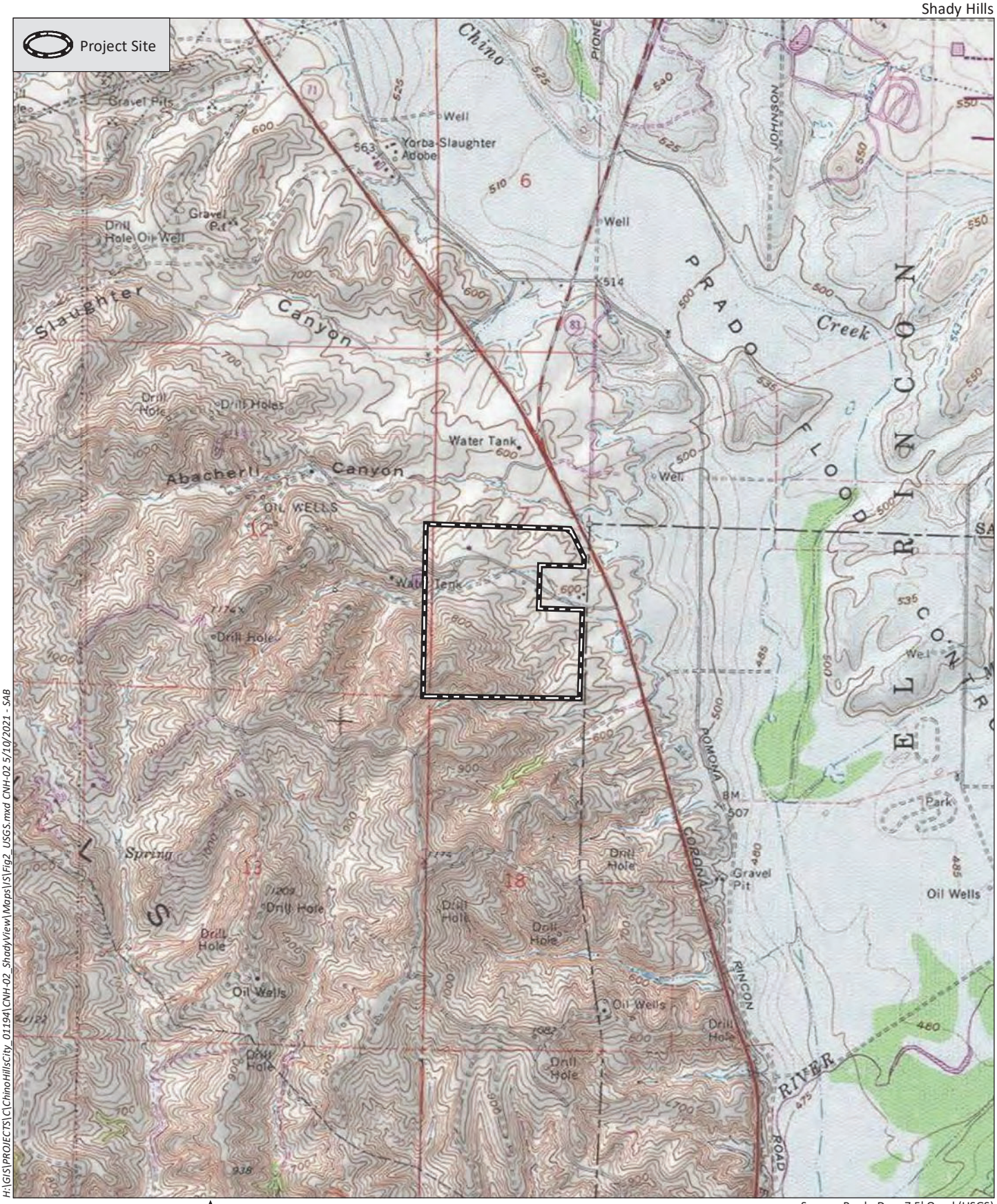
Regional Location

Figure 1

Shady Hills



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Source: Prado Dam 7.5' Quad (USGS)

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USGS Topography

Figure 2

Shady Hills

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Source: Aerial (NAIP, 2018)

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Aerial Photograph

Figure 3

SECTION 1.0 BACKGROUND

1.1 Summary

Project Title:	Shady View Residential Project
Lead Agency Name and Address:	City of Chino Hills 14000 City Center Drive Chino Hills, CA 91709
Contact Person and Phone Number:	Ryan Gackstetter, Senior Planner City of Chino Hills Community Development Department (909) 364-2749
Project Location:	The Shady View Residential Project site is located within the southeastern portion of the City of Chino Hills (City). The project site (APN 1057-261-06) is approximately 130 acres and is located at the southern termini of Shady View Drive and Via La Cresta, south of the existing Butterfield Ranch residential development (Figure 1, *Regional Location*; Figure 2, *USGS Topography*). The project site is roughly rectangular, with a square cut-out parcel in the northeast portion of the site that is not part of the project site (Figure 3, *Aerial Photograph*). The project site is located east of Chino Hills State Park, and west of State Route 71 (SR-71). The City's corporate boundary and the San Bernardino County/Riverside County boundary is adjacent to the east of the project site.
General Plan Designation:	Low Density Residential, Agriculture/Ranches
Zoning:	Low Density Residential (R-S), Agriculture-Ranch (R-A)

1.2 CEQA Process

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Code [PRC], Section 21000 *et seq*.) and State CEQA Guidelines (14 California Code of Regulations [CCR] 15000 *et seq*.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects. Below is a general overview of the CEQA process.

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1.3 Existing Conditions and Surrounding Land Uses

The site is accessed by an unpaved road from Mystic Canyon Drive, located approximately 0.3 mile west of the project site. The project site is mostly vacant, but contains several uses concentrated near an adjacent off-site residential property (the square cut-out parcel that is not part of the site; see Figure 3). These uses, which are located on the project site, include three existing aboveground oil storage tanks, oil pipelines, scrapyard and storage area, split wood storage, soil piles, two trenches containing construction debris, and access roads. The three tanks include an emergency oil/water tank, an oil/water wash tank, and an oil stock tank (Figure 4, *Existing Oil Facilities on the Project Site*). The emergency tank is not currently in operation. Each of the existing three tanks on-site has a 1,000-oil-barrel (bbl) capacity. The three tanks are owned by Optima Conservation Resources Exploration, LLC and are associated with oil exploration activities on an adjacent property to the west and northwest (Figure 5, *Existing Oil Operations*). The adjacent oil operations are part of a facility that consists of two land leases (the Abarcherli and Langstaff leases) and produces five to 25 barrels of oil and three to eight barrels of water per day. The Abarcherli lease is located west and northwest of the project site, and the Langstaff lease is located approximately one mile southwest of the project site. The oil operations on the Abarcherli lease include twelve actively producing wells. Various pipelines (approximately four inches in diameter) collect extracted crude oil from the Abarcherli lease facilities on an adjacent property to the west and pipe them to the three tanks on the project site. These pipelines traverse the central main canyon that transects the site from west to east. The pipelines are on the ground surface, or in some cases, just below ground surface (see Figure 4). A concrete slab with beehives is located on the northwestern portion of the project site.

The project site is designated Low Density Residential and Agriculture/Ranches in the City's General Plan (City 2015a and 2015b) and is zoned Low Density Residential (R-S) and Agriculture/Ranches (R-A *40-acre minimum lot size). Uses to the north include existing single-family residential uses with a General Plan Land Use designation of Low Density Residential and Medium Density Residential and zoned Planned Development (PD) 57-174 (single-family homes). Hills, with approximate peak elevations ranging from 1,050 to 1,200 feet above mean sea level (amsl) and approximate base elevations ranging from 700 to 860 feet amsl, are located west of the project site. These hills, consisting of vacant land and scattered oil wells, have Agriculture/Ranches and Public Open Space land use designations, and are zoned PD 57-174 (custom lots and open space lots) and Agriculture/Ranches (R-A *40-acre minimum lot size). Oil facilities to the west include well sites that connect with the existing on-site tanks (refer to Figure 5), as well as the West Mahala lease, which is not related to the facilities on the project site. Chino Hills State Park is located west of the project site, beyond the adjacent vacant land and oil uses, approximately 1.7 miles from the project boundary. Vacant land consisting of hills with elevations ranging from approximately 560 to 1,140 feet amsl are located to the south of the project site. These hills to the south have a land use designation of Agriculture/Ranches and are zoned Agriculture/Ranches (R-A *40-acre minimum lot size). To the east (within the square cut-out parcel) is one single-family home consisting of several buildings and a wireless communications facility on land designated Low Density Residential and zoned Low Density Residential (R-S). There is a strip of vacant land to the east of the project site and the adjacent single-family residential structure and wireless communications facility, between the project site boundary and SR-71. This strip of land is outside of the City of Chino Hills and is in unincorporated Riverside County. Riverside County designates this parcel as Open-Space Conservation (OS-C) land uses, with Watercourse,

Watershed, and Conservation Areas (W-1) zoning. Table 1, *Project Site and Surrounding Land Uses* summarizes the existing project site and surrounding land uses, and the corresponding general plan land use and zoning designations. Figures 6 and 7, *General Plan Land Use Designations* and *Zoning,* respectively, illustrate the existing and designated land uses and zoning of the project site and surrounding areas.

Table 1. Project Site and Surrounding Land Uses

Location	Land Use	General Plan Designation	Zoning
Project Site	Vacant land, oil tanks and associated piping, equipment storage, and split wood storage	Low Density Residential, Agriculture/Ranches	Low Density Residential (R-S), Agriculture/Ranches
North	Single-Family Residential	Low Density Residential, Medium Density Residential	Planned Development (PD) 57-174
West	Vacant land consisting of hills, scattered oil wells (including 12 wells connected to on-site tanks and the separate West Mahala lease)[1]	Agriculture/Ranches, Public Open Space	PD 57-174, Agriculture/Ranches
South	Vacant land	Agriculture/Ranches	Agriculture/Ranches
East	Single-Family Residential (one unit), wireless communication facility, SR-71, strip of vacant land[2]	Low Density Residential	Low Density Residential (R-S)

Source: City of Chino Hills 2015a; City of Chino Hills 2015b

[1] Chino Hills State Park is located west of the project site, beyond the adjacent vacant land and oil uses, approximately 1.7 miles from the project boundary.

[2]The strip of vacant land between the project site's eastern boundary and SR-71 is outside of Chino Hills and is in unincorporated Riverside County. Riverside County designates this parcel as Open-Space Conservation (OS-C) land uses, with Watercourse, Watershed, and Conservation Areas (W-1) zoning.

Topographically, the site consists of a large hillside in the southwest portion of the site, and a series of low rolling canyons and ridges in the northeast portion of the site. A major active drainage runs west to east through the upper middle-portion of the site. Smaller canyons between low ridges trend west to east in the southern portion of the proposed development area. Elevations at the project site range from approximately 580 feet amsl in the northeast portion of the property to approximately 1,000 feet amsl in the southwest portion of the property. A Prominent Ridgeline extends approximately 300 feet onto the project site, in the southwestern corner of the site. The Chino Fault transects the central and western portions of the project site. An Earthquake Fault Zone has been delineated on the project site by the State of California in accordance with the Alquist-Priolo Earthquake Fault Zoning Act.

In late October and early November 2020, the Blue Ridge wildfire burned in the hills to the west and south of the project site. In the western portion of the site, a backfire was initiated by local fire officials as a

containment method for the wildfire on the adjacent lands. The portion of the site that burned is outside of the area proposed for residential development.

Vegetation on the project site consists primarily of disturbed areas, non-native species, burned habitat, and California sagebrush scrub (see Figure 3). The project site consists primarily of burned habitat in the southern and western portion of the site, due to the Blue Ridge wildfire. The remaining native areas that did not burn are mostly California sagebrush scrub and disturbed California sagebrush scrub. A large portion of the project site, in the central and northern areas, consists of disturbed areas and non-native species.

The project area supports three drainage features complexes (Drainages Complexes A, B, and C) consisting of 12 drainage features which are found throughout the project area. Drainage Complex A generally flows west to east across the site, Drainage Complex B flows south to north in the northern portion of the site, Drainage Complex C flows west to east in the southeastern portion of the site.

Shady Hills

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Source: Aerial (NAIP, 2018)

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Existing Oil Facilities on the Project Site

Figure 4

EXISTING OIL OPERATIONS MAP
Abacherli Wells

Source: Trumark Homes

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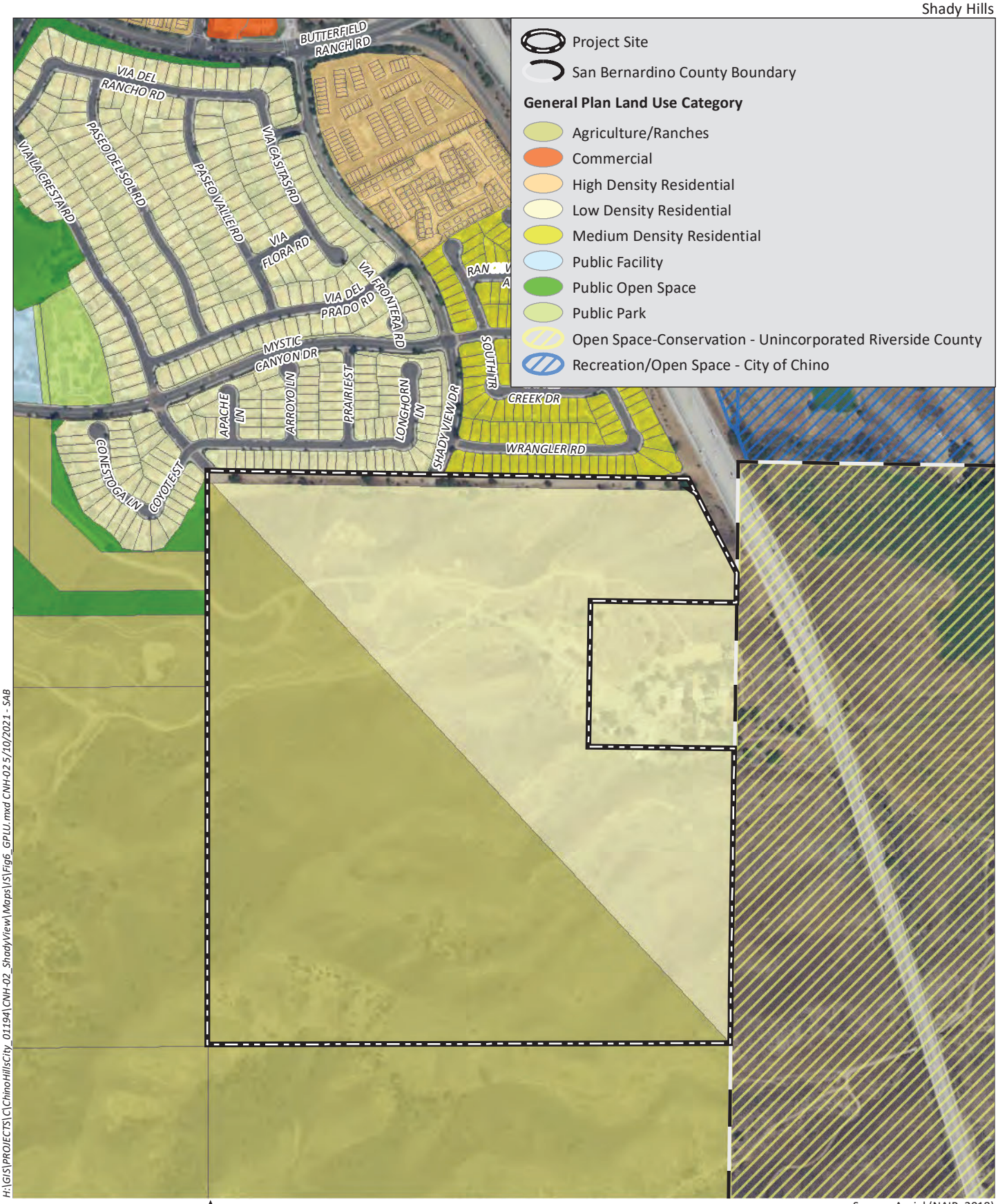
Existing Oil Operations

Figure 5



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Source: Aerial (NAIP, 2018)

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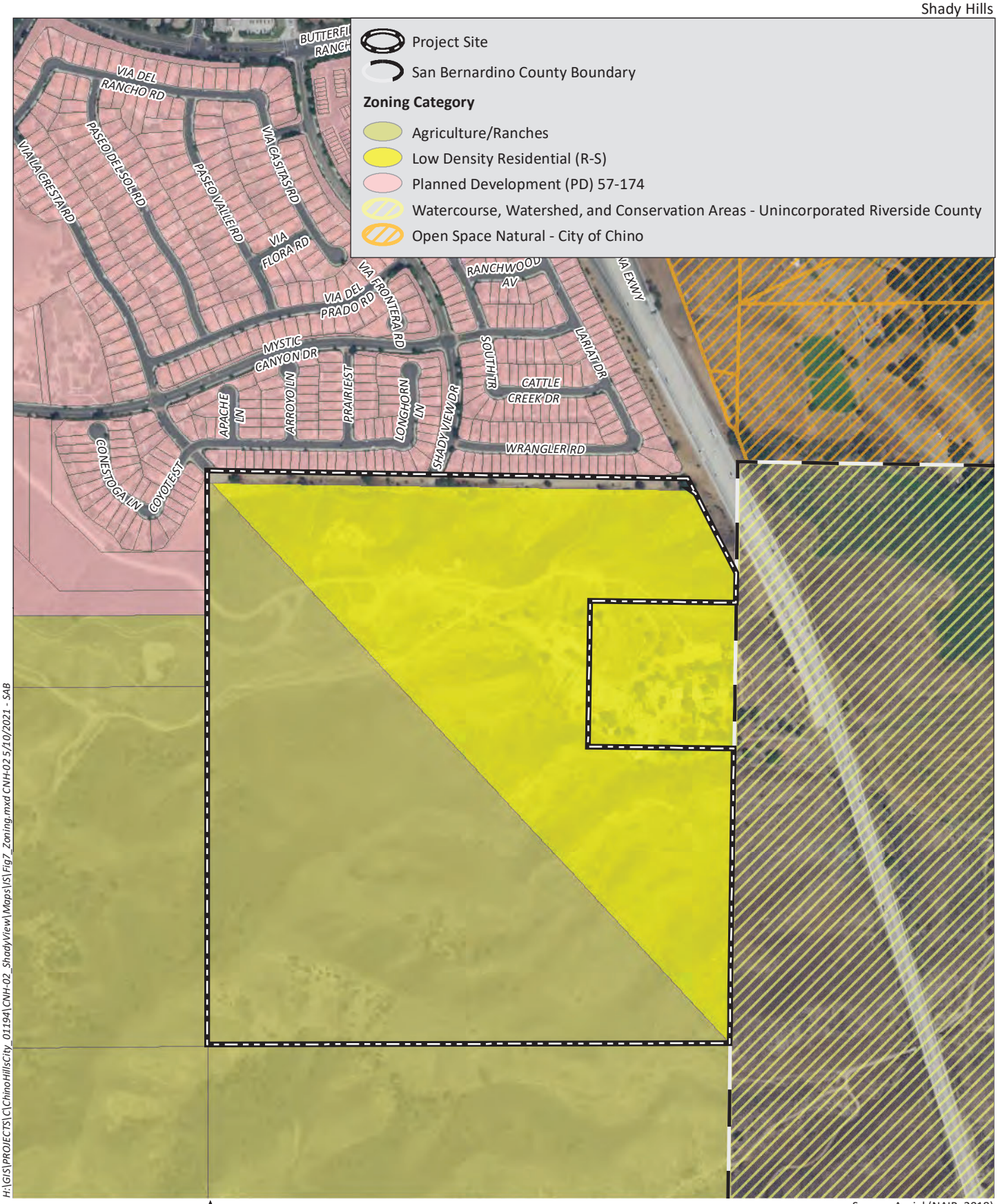
General Plan Land Use Designations

Figure 6



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Source: Aerial (NAIP, 2018)

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Zoning

Figure 7

SECTION 2.0 PROJECT DESCRIPTION

2.1 Project Characteristics

The project proposes the development of a single-family residential subdivision. The proposed subdivision would consist of 159 single-family residential homes, a community recreation center, private interior streets, debris basins, utility infrastructure, and other associated improvements (Figure 8, *Site Plan*). Additionally, the project would include approximately 72 acres of homeowners' association-maintained open space. Site work and grading are expected to occur west of the proposed residential development to allow for stabilization of the existing earthquake fault and relocation of existing oil storage tanks and existing oil transmission lines. The relocated aboveground oil storage tanks are proposed in the northwestern portion of the project site on a 1.27-acre lot, near the western project boundary and west of the proposed residential structures (see Figure 8 and Figure 9, *Proposed Tank Site*). The relocated pipelines would connect the new tanks with oil facilities to the west of the project site.

The proposed project is designed to be consistent with the City of Chino Hills General Plan and Chino Hills Zoning Code. The existing General Plan land use designation is split between two residential land uses, Agriculture Ranch and Low Density Residential. In addition, the zoning for the property is split between two residential zoning districts, R-S Low Density Residential and R-A Agriculture/Ranches. The location of the split occurs at the same location for both land use and zoning. As proposed, all residential development would occur in the Low Density Residential land use designated, R-S zoned portion of the site.

Residential Development

The proposed residential development would provide 159 single-family residential lots on approximately 31.9 acres in the northern and eastern portions of the project site. The R-S zoning requires that all residential lots be a minimum of 7,200 square feet with a 50-foot minimum width and a maximum density of 6 dwelling units per acre. The proposed project meets these standards with lot sizes ranging from a minimum of 7,200 square feet up to a maximum of 15,297 square feet. The average lot size is approximately 8,700 square feet, with a median proposed lot size of 8,000 square feet. The proposed project has a density of 2.41 dwelling units per acre for the portion of the site designated with R-S zoning, and an overall density of 1.2 dwelling units per acre for the entire project site. No homes would be constructed within 50 feet of the Earthquake Fault Zone.

The project proposes the development of six different single-family residential unit types, with dwelling square footage ranging from 2,881 square feet up to a maximum size of 3,888 square feet. Table 2, *Residential Dwelling Unit Floor Plan Summary*, provides details regarding the six-unit types and their associated features. The project proposes 53 single-story homes and 106 two-story homes.

Table 2. Residential Dwelling Unit Floor Plan Summary

Plan	Bedrooms/Bathrooms	Square Footage	Stories	Parking
1	3 bedroom/3 bathroom	2,381	single	2 garage, 2 driveway
2	2 bedroom, 3.5 bathroom	2,880	single	2 garage, 2 driveway
3	3 bedroom, 3.5 bathroom	3,005	single [1]	2 garage, 2 driveway
4	4 bedroom, 3.5 bathroom with optional 5th bedroom	3,279	two	3 garage, 2 driveway
5	4 bedroom, 3.5 bathroom with optional 5th bedroom	3,496	two	3 garage, 2 driveway
6	5 bedroom 4.5 bathroom with optional 6th bedroom	3,888	two	3 garage, 2 driveway

[1]Loft with bedroom.

Oil Tank Removal and Construction

The project would require the removal of three existing aboveground oil storage tanks and the construction of three new aboveground oil storage tanks. Associated pipeline and other ancillary equipment would also be removed from its current location on the project site and relocated with the tanks. The decommissioning and removal of the existing tanks and the rerouting of pipelines and valves to the new proposed tanks would be conducted in accordance with applicable environmental regulations and the guidelines and requirements of the California Department of Conservation Geologic Energy Management Division (CalGEM).

The three aboveground oil storage tanks are proposed in the northwestern portion of the project site on a 1.27-acre lot, near the western project boundary and west of the proposed residential structures (see Figure 9). The tanks would be separated from the proposed residences by the extension of Via La Cresta, an ascending slope, and a berm. The proposed tanks would be constructed of steel. The three tanks consist of one 250 oil-barrel-capacity tank and two 500 oil-barrel-capacity tanks. The largest, or 500-oil-barrel-capacity, tank would be 18 feet in height, with a diameter of 22 feet (Figure 10, *Proposed Tank Details*). Construction of the tank site would include surveying, preparing, and grading the tank site for proper access and drainage. Tank foundations would be designed and constructed consistent with CalGEM requirements for leak detection. Pipelines would be installed consistent with CalGEM requirements.

Construction of the tank site would include the construction of new access routes to the tank site that would connect with existing routes at the western property line (Figure 11, *Tank Access Routes*). The new tank access route would have two access points at the western property boundary, approximately 200 feet apart from each other at the property line, that would connect the tank site with adjacent property to the

west. Additionally, emergency and fire access would be provided to the tank site via an access road that connects the tank site to the proposed extension of Via La Cresta in the northwest corner of the project site.

Amenities

The private community recreation center would be located on an approximately one-acre parcel within the residential area. It would be a private center maintained by the homeowners' association, available to residents only. The community recreation center would include an outdoor 1,500-square-foot, resort-style swimming pool, pool deck, pool building, a play structure, a barbeque area, and a parking lot. The project includes a pocket park in the northeast portion of the development and a bocce ball court and a seating area in the southern portion of the proposed development. The pocket park would be approximately 0.17 acre and would include turf and benches for seating. The project would include six additional landscaped lots with grass areas for recreational use (see Figure 8).

Design and Architecture

The proposed project includes five distinct architectural themes: Spanish Heritage, Rancho Adobe, Farm Heritage, French Country, and Italianate. These architectural themes would be available across floor plan types, as shown in Table 3, *Architectural Themes*. Additional colors, materials, and reversed plans for each architectural style would provide more visual variation throughout the proposed residential development. The project would be constructed with primarily stucco facades with wood and brick accents. Roofing material would consist of concrete tile.

Table 3. Architectural Themes

Plan	Spanish Heritage	Rancho Adobe	Farm Heritage	French Country	Italianate
1	X	X	X	N/A	N/A
2	X	X	X	N/A	N/A
3	X	X	X	N/A	N/A
4	X	N/A	N/A	X	X
5	X	N/A	N/A	X	X
6	X	N/A	N/A	X	X

X = available; N/A = not available

Open Space and Landscaping

The project would include a total of approximately 72 acres of open space. The 72 acres consist of open space areas within the residential portion of the site, manufactured and restored open space areas, and

natural open space. The project would include eight landscaped open space lots (including a pocket park and a bocce ball court), two landscape buffer areas, and two slope access areas within the residential development area, totaling 1.47 acres of open space. Manufactured and restored open space areas would consist of manufactured slopes, two landscape lots with slope access, two landscape buffer areas, and slope access and would cover approximately 27 acres. These manufactured and restored open space areas would be located along the northern and eastern property boundaries, around the proposed tank location, and adjacent to the southwest of the existing fault line in the central portion of the project site. Natural open space areas would be maintained in the southwest portion of the project site, covering approximately 45 acres. This natural open space area would include unimproved walking/hiking trails and would be preserved via an open space easement or deed restriction.

Access, Circulation, and Parking

The project would include the extension of Via La Cresta and Shady View Drive from their existing termini in the Butterfield Ranch development to the north. Via La Cresta would be extended in a southeast direction into the project site, and Shady View Drive would extend to the southwest to intersect the extension of Via La Cresta (Figure 12, *Connection with Existing Streets*). Via La Cresta and Shady View Drive would provide the two access points into the proposed development. The extension of these roadways would be private, and the proposed development would not include gated access. The project includes the construction of 11 internal private streets to provide access throughout the development (see Figure 8).

Parking for the project would be provided consistent with the requirements of Chino Hills Municipal Code Section 16.34.060. For single-family dwelling units up to 3,100 square feet in R-S zoning districts, four parking spaces are required per unit, with two of the four spaces required to be in a garage. For single-family dwelling units of 3,101 to 6,000 square feet, five parking spaces are required, with three of the spaces required to be in the garage. The project proposes 56 units that are up to 3,100 square feet, and 103 units that are greater than 3,100 square feet but less than 6,000 square feet. Thus, the parking requirement for the project totals 739 parking spaces and the project provides 739 parking spaces, consistent with the requirements identified in the Municipal Code. On-street parking within the proposed development would occur consistent with City Engineering standards, as required by Chino Hills Municipal Code Section 16.34.070. On-street parking would be restricted along some project roadways to provide fire lane access. These areas would be marked with "No Parking – Fire Lane" signs consistent with Chino Valley Fire District (CVFD) standards. Proposed locations for restricted on-street parking to provide a fire lane include the southwestern side of the Via La Cresta extension, between Shady View Drive and B Street, the western side of D Street between Via La Cresta and C Street, and the cul-de-sac portions of C Street, E-G Streets, and I-K Streets.

Lighting and Signage

The project would include the placement of lighting at the project site. Residential lighting would be placed on each residential unit. Residential lighting fixtures would conform to dark sky standards, incorporating hoods or other design elements that would direct light downward toward pedestrian walkways. Exterior residential lighting would be high-efficacy with a typical carriage light on each unit.

Residential light fixtures would vary for the different architectural themes proposed for the development and would be consistent with the architectural style of each residential unit. Street lights would be installed along the extended Shady View Drive and Via La Cresta, as well as along the 11 new interior streets. Street lighting would be consistent with other street lights throughout the City and would comply with City requirements. Lighting would also be included within all project amenity areas, with the exception of the preserved open space area. Amenity lighting would be appropriate for their location and would be designed to meet the requirements of the City's Municipal Code. The project would include two entry monuments at the project entrances at Shady View Drive and at Via La Cresta.

Utilities

Utility infrastructure would be extended to the site. Currently, there is sewer, water, storm drainage, electric power, natural gas, and telecommunications infrastructure in the Butterfield Ranch development adjacent to the north. Utility infrastructure to the site would be extended from these locations to service the proposed project. Electric power, natural gas, and telecommunications services would be private and would be extended to the project site by the utility service providers, connecting to the existing distribution systems for each utility. Storm drain and sewer facilities would be private and would be maintained by the homeowners' association. Water systems would be public but maintained by the homeowners' association.

The project includes the construction of an on-site storm drainage system, including a curb and gutter system and four debris basins to contain the debris from natural areas. The proposed debris basins cover approximately 6.9 acres on four lots, and are proposed southwest of the residential areas, the extension of Via La Cresta, and Private Street "D" (refer to Figure 8). Each basin has a storm drain inlet pipe that would ultimately outlet through one of the proposed development's two storm drain outlet areas. One outlet area is located at the northeastern corner of the site and the other outlet is located along the eastern boundary. Both of the two outlet areas would contain a modular wetland system or equivalent for biotreatment prior to discharging to the storm drain system.

Walls and Fencing

The project would include a mechanically stabilized earth (MSE) wall in some locations, adjacent to manufactured slopes. The eastern property boundary would include an MSE along its length, ranging from two feet to 35 feet in height. The MSE would be constructed at the northeastern corner of the property, at a height of 15 feet, and proceed along the eastern boundary, with a maximum height of 30 feet, until the cut-out parcel portion of the eastern boundary. Another MSE would be installed along the portion of the project boundary located south of the cut-out parcel that is not a part of the project site. This MSE would range from 18 to 20 feet in height. An additional MSE with a 35-foot maximum height runs along the eastern project boundary, south of the cut-out parcel, along most of the project boundary length to near the southern project boundary. A small MSE wall is proposed along a short portion of the northern project boundary, between the extensions of Via La Cresta and Shady View Drive. This MSE would have a maximum height of 13 feet.

A six-foot maximum-height retaining wall is proposed in the southern portion of the site, adjacent to the proposed 18-20 feet MSE wall, along the project boundary located south of the cut-out parcel that is not a part of the project site. A six-foot maximum-height retaining wall is also proposed along the northeast side of the extension of Via La Cresta, just south of the project boundary.

Residences along the northern and eastern project boundaries would have precision block walls with glass panels at the rear property lines. Side yards for those properties and property boundaries for other residences would be demarcated by six-foot vinyl fencing or six-foot single-sided splitface block walls. The debris basin lots would be surrounded by six-foot tubular steel fencing. The pool area at the recreation center would be surrounded by a six-foot-tall pool fence.

Sustainability Features

The proposed project would be designed to achieve 2019 Title 24 energy standards, at a minimum, through implementation of energy-reduction measures, such as energy-efficient lighting and appliances, water-efficient appliances and plumbing fixtures, water-efficient landscaping and irrigation, and the on-site generation of renewable solar energy. The project would incorporate the following sustainability features:

- Photovoltaics (PVs) would be provided on each residential unit to reduce impacts to the electrical grid.
- All residential units would be fitted with electrical vehicle (EV)-capable infrastructure.
- Lumber for the proposed project would be sourced from sustainable forestry operations, making wood a crop that is harvested versus resulting in deforestation.
- Low-flow water fixtures, tankless water heaters, high-performance Energy Star, energy-efficient appliances and materials would be utilized.
- Landscape for the project would be climate appropriate and designed for low water consumption. Only drought-tolerant, low water use, and non-invasive plant landscape would be planted.
- Highly efficient irrigation and ocean friendly storm water treatment would be installed.
- Smart technology would be used for irrigation controls to reduce water usage.

2.2 Project Construction

Construction of the proposed project is expected to commence in the first quarter of 2022 and would occur for approximately two years. Project construction activities would consist of demolition of existing oil tanks and associated piping; removal of split wood and beehive uses; site preparation; grading; installation of underground utilities, debris basins, and internal private streets; tank construction; building construction; and architectural coatings. Construction activities would occur in the following phases: (1) clearing and site grading; (2) horizontal building foundation; (3) vertical building construction; and (4) paving and concrete work and landscape installation.

Typical construction equipment for the proposed project would include concrete/industrial saws, dozers, tractors/loaders/backhoes, graders, excavators, cranes, forklifts, welders, cement and mortar mixers, pavers and paving equipment, rollers, and air compressors.

Grading would include approximately 2,107,000 cubic yards of cut and approximately 2,114,000 cubic yards of fill. Lot and utility spoils would be utilized to balance the site, and no import or export associated with grading is expected to occur. It is expected that some soil near the existing oil tanks would be classified as non-hazardous petroleum-impacted soil and would require export off-site. The maximum estimated export is 19,000 cubic yards of non-hazardous petroleum-impacted soil, which assumes 15 feet depth of excavation and removal at all areas of potentially impacted soil; however, it is not expected that the maximum soil removal would be required. For preliminary grading calculations, it is expected that approximately half of the 19,000 cubic yards (approximately 9,500 cubic yards) would require removal. Non-hazardous, petroleum-impacted soil would be removed from the site and disposed of at an off-site location. The removal of approximately 9,500 cubic yards is included in the overall balance of soils on the project site.

Construction activities would occur between the hours of 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 6:00 p.m. on Saturdays. The total number of construction workers present at the site during construction activities would vary, depending on which phase of construction is occurring, but a maximum of 150 workers are expected during vertical building construction.

All construction vehicles and equipment would be staged within the disturbed portions of the project site boundaries. The project site can be accessed from Shady View Drive and Via La Cresta. The majority of construction traffic would access the site via Shady View Drive.

2.3 Regulatory Requirements, Permits, and Approvals

The list below includes the anticipated requests for approval of the project. The Environmental Impact Report will analyze impacts associated with the project and will provide environmental review sufficient for all necessary entitlements and public agency actions associated with the project. The discretionary entitlements, reviews, permits, and approvals required to implement the project include the following:

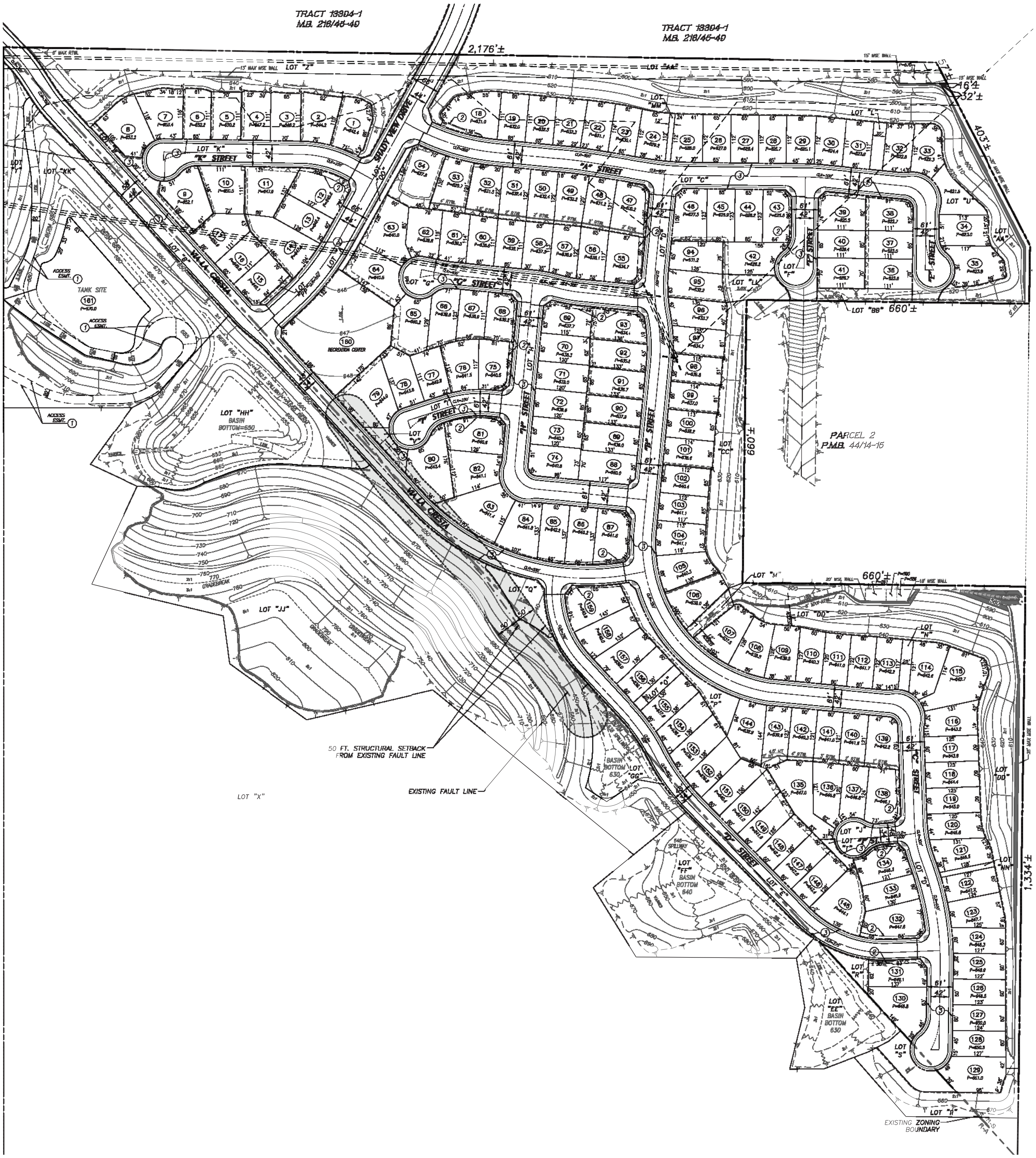
- Tentative Tract Map (TTM) No. 20317;
- Conditional Use Permit 19CUP06;
- Tract Home Design Review 474; and
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, haul route, grading permits, excavation permits, building permits, and sign permits.

A Responsible Agency under CEQA is a public agency with some discretionary authority over a project or a portion of it, but which has not been designated the Lead Agency (State CEQA Guidelines Section 15381). The list below identifies whether any responsible agencies have been identified for the project.

- Santa Ana Regional Water Quality Control Board - General Construction Permit and Section 401 Water Quality Certification
- California Department of Fish and Wildlife - Section 1602 Streambed Alteration Agreement
- United States Army Corps of Engineers - Section 404 Permit
- California Department of Conservation Geologic Energy Management Division (CalGEM)

2.4 Consultation With California Native American Tribe(s)

The following California Native American tribes traditionally and culturally affiliated with the project area have a standing request to consult with the City regarding any proposed project subject to CEQA in Chino Hills and have been notified of the project: Soboba Band of Luiseño Indians and Gabrieleño Band of Mission Indians/Kizh Nation. Letters inviting these tribes to consult were sent on May 28, 2021. A summary of the consultation process, including the determination of significance of impacts to tribal cultural resources, will be provided in the project EIR.



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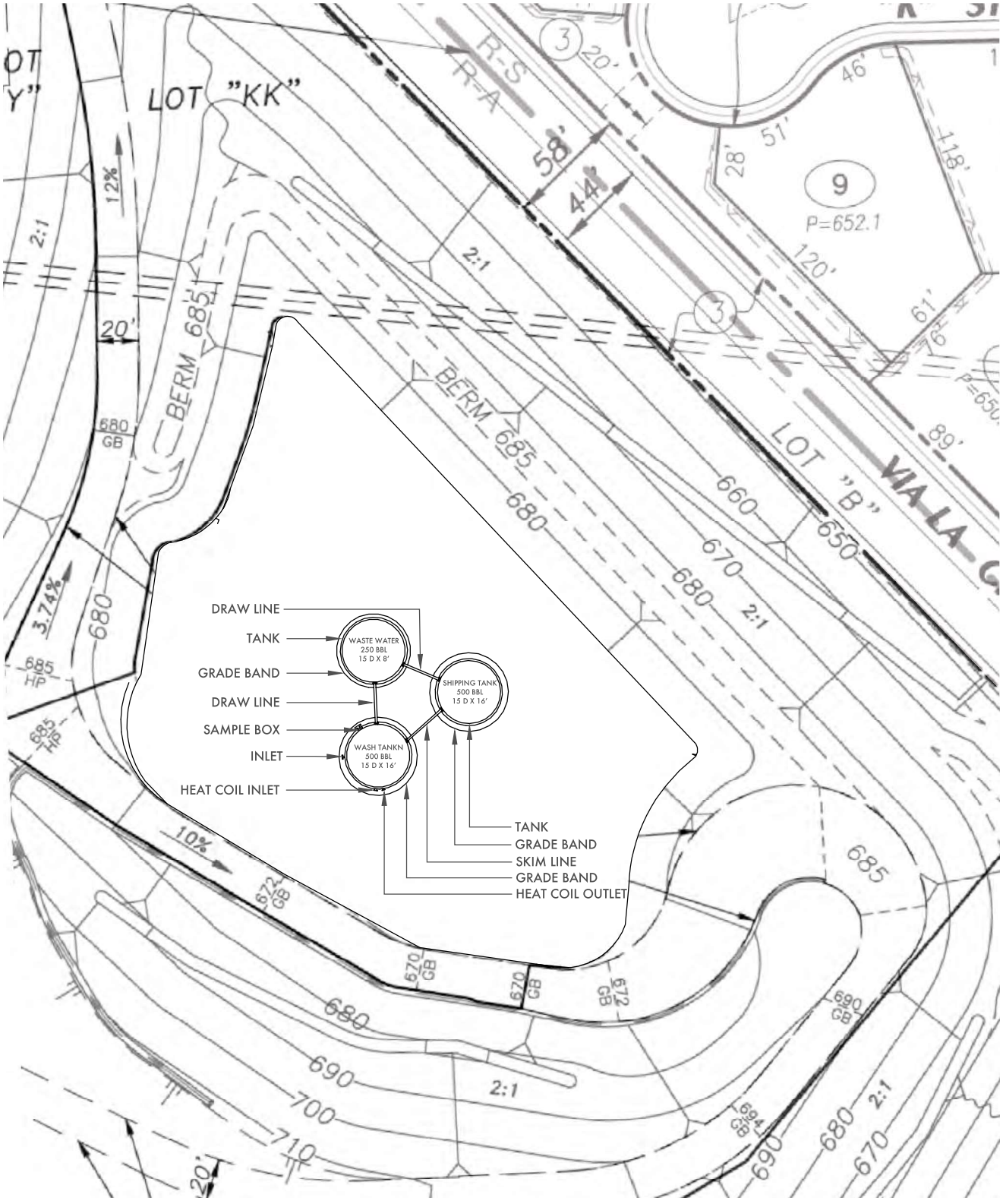
Source: Hunsaker and Associates 2021

HELIX
Environmental Planning

Site Plan

Figure 8



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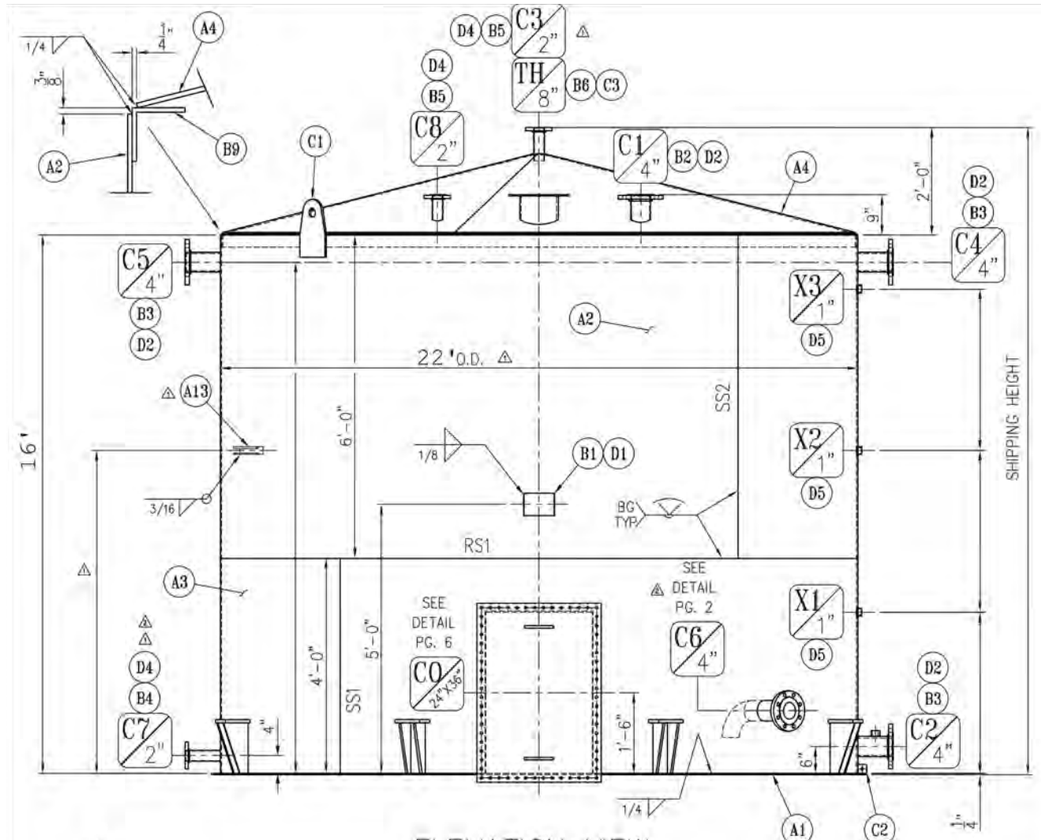
Source: Palmer Tank and Construction Inc., 2021

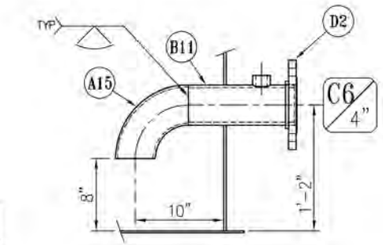
HELIX Environmental Planning

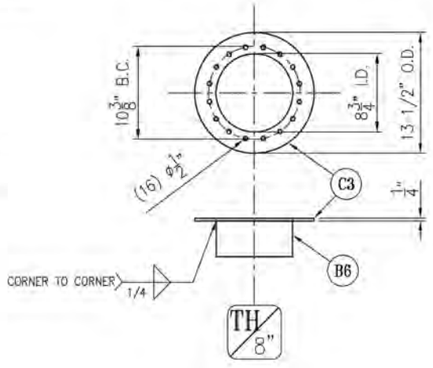
Proposed Tank Site

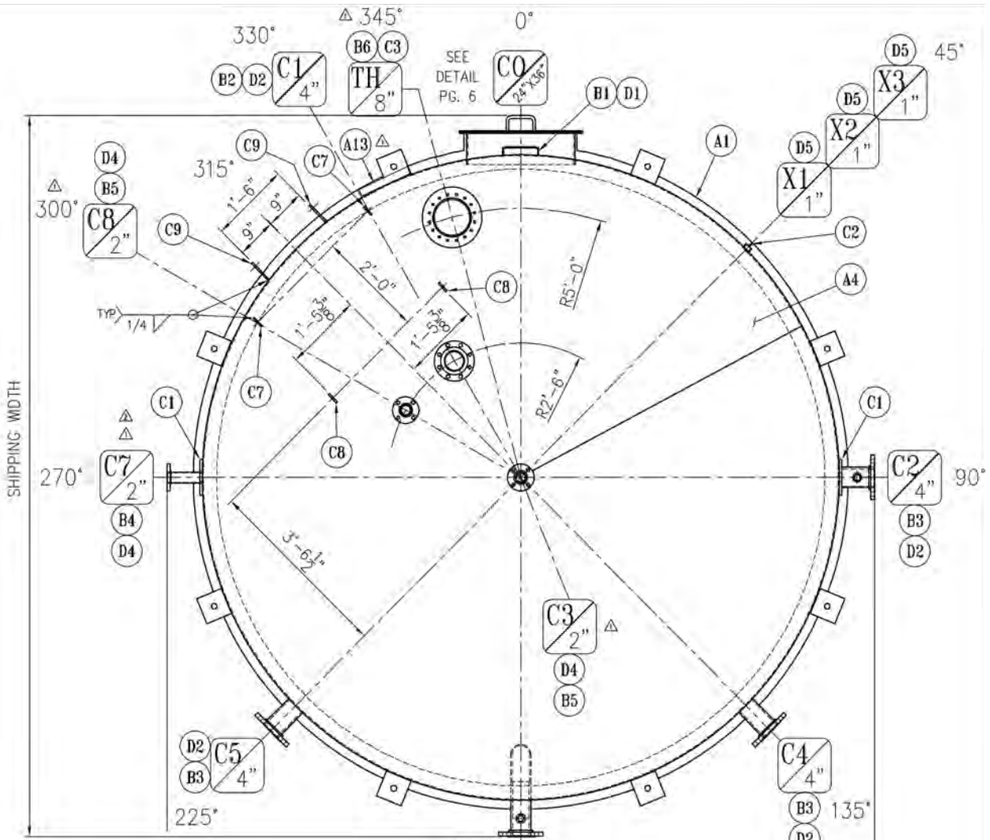
Figure 9

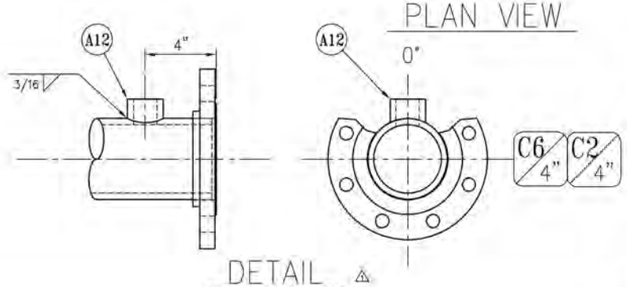


BASED ON 144" O.D.	
DEG.	OUTSIDE STRAP
20°	2'-1 1/8"
45°	4'-8 9/16"









NO.	REVISION	DATE	BY
NO. REQUIRED (1) ONE	ITEM NO. NONE		
Prepared for:			
DRAWN BY:	SCALE: NTS		
CHECKED BY:	DATE:		
DWG/JOB NO.:	SHT. OF		

Source: TRUMARK HOMES

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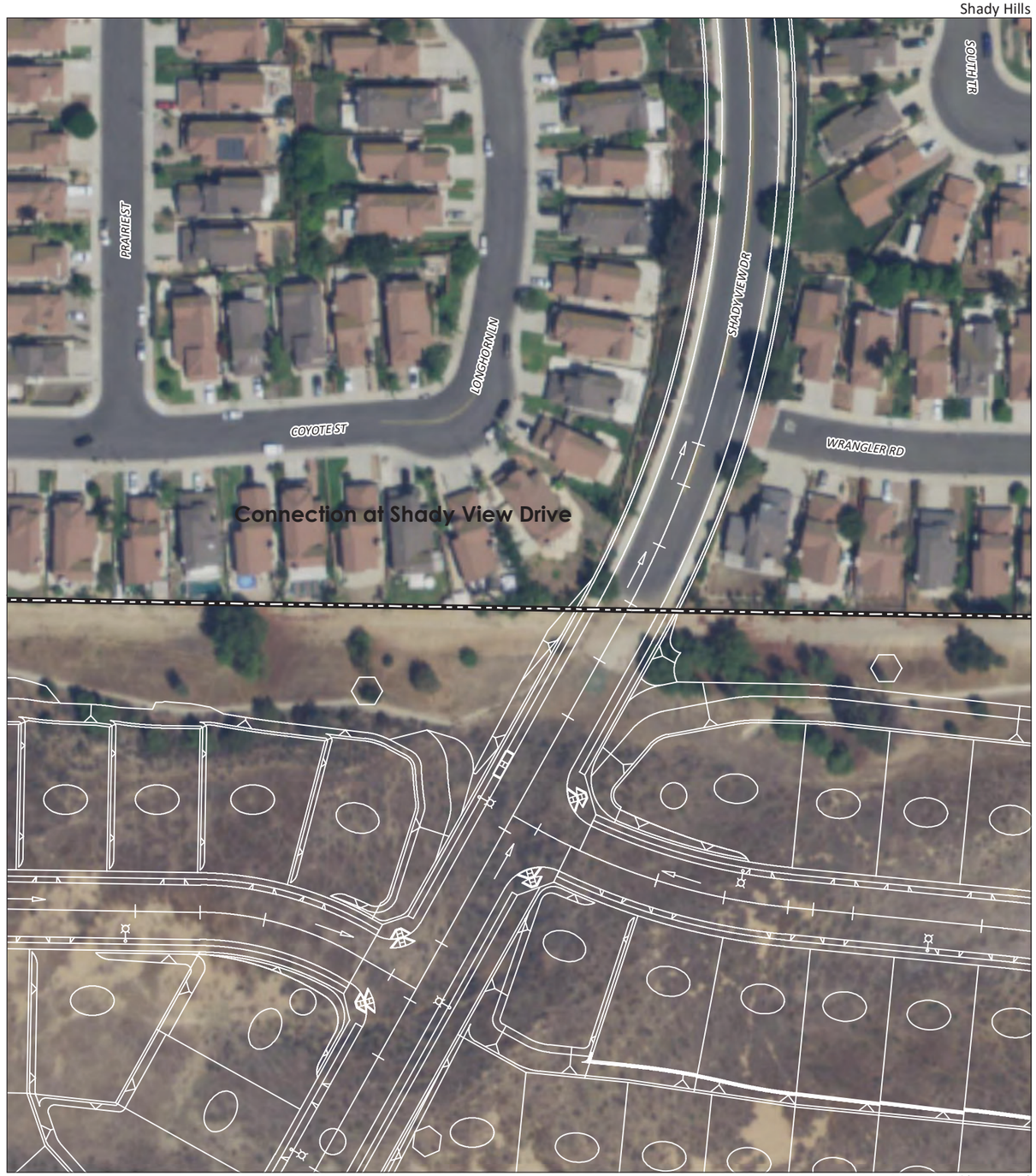
Source: TRUMARK HOMES

Tank Access Routes

Figure 11



0 100 Feet

Source: Aerial (NAIP, 2016)

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HELIX

Connection with Existing Streets

Figure 12

SECTION 3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

3.1 Environmental Factors Potentially Affected

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

☒ Aesthetics	☒ Greenhouse Gas Emissions	☒ Public Services
☐ Agriculture and Forestry Resources	☒ Hazards/Hazardous Materials	☒ Recreation
☒ Air Quality	☒ Hydrology/Water Quality	☒ Transportation
☒ Biological Resources	☒ Land Use and Planning	☒ Tribal Cultural Resources
☒ Cultural Resources	☐ Mineral Resources	☒ Utilities and Service Systems
☐ Energy	☒ Noise	☒ Wildfire
☒ Geology and Soils	☐ Population and Housing	☒ Mandatory Findings of Significance

Determination

On the basis of this initial evaluation:

I find that the project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	☐
I find that although the project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	☐
I find that the project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	☒
I find that the 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.	☐
I find that although the 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 project, nothing further is required.	☐

Ryan Gackstetter
Senior Planner

06/24/2021
Date

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SECTION 4.0 ENVIRONMENTAL CHECKLIST AND DISCUSSION

4.1 Aesthetics

4.1.1 Environmental Setting

According to the City of Chino Hills General Plan Final EIR (City 2015c), the City is generally characterized by its open spaces, canyons, hills, and ridgelines. Open space accounts for 45 percent of the City's total area and defines the visual character of the City. The natural setting of the City includes the San Gabriel Mountains to the north, the San Bernardino Mountains to the northeast, and Chino Hills State Park to the south.

Scenic Resources

The existing General Plan addresses the preservation of open space, canyons, hillsides, and ridgelines within its Land Use Element; Conservation Element; and Parks, Recreation and Open Space Element. The City establishes the Scenic Resources Overlay District to provide development standards that will protect, preserve, and enhance Chino Hills' Important Visual Resources, including Exceptionally Prominent Ridgelines, Prominent Ridgelines, Prominent Knolls, and Associated Primary View Points. The Scenic Resources Overlay District is currently defined by the Municipal Code as:

a) Areas within two hundred (200) feet on both sides of the ultimate road right-of-way of state and City-designated scenic highways, including those designated by the state as candidates for a scenic highway designation.

b) Prominent ridgelines, view windows, and viewsheds as defined and mapped in the Municipal Code.

A Prominent Ridgeline extends approximately 300 feet onto the project site, in the southwestern corner of the site.

State Scenic Highways

The California Scenic Highway Program protects and enhances the scenic beauty of California's highways and adjacent corridors. A highway can be designated as scenic based on how much natural beauty can be seen by users of the highway, the quality of the scenic landscape, and if development impacts the enjoyment of the view. According to Caltrans, there are no designated state or other designated scenic highways in the City of Chino Hills (Caltrans 2020). In addition, no scenic highways within Chino Hills have been designated by the City, and there are no candidates for the scenic highway land use designation (City 2015a). However, the Riverside County portion of SR-71 is designated as an eligible scenic highway.

Existing Visual Character of the Project Site

The project site is mostly vacant, but contains several uses concentrated near an adjacent off-site residential property (the square cut-out parcel that is not part of the site). These uses, which are located on the project site, include three existing aboveground oil storage tanks, oil pipelines, equipment storage,

split wood storage, soil piles, and access roads. A concrete slab with beehives is located on the northwestern portion of the project site.

Topographically, the site consists of a large hillside in the southwest portion of the site, and a series of low rolling canyons and ridges in the northeast portion of the site. A major active drainage runs west to east through the upper middle-portion of the site. Smaller canyons between low ridges trend west to east in the southern portion of the proposed development area. Elevations at the project site range from approximately 580 feet amsl in the northeast portion of the property to approximately 1,000 feet amsl in the southwest portion of the property.

4.1.2 Aesthetics (I) Environmental Checklist and Discussion

Except as provided in Public Resources Code Section 21099, would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☒	☐	☐	☐

Development of the proposed project would result in visual changes to the site. A Prominent Ridgeline extends approximately 300 feet onto the project site, in the southwestern corner of the site and as such, a portion of the project site is within a Scenic Resources Overlay District (City 2006). The project EIR will analyze potentially significant aesthetic impacts associated with scenic vistas.

Except as provided in Public Resources Code Section 21099, would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒

Based on a review of the California Scenic Highway Mapping System, the project site is not located within or in proximity to a State-designated scenic highway (Caltrans 2020). However, the Riverside County portion of SR-71 is designated as an eligible scenic highway. This portion of SR-71 is located to the east of the project site. While this portion is eligible, it is not officially designated as a scenic highway. No scenic highways within Chino Hills have been designated by the state or the City. According to the General Plan Final EIR, there are no candidates for the scenic highway land use designation. As such, no impact related to damaging scenic resources within a state-designated scenic highway would occur. No further analysis of this topic in the EIR is necessary, and no mitigation measures are required.

Except as provided in Public Resources Code Section 21099, would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☒	☐	☐	☐

The project would result in the construction of a residential development on currently vacant land. The development would alter the existing visual character of the site. Therefore, this impact is considered potentially significant and will be analyzed further in the EIR.

Except as provided in Public Resources Code Section 21099, would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Would the project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

The project would introduce new sources of light to the site. The project would include on-site lighting for residential units, pedestrian pathways, landscaping, and signage. Residential lighting would be placed on each residential unit. Residential lighting fixtures would conform to dark sky standards, incorporating hoods or other design elements that would direct light downward toward pedestrian walkways. Exterior residential lighting would be high-efficacy with a typical carriage light on each unit. Residential light fixtures would vary with the different architectural themes proposed for the development and would be consistent with the style of the residential unit. Street lights would be installed along the extended Shady View Drive and Via La Cresta, as well as along the 11 new interior streets. Street lighting would be consistent with other street lights throughout the City and would comply with City requirements. Lighting would also be included within all project amenity areas, with the exception of the preserved open space area. Amenity lighting would be appropriate for their location and would be designed to meet the requirements of the City's Municipal Code. As such, impacts associated with new lighting at the project site would be less than significant.

Glare impacts can occur because of artificial light or sunlight reflecting off of a surface. Glare can create discomfort or present safety concerns. The project would be constructed with primarily stucco facades with wood and brick accents. Roofing material would consist of concrete tile. Such architectural elements are not sources of glare. Glass would be limited to windows and doors, typical of residential construction, and no other highly reflective surfaces would be provided. The number of windows and overall surface area of glass on the homes would not be at a scale to generate adverse glare effects. Solar panels on the

residential units would be constructed of non-reflective, non-glare material. As such, impacts associated with glare would be less than significant. This topic will not be evaluated in the EIR.

4.1.3 Mitigation Measures

Mitigation measures for potentially significant aesthetic impacts will be discussed in the EIR.

4.2 Agriculture and Forestry Resources

4.2.1 Environmental Setting

According to the General Plan, agriculture was a significant land use in the City in the past. Uses have ranged from very intensive dairies and cattle feed lots on flatter land, to row crops and horse raising, to less intensive "dry farming" and cattle grazing on the rolling hills. Today, only approximately one percent of the City area is used for agriculture. The remaining sizable agricultural activities within the City are on undeveloped lands and on Boys Republic (a private, all-boys school). This land consists of orchards, cultivated cropland, abandoned or fallow fields, pastureland, and accompanying residences. Most of the large ranches are no longer owned by farming interests and are expected to be developed over the next several years (City 2015a).

According to the California Department of Conservation (CDC) 2016 San Bernardino County Important Farmland Map, the project site is located in an area designated as Grazing Land. The site is not located on or near Prime Farmland, nor is it under a Williamson Act Contract (CDC 2017).

4.2.2 Agriculture and Forestry Resources (II) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☐	☒

According to the CDC 2016 San Bernardino County Important Farmland Map, the project site is designated as Grazing Land. As such, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. No impact would occur, and this topic will not be evaluated in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒

As discussed above, no land on or near the project site is currently planned or used for agricultural production. A portion of the project site is zoned Agriculture-Ranch (R-A). The R-A zoning designation is a residential designation that provides for the preservation of large lot residential uses with related agricultural operations. The portion of the project site with the R-A zoning designation is planned for debris basins, the relocated tank site, and open space uses. The site is not designated for agricultural use, nor is it listed under a Williamson Act contract (CDC 2017). No impact would occur, and this topic will not be evaluated in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒

There are no lands within the City that qualify as forest land or timberland. The project site is not zoned for forest land, timberland, or Timberland Production. No impact would occur related to the loss or conversion of forest land to non-forest use. No further discussion of this topic in the EIR is required.

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

As discussed above, the site does not contain forest land or timberland; thus, it would not convert forest land to non-forest use. No impact would occur and this topic will not be evaluated in the EIR.

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☐	☒

The project site and the surrounding properties are not currently used for agriculture or forest use. As discussed above, the proposed project would not result in the conversion of farmland to non-agricultural use or forest land to non-forest use. No impact would occur and this topic will not be evaluated in the EIR.

4.2.3 Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.3 Air Quality

4.3.1 Environmental Setting

The California Air Resources Board (CARB) divides the state into air basins that share similar meteorological and topographical features. Chino Hills lies in the South Coast Air Basin (Basin), which includes the non-desert portions of Los Angeles, Riverside, and San Bernardino counties and all of Orange County. The air basin is on a coastal plain with connecting broad valleys and low hills and is bounded by the Pacific Ocean on the southwest, with high mountains forming the remainder of the perimeter (South Coast Air Quality Management District [SCAQMD] 1993).

Both the U.S. Environmental Protection Agency (USEPA) and the CARB have established ambient air quality standards for common pollutants. These ambient air quality standards are levels of contaminants representing safe levels that avoid specific adverse health effects associated with each pollutant. The ambient air quality standards cover what are called "criteria" pollutants because the health and other effects of each pollutant are described in criteria documents. The six criteria pollutants are ozone (O_3; O_3 precursor emissions include nitrogen oxide [NO_x] and reactive organic gases [ROG]), carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), and lead. Areas that meet ambient air quality standards are classified as attainment areas, while areas that do not meet these standards are classified as nonattainment areas. The Los Angeles County portion of the Basin is designated as a nonattainment area for the federal O_3, fine particulate matter ($PM_{2.5}$), and lead standards and is also a nonattainment area for the state standards for O_3, coarse particulate matter (PM_{10}), and $PM_{2.5}$.

The SCAQMD is the agency primarily responsible for comprehensive air pollution control in the Basin and for reducing emission from stationary (area and point), mobile, and indirect sources. SCAQMD is charged with the responsibility of implementing air quality programs and ensuring that national and state ambient air quality standards are not exceeded and that air quality conditions are maintained in the Basin. In an

attempt to achieve national and state ambient air quality standards and maintain air quality, the air district has completed several air quality attainment plans and reports, which together constitute the State Implementation Plan (SIP) for the portion of the Basin encompassing the project site.

The following is a list of noteworthy SCAQMD rules that are required of construction activities associated with the proposed project:

- **Rule 201 & Rule 203 (Permit to Construct & Permit to Operate)** – Rule 201 requires a "Permit to Construct" prior to the installation of any equipment "the use of which may cause the issuance of air contaminants..." and Regulation II provides the requirements for the application for a Permit to Construct. Rule 203 similarly requires a Permit to Operate.
- **Rule 402 (Nuisance)** – This rule prohibits the discharge from any source whatsoever, such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. This rule does not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.
- **Rule 403 (Fugitive Dust)** – This rule requires fugitive dust sources to implement best available control measures for all sources, and all forms of visible PM are prohibited from crossing any property line. This rule is intended to reduce PM_{10} emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. PM_{10} suppression techniques are summarized below.

  a) Portions of a construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized.

  b) All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized.

  c) All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.

  d) The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times.

  e) Where vehicles leave a construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface.

- **Rule 1113 (Architectural Coatings)** – This rule requires manufacturers, distributors, and end-users of architectural and industrial maintenance coatings to reduce ROG emissions from the use of these coatings, primarily by placing limits on the ROG content of various coating categories.

- **Rule 1401 (New Source Review of Toxic Air Contaminants)** – This rule requires a new source review of any new, relocated, or modified permit units that emit TACs. The rule establishes allowable risks for permit units requiring permits pursuant to Rules 201 and 203 discussed above.

4.3.2 Air Quality (III) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐

SCAQMD's Air Quality Management Plan (AQMP) is based on regional growth forecasts for the Southern California Association of Governments (SCAG) region. In addition to the AQMP, SCAG's 2020 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) serves as the region's comprehensive long-range transportation plan and provides strategies to improve air quality through the integration of land use and transportation planning. Construction and operation of the project would include earth movement, hauling of soil and materials, and the introduction of new energy usage and mobile source emissions related to the proposed residential uses. Therefore, the implementation of the project has the potential to increase pollutant emissions, which could affect the implementation of the applicable air quality plan. An air quality technical report will be prepared for the proposed project. This report will identify air quality impacts of the project, including an analysis of consistency with applicable air quality plans. This issue will be analyzed further in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☒	☐	☐	☐

As discussed in the response to Checklist Question 4.3.2(a) above, the project would result in increased air pollutant emissions from construction and operational traffic in the Basin, an air quality management area currently in non-attainment of Federal and state air quality standards for some pollutants. As such, implementation of the project could potentially contribute to cumulatively significant air quality impacts in combination with other existing and future emission sources in the project area. An air quality technical report prepared for the project will include an analysis of construction and operational emissions associated with the project, and the project's proposed air quality impacts. Therefore, this issue will be analyzed further in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐

Sensitive receptors are land uses that are considered more sensitive to air pollutants than others. Schools, hospitals, residential uses, and convalescent homes are considered to be sensitive receptors. Residential uses are located in proximity to the project site, including a single-family residence to the east, and the Butterfield Ranch residential development to the north. As discussed above, construction and operational activities related to the project may increase air pollutant emissions above current levels, potentially exposing sensitive receptors to substantial pollutant concentrations. The results of an air quality technical report will be presented and discussed in the EIR, and impacts associated with the exposure of sensitive receptors to substantial pollutant concentrations will be analyzed.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Land uses that are associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. As a development consisting of residential uses, the project does not include any of these uses that have been identified as being associated with objectionable odors. Thus, the project is not expected to result in objectionable odors, or other nuisance emissions that adversely affect a substantial number of people.

Any objectionable odors or other emissions that may be generated during project construction would be temporary and generally localized to the project site. Such odors or other emissions would not be sufficient to adversely affect a substantial number of people or result in a nuisance as defined by SCAQMD Rule 402. Therefore, impacts associated with objectionable odors or other nuisance emissions would be less than significant. Further analysis of this issue in the EIR is not necessary, and no mitigation measures are required.

4.3.3 Mitigation Measures

Mitigation measures for potentially significant air quality impacts will be discussed in the EIR.

4.4 Biological Resources

4.4.1 Environmental Setting

The project site is mostly vacant and undeveloped, but contains several uses (scrapyard and storage area, split wood storage, soil piles, two trenches containing construction debris, and oil tanks and associated pipelines) concentrated near an adjacent off-site residential property. The project site is mapped as annual grassland/ruderal on the General Plan Vegetation Communities Map (City 2015a). Approximately 37 percent of the City area consists of annual grassland. Dominant species found in this community include wild oat (*Avena fatua*), ripgut grass (*Bromus diandrus*), foxtail chess (*Bromus madritensis* ssp. r*ubens*), foxtail barley (*Hordeum murinum* ssp. *leporinum*), wild radish (*Raphanus sativus*), bull thistle (*Cirsium vulgare*), tocalote (*Centaurea melitensis*), and wild mustard (*Brassica nigra*).

A number of special-status animal species inhabit native plant communities within the City, including special-status fish, birds, amphibians, reptiles, and mammals. A number of special-status plant species have the potential to occur within the City. Portions of the City are within the Puente-Chino Hills Wildlife Corridor, which provides connectivity to Coal Canyon to the south, Puente Hills to the north, and Prado Basin to the east (City 2015c).

Vegetation on the project site consists primarily of disturbed areas, non-native species, burned habitat, and California sagebrush scrub. The project site consists primarily of burned habitat in the southern and western portion of the site, due to the Blue Ridge wildfire. The remaining native areas that did not burn are mostly California sagebrush scrub and disturbed California sagebrush scrub. A large portion of the project site, in the central and northern areas, consists of disturbed areas and non-native species.

The project area supports three drainage features complexes (Drainages Complexes A, B, and C) consisting of 12 drainage features which are found throughout the project area. Drainage Complex A generally flows west to east across the site, Drainage Complex B flows south to north in the northern portion of the site, Drainage Complex C flows west to east in the southeastern portion of the site.

4.4.2 Biological Resources (IV) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☒	☐	☐	☐

Based on the undeveloped nature of much of the project site, the potential for impacts to candidate, sensitive, or special-status species as identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS) resulting from project implementation cannot be precluded. A biological resources assessment will be prepared for the

project, to identify and map vegetation present on-site, and to identify habitat and special-status animals and plants with potential to be impacted by the project. As such, this issue will be analyzed further in the EIR based on a biological resource assessment of the project site that will be prepared to assess or analyze project-related effects to biological resources.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☒	☐	☐	☐

As noted in response 4.4.2(a) above, a project-specific biological resources assessment will be prepared to support the analysis of project-related biological resources impacts in the EIR. The biological resources assessment will contain an evaluation of project-related effects, if any, upon sensitive habitats or other sensitive natural communities identified in the City plans, policies, and regulations or by the CDFW or USFWS. Thus, this issue will be further analyzed in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☒	☐	☐	☐

As noted in the responses above, a biological resources assessment is being prepared to support the analysis to be provided in the EIR. The biological resources assessment will evaluate whether the site contains state or federally protected wetlands. As such, this issue will be further analyzed in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☒	☐	☐	☐

Much of the project site is undeveloped, and there are areas of vacant and undeveloped land to the west and south. Additionally, Prado Dam and Prado Regional Park are located east of the project site, beyond

SR-71, and Chino State Park is located west of the project site. Based on the undeveloped nature of much of the land surrounding the project site, the project has the potential to interfere with the movement of native resident wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Given the lack of suitable habitat within or near the project site (i.e., areas with standing water or perennial watercourses that allow upstream movement), impacts related to interference with the movement of migratory fish species are not expected to occur. A biological resources assessment of the project site will be prepared to assess or analyze impacts the project may have on the movement of native resident or migratory wildlife species, established native resident or migratory wildlife corridors, and native wildlife nursery sites. This issue will be further analyzed in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐	☐

Municipal Code Chapter 16.90 Tree Preservation and Chapter 12.26 City-Owned Trees make it unlawful for any person, firm, partnership, corporation, or other legal entity to destroy or remove any protected tree on undeveloped property or on designated developed properties within the City without a Tree Removal Permit. The purpose of requiring a Tree Removal Permit application is to preserve and protect certain species of native and heritage trees within the City. "Native Trees" means any of the following trees that has a four-inch in diameter or greater diameter at breast height (DBH) and are located on undeveloped property or developed property within the Fire Hazard Overlay: California Sycamore; California Live Oak; California Black Walnut; and Coastal Scrub Oak. "Heritage tree" means any species of single- or multi-trunk tree having a cumulative diameter of 44 inches or greater at DBH, located on undeveloped property, and of significant age, health, and quality to be deemed valuable to the aesthetics of the community by a certified arborist.

The project site consists of mostly vacant land. A biological resources assessment of the project site will be prepared to analyze the project's consistency with local policies or ordinances protecting biological resources. This issue will be further analyzed in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☐	☒

The General Plan Final EIR indicates that the General Plan supports the conservation of Chino Hills State Park, and that no other Habitat Conservation Plans (HCPs) occur within the City. The project site is not

located within an HCP or Natural Community Conservation Plan (NCCP). Therefore, the development of the project site would not conflict with the provisions of an adopted HCP, NCCP, or other approved local, regional, or state HCP. No impact would occur and no further analysis of this topic is required in the EIR.

4.4.3 Mitigation Measures

Mitigation measures for potentially significant impacts associated with biological resources will be discussed in the EIR.

4.5 Cultural Resources

4.5.1 Environmental Setting

The entire City is within the traditional tribal territory of the Tongva/Gabrieliño, which are believed to have inhabited the area approximately 3,000 years before the present (City 2015c). The Tongva/Gabrieliño are believed to have established the village of Pashiinonga, located on a rise above Chino Creek. Based on the past inhabitation of the Tongva/Gabrieliño, the entire City is identified as sensitive for prehistoric resources (City 2015c). A 2010 records search at the San Bernardino Archeological Information Center identified 121 recorded cultural resources within the City limits. These consisted of 26 prehistoric-era sites, 55 historic-era sites, 38 prehistoric isolates, and two historic isolates.

4.5.2 Cultural Resources (V) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☒	☐	☐	☐

A historical resource is defined in Section 15064.5(a)(3) of the State CEQA Guidelines as any object, building, structure, site, area, place, record, or manuscript determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Historical resources are further defined as those associated with significant events, important persons, or distinctive characteristics of a type, period, or method of construction; representing the work of an important creative individual; or possessing high artistic values. Resources listed in or determined eligible for the California Register of Historical Resources (CRHR), included in a local register, or identified as significant in a historic resource survey are also considered historical resources under CEQA. It should be noted that any resource currently listed in, or considered eligible for listing in, the National Register of Historic Places (NRHP) is automatically listed in the CRHR.

The potential presence or absence of historical resources at the project site is unknown at this time. A cultural resources technical report will be prepared for the project, which will include an analysis of project impacts to cultural resources, including impacts to historical resources. The cultural resources technical report will summarize the efforts of a Phase I cultural resources survey in compliance with CEQA. This

survey will include conducting a records search from the South Central Coastal Information Center (SCCIC); contacting the Native American Heritage Commission (NAHC) for a Sacred Lands File search and a list of Native American contacts; contacting the local Native American community; reviewing historic maps and aerial photographs of the project area; conducting a field survey of the project site; and preparing a report detailing the methods and results of the study, including recommendations. The results of the cultural resources technical report will be presented in the EIR, and potential impacts to historical resources will be further analyzed in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☒	☐	☐	☐

Section 15064.5(a)(3)(D) of the State CEQA Guidelines generally defines archaeological resources as any resource that "has yielded, or may be likely to yield, information in prehistory or history." Archaeological resources are features, such as tools, utensils, carvings, fabric, building foundations, etc., that document evidence of past human endeavors and that may be historically or culturally important to a significant earlier community. Project construction would require grading and ground disturbance, which could have the potential to disturb existing undiscovered archaeological resources that could be present on the project site. As discussed in response 4.5.2(a) above, a cultural resources technical report will be prepared for the project. The results of the Phase I cultural resources survey will be presented in the EIR, and potential impacts to archaeological resources will be further analyzed in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

No cemeteries, formal or informal, have been identified or are known to be present on-site or within the project vicinity; however, it is possible for human remains to be discovered during certain construction activities, such as grading. Health and Safety Code Section 7050.5 requires that no further disturbance occurs until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the NAHC. The NAHC shall then identify the person(s) thought to be the Most Likely Descendant (MLD). The MLD may inspect the site of the discovery of the Native American remains and may recommend means for treating, with appropriate dignity, the human remains and any associated grave goods. The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning the treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (Section 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98

of the PRC). This would also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (Assembly Bill) [AB] 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction. With compliance with these Code requirements, impacts to human remains would be less than significant. Therefore, this topic will not be evaluated in the EIR.

4.5.3 Mitigation Measures

Mitigation measures for potentially significant impacts associated with historical or archaeological resources will be discussed in the EIR.

4.6 Energy

4.6.1 Environmental Setting

Electricity/Natural Gas Services

Southern California Edison provides electrical services to Chino Hills through State-regulated public utility contracts. Southern California Edison, the largest subsidiary of Edison International, is the primary electricity supply company for much of Southern California. It provides 15 million people with electricity across a service territory of 180 incorporated cities, 15 counties, and approximately 50,000 square miles (SCE 2021).

The Southern California Gas Company provides natural gas services to the project area. Southern California Gas services approximately 21.8 million customers, through 5.9 million gas meters in more than 500 communities, spanning roughly 24,000 square miles of California (Southern California Gas Company 2021).

4.6.2 Energy (VI) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐

During construction of the project, temporary electric power for as-necessary lighting and electricity-powered tools would be provided by Southern California Edison. The electricity used for construction activities would be temporary and would have a negligible contribution to the project's overall energy consumption. Natural gas use may be consumed as a result of project construction; however, its use would be temporary and negligible. Fuels used for construction activities would primarily consist of diesel and gasoline. Fuel consumed by construction equipment would be the primary energy resource expended

over the course of construction and would include the transportation of construction materials and construction worker commutes to the project site. Heavy-duty construction equipment associated with construction activities, as well as haul trucks involved in the removal of construction and demolition materials, would consume petroleum-based fuel. Construction workers would travel to and from the project site throughout the duration of construction, presumably in gasoline-powered vehicles. While construction activities would consume petroleum-based fuels, consumption of such resources would be temporary and would cease upon the completion of construction. The petroleum consumed during project construction would be typical of similar construction projects and would not require the use of new petroleum resources beyond what are typically consumed in California. Based on these considerations, construction of the project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Impacts would be less than significant.

Once the proposed project construction is completed, electricity and natural gas would be required for multiple purposes during long-term operation of the project, including, but not limited to, building heating and cooling, lighting, appliances, and electronics. Project electricity and natural gas would be supplied by Southern California Edison and Southern California Gas Company. The proposed project would be designed to achieve 2019 Title 24 energy standards, at a minimum, through implementation of energy-reduction measures, such as energy-efficient lighting and appliances, water-efficient appliances and plumbing fixtures, water-efficient landscaping and irrigation, and the on-site generation of renewable solar energy. The project would include a number of sustainability features, as detailed in the project description, that would serve to reduce electrical energy demands of the project. Solar panels are proposed to be installed on each residential unit, and all homes would be fitted with EV capable infrastructure. Implementation of the project would not result in a substantial increase in demand of local or regional energy supplies compared to existing conditions, and would not result in wasteful, inefficient, or unnecessary consumption of energy. Impacts would be less than significant.

During operations, the majority of fuel consumption resulting from the project would involve the use of motor vehicles traveling to and from the project site, as well as fuels used for alternative modes of transportation that may be used by residents. It should be noted that over the lifetime of the project, the fuel efficiency of vehicles is expected to increase. As such, the amount of gasoline consumed as a result of vehicular trips to and from the project site during operation is expected to decrease over time. Based on these considerations, petroleum consumption associated with the proposed project would not be considered inefficient or wasteful, and impacts would be less than significant. Therefore, this topic will not be evaluated in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

The 2019 Title 24 Building Energy Efficiency Standards include provisions applicable to all buildings, which are mandatory requirements for efficiency and design. The project would be consistent with the

requirements of Title 24 through the implementation of energy-reduction measures, such as energy-efficient lighting and appliances, water-efficient appliances and plumbing fixtures, water-efficient landscaping and irrigation, and the on-site generation of renewable solar energy. The project would include a number of sustainability features, as detailed in the project description, including photovoltaic (PV) cells for each home, infrastructure for EV, and sustainable lumber, for example. Relevant energy conservation plans specific to Chino Hills include the City's General Plan Housing Element, specifically Goal H-3, which aims to ensure that new housing in the City is sensitive to the natural environment by encouraging the use of energy conservation design and concepts. The project would not conflict with or obstruct any local or state plans for renewable energy or energy efficiency. Impacts would be less than significant. No further analysis of this topic in the EIR is necessary and no mitigation measures are required.

4.6.3 Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.7 Geology and Soils

4.7.1 Environmental Setting

Geomorphic Setting

The City is located in the eastern Puente Hills, which are at the northern end of the Peninsular Ranges geomorphic province, and are bounded on the northwest by the San Gabriel Valley, on the northeast by the San Bernardino Valley, and on the south by the Santa Ana River Canyon and the Los Angeles Basin (Chino Hills 2015a). The Peninsular Ranges province is characterized by a series of northwest to southeast-oriented valleys, hills, and mountains separated by faults associated with, and parallel to, the San Andreas Fault system. Several regional faults have influenced the formation and erosion of the mountains and hills over time, including the Elsinore Fault Zone that splits into the Whittier Fault and the Chino Fault southeast of the project site (LGC Geotechnical 2020).

Regional Seismicity and Fault Zones

An "active fault," according to CDC, Division of Mines and Geology, is a fault that has indicated surface displacement within the last 11,000 years. A fault that has not shown geologic evidence of surface displacement in the last 11,000 years is considered "inactive."

The City is located within a seismically active area of Southern California and may be subject to future strong ground shaking on near- and/or far-field sources. Earthquake shaking is likely the seismic hazard with the greatest potential risk to loss of life and/or property within the City. The loss of life and/or property can be reduced by designing projects in accordance with the most recent versions of building codes and standards like the California Building Code (CBC). The City regularly adopts the CBC standards (Chino Hills 2015c).

Based on the number of historic earthquakes and known active faults in the vicinity of the City, ground shaking will affect the City again in the future. The eastern portion of the City is underlain by alluvial

sediments that may be saturated (City 2015a). These sediments would likely be subject to ground amplification (ground shaking is typically less severe on rock than on alluvium) in the event of an earthquake occurring on one of the major active faults in the vicinity of the City including the Elsinore, Chino, Puente Hills, San Jacinto, San Andreas, or Cucamonga faults.

The Chino Fault transects the central and western portions of the project site. An Earthquake Fault Zone has been delineated on the project site by the State of California in accordance with the Alquist-Priolo Earthquake Fault Zoning Act.

Project Site Geology

The project site is underlain by Quaternary Alluvial deposits, Quaternary Old Alluvial Fan Deposits, and Tertiary Puente Formation, Sycamore Canyon Member (LGC Geotechnical 2020). The Quaternary Alluvial Deposits are located in the active drainage and valleys which occupy the lowest elevations at the project site, with deposits varying in thickness from a few feet to greater than 50 feet. Quaternary Older Alluvium was encountered at the project site, elevated above the active drainages in the southwest portion of the site, and becoming deeper and more widely distributed to the east and into the valley east of SR-71. The Tertiary Puente Formation, Sycamore Canyon Member encountered on the project site consisted of thin to very thick interbedded conglomeratic sandstone, sandstone, silty sandstone, and siltstone. Conglomerate beds on-site are cemented, resistant to weathering, with subangular, granitic and metamorphic gravel and cobble clasts.

The geologic structure of the bedrock unit at the project site is generally controlled by the presence of the Chino Fault (LGC Geotechnical 2020). The Chino Fault is a right-lateral strike-slip fault with a component of reverse dip-slip that is generally the reason for the escarpment/hillside present in the southwest portion of the site. The Mahala Anticline, which is mapped within the Chino Hills to the west of the site and is the source of the oil being extracted, is sub-parallel with the fault.

4.7.2 Geology and Soils (VII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Directly or indirectly cause 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?	☒	☐	☐	☐

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction?	☒	☐	☐	☐
iv) Landslides?	☒	☐	☐	☐

i) The City, like the rest of southern California, is located within a seismically active region as the result of being located near the active margin between the North American and Pacific tectonic plates. The faults that could cause significant ground shaking in the City include the Chino, Whittier, Elsinore, Sierra Madre-Cucamonga, San Jose, San Andreas, Newport-Inglewood, and Norwalk faults. The Chino Fault transects the central and western portions of the project site. An Earthquake Fault Zone has been delineated on the project site by the State of California in accordance with the Alquist-Priolo Earthquake Fault Zoning Act. A Fault Evaluation has been prepared for the proposed project. This evaluation will be summarized in the EIR and used for determining seismic-related geology impacts of the proposed project. Thus, impacts associated with fault rupture are potentially significant and will be analyzed in the EIR.

ii) Please see response 4.7.2(a)(i) above. The presence of the Chino Fault on the project site could subject the project to strong seismic ground shaking, which is a potentially significant impact. Impacts from strong seismic ground shaking will be evaluated in the EIR.

iii) Liquefaction is a phenomenon in which water-saturated granular soil loses shear strength during strong ground shaking produced by earthquakes. Liquefaction occurs when three general conditions coexist: (1) shallow groundwater; (2) low density non-cohesive (granular) soils; and (3) high-intensity ground motion. Potential hazards due to liquefaction include loss of bearing strength beneath structures, possibly causing foundation failure and/or significant settlements and differential settlements. Liquefaction generally occurs in areas where the groundwater table is less than 50 feet below the surface. The potential for liquefaction to occur at the project site is a potentially significant impact and will be evaluated in the EIR.

iv) Landslides refer to a wide variety of processes that result in the perceptible downward and outward movement of soil, rock, and vegetation under gravitational influence. Common names for landslide types include slump, rockslide, debris slide, lateral spreading, debris avalanche, earth flow, and soil creep. Landslides may be triggered by both natural- and human-induced changes in the environment resulting in slope instability. The City's General Plan Final EIR Landslide Susceptibility Map (Final EIR Figure 4-8; City 2015c) identifies the potential for landslide susceptibility based on regional data. As regional data is used for this mapping, site-specific geotechnical investigations are required to determine potential slope instability issues for a specific project. The Landslide Susceptibility Map indicates that the northern and eastern-most portions of the site are marginally susceptible to landslides (Zone 2), while the southern portion is generally susceptible (Zone 3), and the western and central portions are most susceptible

(Zone 4). The potential for significant landslide impacts associated with the proposed project will be discussed in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?	☒	☐	☐	☐

Erosion is the movement of rock and soil from place to place and is a natural process. Common agents of erosion are wind and flowing water. Erosion can be increased greatly by earthmoving activities if erosion-control measures are not implemented. Construction activities, such as grading and excavation activities, would disturb on-site soils, which would have the potential to result in erosion and/or topsoil loss. Although the project's construction and operation would require compliance with existing stormwater regulations, including the Santa Ana Regional Water Quality Control Board's (RWQCB's) Municipal Separate Storm Sewer Permit (MS4 Permit) pursuant to the National Pollutant Discharge Elimination System (NPDES), under which the City is a permittee, implementation of the project could result in erosion or loss of topsoil given the site topography and amount of proposed grading on-site. As such, erosion is a potentially significant impact, and thus, the EIR will further evaluate impacts associated with erosion.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☒	☐	☐	☐

As discussed in response 4.7.2(a)(iv) above, portions of the project site are mapped as susceptible to landslides. The potential for significant impacts associated with unstable soil or geologic units, including landslide, subsidence, or collapse, will be discussed in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☒	☐	☐	☐

Expansive soils can shrink and swell with drying and wetting. The shrink-swell potential of expansive soils can result in differential movement beneath foundations. Soils at the project site are mapped as near surface soils with low shrink-swell potential in the General Plan Final EIR Figure 4-9, *Expansive Soils.* Soil

samples were collected at the project site. Based on preliminary laboratory testing of the samples, soils on the project site are expected to range from very low to medium expansion potential (LGC Geotechnical 2020). Potentially significant impacts associated with expansive soils will be further analyzed in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

The project does not propose the use of septic tanks. Structures would be connected to the existing sewer system for disposal and treatment of wastewater. No impact would occur and no further discussion of this topic in the EIR is required.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐

Known paleontological resources in the City consist of Miocene and Pleistocene fossils. According to the City's General Plan, based on the numerous fossil findings in Chino Hills, the entire City is considered sensitive for paleontological resources. Appropriate paleontological surveys will be required whenever a development project requires excavation or paleontological resources are otherwise expected to be present (Chino Hills 2015a). This topic will be further analyzed in the EIR.

4.7.3 Mitigation Measures

Mitigation measures for potentially significant geology and soils impacts will be discussed in the EIR.

4.8 Greenhouse Gas Emissions

4.8.1 Environmental Setting

Certain gases in the earth's atmosphere, classified as GHGs, play a critical role in determining the earth's surface temperature. Solar radiation enters the earth's atmosphere from space. A portion of the radiation is absorbed by the earth's surface and a smaller portion of this radiation is reflected back towards space. This absorbed radiation is then emitted from the earth as low-frequency infrared radiation. The frequencies at which bodies emit radiation are proportional to temperature. Because the earth has a much lower temperature than the sun, it emits lower-frequency radiation. Most solar radiation passes through GHGs; however, infrared radiation is absorbed by these gases. As a result, radiation that otherwise would have escaped back into space is instead trapped, resulting in a warming of the atmosphere. This

phenomenon, known as the greenhouse effect, is responsible for maintaining a habitable climate on earth. Without the greenhouse effect, the earth would not be able to support life as we know it.

> Prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). Fluorinated gases also make up a small fraction of the GHGs that contribute to climate change. Fluorinated gases include chlorofluorocarbons, hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and nitrogen trifluoride; however, it is noted that these gases are not associated with typical land use development. Human-caused emissions of these GHGs in excess of natural ambient concentrations are believed to be responsible for intensifying the greenhouse effect and leading to a trend of unnatural warming of the earth's climate, known as global climate change or global warming. It is "extremely likely" that more than half of the observed increase in global average surface temperature from 1951 to 2010 was caused by the anthropogenic increase in GHG concentrations and other anthropogenic factors together (Intergovernmental Panel on Climate Change [IPCC] 2014).

Each GHG differs in its ability to absorb heat in the atmosphere based on the lifetime, or persistence, of the gas molecule in the atmosphere. CH_4 traps over 25 times more heat per molecule than CO_2, and N_2O absorbs 298 times more heat per molecule than CO_2 (IPCC 2014). Often, estimates of GHG emissions are presented in carbon dioxide equivalents (CO_2e), which weighs each gas by its global warming potential. Expressing GHG emissions in CO_2e takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO_2 were being emitted.

Climate change is a global problem. GHGs are global pollutants, unlike criteria air pollutants and TACs, which are pollutants of regional and local concern. Whereas pollutants with localized air quality effects have relatively short atmospheric lifetimes (about one day), GHGs have long atmospheric lifetimes (one to several thousand years). GHGs persist in the atmosphere for long enough time periods to be dispersed around the globe. The quantity of GHGs that it takes to ultimately result in climate change is not precisely known; it is sufficient to say the quantity is enormous, and no single project alone would measurably contribute to a noticeable incremental change in the global average temperature or to global, local, or microclimates. From the standpoint of CEQA, GHG impacts to global climate change are inherently cumulative.

4.8.2 Greenhouse Gas Emissions (VIII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐

A typical project, even a very large one, does not generate enough GHG emissions on its own to influence global climate change significantly; nonetheless, the grading and construction activities and operation of

the project have the potential to generate GHG emissions that could contribute to a significant impact on the environment. An air quality and GHG technical report will be prepared for the project. This report will include an analysis of direct and indirect GHG emissions associated with the project. The results of the GHG analysis will be presented and incorporated into the EIR; thus, this topic will be evaluated in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

Construction and operation of the project could increase GHG emissions at the project site compared to existing conditions. As discussed in the response above, a technical report identifying the project's GHG impacts will be prepared and incorporated into the EIR discussion. The project's GHG emissions and consistency with applicable plans, policies, or regulations adopted to reduce GHG emissions will be evaluated in the EIR.

4.8.3 Mitigation Measures

Mitigation measures for potentially significant GHG emissions will be discussed in the EIR.

4.9 Hazards and Hazardous Materials

4.9.1 Environmental Setting

The City of Chino Hills' Hazard Mitigation Plan (updated in 2011) identifies effective ways to assess the significant natural and manmade hazards that may affect the City and its inhabitants and reduce the City's vulnerability to these hazards. The Hazard Mitigation Plan assists the City in reducing risks from natural hazards by identifying resources, information, and strategies for risk reduction, while helping to guide and coordinate mitigation activities throughout the City. The Plan provides an action plan to reduce risks from natural hazards through education and outreach programs and to foster the development of partnerships, and implementation of preventative activities, such as land use programs that restrict and control development in areas subject to damage from natural hazards.

The resources and information within this plan establish a basis for coordination and collaboration among agencies and the public in the City, identify and prioritize future mitigation projects, and assist in meeting the requirement of federal assistance programs (City 2011).

4.9.2 Hazards and Hazardous Materials (IX) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☒	☐	☐	☐

Materials and waste are generally considered hazardous if they are poisonous (toxicity), can be ignited by open flame (ignitability), corrode other materials (corrosivity), or react violently, explode, or generate vapors when mixed with water (reactivity). The term "hazardous material" is defined in the State Health and Safety Code (Chapter 6.95, Section 25501[o]) as any material that, because of quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment. Hazardous waste is defined as any hazardous material that is abandoned, discarded, or recycled, as defined in the State Health and Safety Code (Chapter 6.95, Section 25125). The transportation, use, and disposal of hazardous materials, as well as the potential releases of hazardous materials to the environment, are closely regulated through many state and federal laws.

During the project construction period, hazardous substances used to maintain and operate construction equipment (such as fuel, lubricants, adhesives, and solvents) would be present. The use of these materials could potentially result in significant impacts through accidental discharge associated with the use and storage of hazardous materials. Operation of the proposed facilities would include the storage and use of household hazardous materials and wastes. Additionally, the proposed project would include the construction of relocated oil tanks on the project site. Based on the presence of hazardous materials during project construction and operation, the project would result in potentially significant impacts associated with the routine use, transport, or disposal of hazardous materials. This topic will be further analyzed in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☐	☐	☐

The project would include the use of hazardous materials during construction and operation of the project, as described in response 4.9.2(a) above. Additionally, the site contains three existing oil tanks. The project proposes the removal of the three existing tanks and associated piping, and would result in the construction of the relocated oil tanks. The relocated aboveground oil storage tanks are proposed in the northwestern portion of the project site on a 1.27-acre lot, near the western project boundary and west of the proposed residential structures. The tank site would be separated from the proposed residences by

the extension of Via La Cresta, an ascending slope, and a berm. A Phase I Environmental Site Assessment and Phase II Environmental Site Assessment (ENGEO Incorporated [ENGEO] 2019a and 2019b, respectively) have been conducted at the project site to determine impacts associated with hazardous materials contamination. Based on the results of these studies, soil gas and soil samples collected at the project site exceeded screening levels for several hazardous materials. Potential contamination related to the removal of the existing oil tanks and from past uses of the project site for oil extraction activities could create a significant hazard involving the release of hazardous materials into the environment. Construction and demolition activities associated with the proposed project could release hazardous materials into the environment through reasonably foreseeable upset and accident conditions. The results of the Phase I and Phase II Environmental Site Assessments will be discussed, and the EIR will analyze potentially significant hazardous materials impacts associated with the proposed project.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☒	☐	☐	☐

The closest schools to the project site are Butterfield Ranch Elementary School, Chino Hills High School, and Wickman Elementary School (Chino Valley Unified School District [CVUSD] 2021). Butterfield Ranch Elementary School is located in the Butterfield Ranch residential development to the north, and is approximately 0.25 mile northwest of the project site. Chino Hills High School and Wickman Elementary School are both located three miles or more from the project site. As the proposed project would include the presence of hazardous materials during construction and operation, as discussed in responses 4.9.2(a) and 4.9.2(b), and the project site is 0.25 mile from Butterfield Ranch Elementary School, this is a potentially significant impact that will be analyzed in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☒	☐	☐	☐

A review of the Department of Toxic Substances Control's (DTSC's) Hazardous Waste and Substances List (Cortese List) indicates that the project site is not located on identified hazardous materials sites (DTSC 2021). The nearest site identified on the list is an inactive school investigation, located approximately 1.8 miles north of the project site. Additionally, a review of the State Water Resources Control Board's Leaking Underground Storage Tank (LUST) Geotracker database and the USEPA EnviroMapper indicated that there are no listed hazardous material sites within the project vicinity (State Water Resources Control

Board [SWRCB] 2021; USEPA 2021). While the project site is not included on a list of hazardous materials site, past uses at the project site may have resulted in contamination. Additionally, the project would include the removal of existing oil tanks and associated pipelines from the site. A Phase I Environmental Site Assessment and Phase II Environmental Site Assessment (ENGEO 2019a and 2019b, respectively) have been conducted at the project site to determine impacts associated with hazardous materials contamination. Based on the results of these studies, soil gas and soil samples collected at the project site exceeded screening levels for several hazardous materials. The results of the Phase I and Phase II Environmental Site Assessments will be discussed and this issue will be further analyzed in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 for people residing or working in the project area?	☐	☐	☐	☒

The nearest airport to the project site is Chino Airport, located approximately three miles to the northeast of the site. The site is not addressed in the Chino Airport Land Use Plan (San Bernardino County Airport Land Use Commission 1991) or included within an airport safety zone (City 2015c). No impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐

The City Hazard Mitigation Plan seeks to reduce the loss of life, personal injury, and property damage that can result from a disaster through long- and short-term strategies. The City's Emergency Preparedness Program enhances the City's ability to respond to and recover from the effects of natural or man-made disasters; administers the Federal and State Disaster Assistance Programs; and serves as the liaison to these, and other agencies in San Bernardino County. Additionally, the City maintains an Emergency Operations Plan that is updated every three years. The project would comply with the goals, objectives, and mitigation measures outlined in the plans and programs designed to reduce risk in the City.

The project site would initially be accessed from the existing dirt road off Mystic Canyon Drive, but would also be accessed from proposed extensions of Shady View Drive and Via La Cresta, once initial site grading has been initiated, and these road alignments graded for construction access on the site. The majority of construction traffic would access the site via Shady View Drive. Upon completion, vehicular access to the project would be provided via the extensions of Shady View Drive and Via La Cresta, as well

as 11 internal roadways proposed for the project. The proposed project's impact on adopted emergency response or emergency evacuation plans is a potentially significant impact and will be analyzed in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☒	☐	☐	☐

The project would construct 159 dwelling units and associated features. While the project is adjacent to urban development to the north, vacant and undeveloped land is located adjacent to the west and south of the project site, with Chino Hills State Park present further west of the site, beyond adjacent vacant land and oil uses. The proposed project is located in the City's Fire Hazard Overlay area. In late October and early November 2020, the Blue Ridge wildfire burned in the hills to the west and south of the project site. In the western portion of the site, a backfire was initiated by local fire officials as a containment method for the wildfire on the adjacent lands. Given the project site's location in the City's Fire Hazard Overlay area, its adjacency to vacant land, and the recent wildfire history in the area, the project site could be subject to potentially significant wildland fire impacts. This topic will be further analyzed in the EIR.

4.9.3 Mitigation Measures

Mitigation measures for potentially significant hazards and hazardous materials impacts will be discussed in the EIR.

4.10 Hydrology and Water Quality

4.10.1 Environmental Setting

The City's watershed includes a system of streams, water courses, and ponds that run through the hills and usually lie at the bottom of canyons and drainage ravines. Runoff from the City generally drains east and south, toward Chino Creek and the Prado Flood Control Basin, and on to the Santa Ana River Basin. Canyons on the west side of the City, including Tonner Canyon, Carbon Canyon, Soquel Canyon, and Aliso Canyon drain westward toward Los Angeles and Orange Counties. With the exception of Tonner Canyon, which drains into the San Gabriel River watershed, the canyons drain into the lower reaches of the Santa Ana River Basin (Chino Hills 2015c). The project site currently contains 100 percent pervious surfaces. A major active drainage runs west to east through the central-northern portion of the site.

The City's water supply comes from a number of sources, including local and imported sources (refer to Section 4.19, *Utilities and Service Systems*, for more information regarding City water sources). The City extracts groundwater from the Chino Groundwater Basin using its own wells and conveys the groundwater to the City's lower pressure zone through a system of transmission mains (City 2015c). The Chino Groundwater Basin is a single basin that has been divided into five management zones and into three sub-basins. The Chino Groundwater Basin is one of the largest groundwater basins in Southern California, containing approximately five million acre-feet (AF) of water in storage, with an additional

unused storage capacity of approximately one million AF. Operation of the Chino Groundwater Basin is governed by a 1978 court judgment and agreement that allots a "base water right" to entities that contribute to the production of groundwater in the basin. The City actively participates in the Optimum Basin Management Plan (OBMP) to ensure that water supplies and water quality within the Basin are continually monitored (City 2015c).

4.10.2 Hydrology and Water Quality (X) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☒	☐	☐	☐

The proposed project would include the construction of 159 residential dwelling units and associated infrastructure. As such, the proposed project would change the site through site grading and by adding impervious surfaces, such as building roofs, paved drives, and access roads, that would alter the hydrological patterns of the site and could introduce new sources of water pollutants in site runoff. There is the potential for water pollutants to be generated in the short term during construction activities and in the long term due to the permanent changes to the site. Construction related pollutants might include loose soils; liquid and solid construction materials and wastes; and accidental spills of concrete, fuels, and other materials. As an urban development, the proposed project would add typical, non-point-source pollutants to stormwater runoff, primarily due to runoff from impervious surfaces where a variety of pollutants can collect over time, such as driveways, streets, roofs, patios, and other paved surfaces. Landscaped areas can also generate water pollutants such as fertilizers and weed control agents, as well as green waste from landscape maintenance cuttings. The construction and operation of the project could result in potentially significant impacts to water quality and will be further analyzed in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☒	☐	☐	☐

The subject property is currently vacant. The proposed project would result in the placement of new impervious surfaces at the project site. Approximately 33 percent of the site would be covered with impervious surfaces during project implementation, including buildings, parking, roadways, sidewalks, and other paved areas. Approximately 67 percent of the site area would consist of landscaping and natural open spaces areas that can absorb precipitation. Development of the project would result in the construction of impervious surfaces such as structures and pavement, which can increase both the rate and amount of runoff within and from a site by reducing infiltration capacity and concentrating flows.

Such conditions can potentially generate impacts related to local groundwater recharge rates if impervious areas are increased. The site is undeveloped and pervious. Implementation of the project would result in the placement of approximately 43.3 acres of total paved and impervious areas (covering approximately 33.4 percent of the project site). Thus, the placement of new impervious surfaces at the project site could result in a potentially significant impact associated with groundwater recharge. This issue will be further analyzed in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 that would:				
i) result in substantial erosion or siltation on- or offsite;	☒	☐	☐	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☒	☐	☐	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☒	☐	☐	☐
iv) impede or redirect flood flows?	☒	☐	☐	☐

i) The subject property is currently vacant and undeveloped. Construction of the proposed project would involve grading of the site's existing ground contours and altering the site's existing drainage pattern, which could result in potentially significant impacts related to erosion. As such, erosion is a potentially significant impact, and therefore the EIR will further evaluate impacts associated with this topic.

ii), iii) As previously discussed, the proposed project would increase impervious surfaces throughout the project site and would result in substantial physical changes at the site due to the proposed development. The physical changes at the project site could potentially result in significant impacts related to changes in the rate or amount of surface runoff which could result in flooding and could contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems. This is a potentially significant impact that will be analyzed further in the EIR.

iv) The project site is designated as "Zone D," which is applied to areas where flood hazards are undetermined, but flooding is possible (Federal Emergency Management Agency [FEMA] 2008). The physical changes at the site could potentially impede or redirect flood flows, resulting in a potentially significant impact. This topic will be further analyzed in the project EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒

The proposed project's impacts associated with flooding are discussed in response 4.10.2(c)(iv) above and will be addressed in the project EIR. The project is not located within close proximity to large, open bodies of water that would subject the project site to a seiche (a seiche is an oscillation or series of oscillations in an enclosed waterbody). There is a water tank approximately 0.7 mile northwest of the project site, but it is enclosed and would not result in impacts to the site due to a seiche. The Pacific Ocean is located approximately 27 miles from the project site; consequently, there is no potential for the project site to be inundated by a tsunami. Thus, implementation of the project would not risk the release of pollutants due to project inundation from tsunami or seiche. No impact would occur and no further discussion of this topic in the EIR is required.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☒	☐	☐	☐

See previous responses 4.10.2(a) and (b). As discussed, the City actively participates in the OBMP to ensure that water supplies and water quality in the Basin are continually monitored. As such, the implementation of the proposed project would not conflict with or obstruct implementation of a sustainable groundwater management plan. The proposed project would result in potentially significant water quality impacts, which will be analyzed in the EIR. As such, impacts associated with the implementation of a water quality control plan are potentially significant and would be further discussed in the EIR.

4.10.3 Mitigation Measures

Mitigation measures for potentially significant hydrology and water quality impacts will be discussed in the EIR.

4.11 Land Use and Planning

4.11.1 Environmental Setting

The City is located in the southwest corner of San Bernardino County, where the boundaries of Orange, Riverside, Los Angeles, and San Bernardino Counties meet (City 2015a). The City is bordered by Los Angeles County on the north and west, Orange County on the south and west, and Riverside County on the south and east. Chino Hills shares boundaries with the cities of Chino, Pomona, Brea, Diamond Bar, and Corona. The project site is located in the southeastern portion of the City, with the City's corporate boundary and the San Bernardino County/Riverside County boundary line adjacent to the east of the project site.

The project site is designated Low Density Residential and Agriculture/Ranches in the City's General Plan (City 2015a and City 2015b) and is zoned Low Density Residential (R-S) and Agriculture/Ranches (R-A *40-acre minimum lot size). The Low Density Residential land use designation includes areas proposed for development with single-family detached housing with a six dwelling unit per acre maximum. On large parcels, this development would be concentrated in more developable areas with large contiguous areas left as open space. The Agriculture/Ranches designation permits residential development on very large lots (40 acres in size or more), with 0.025 dwelling units per acre maximum.

Land uses surrounding the site consist of adjacent vacant lands, scattered oil uses, and single-family residential uses. Surrounding land uses, with their corresponding General Plan and zoning designations, are summarized in Table 1 in Section 1.3, *Existing Conditions and Surrounding Land Uses*, and shown in Figures 6 and 7 of this Initial Study.

4.11.2 Land Use and Planning (XI) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?	☒	☐	☐	☐

The project site is located in the southeastern portion of the City, with the City's corporate boundary and the San Bernardino County/Riverside County boundary line adjacent to the east of the project site. Land uses surrounding the project site consist of single-family residential uses to the north, vacant land consisting of hills and scattered oil wells to the west (with Chino Hills State Park further west of the site, beyond the adjacent lands), vacant land consisting of hills to the south, and a strip of vacant land, and SR-71 to the east. An adjacent single-family residential structure and wireless communications facility are also located east of the project site. The proposed project would connect to existing local streets, which could result in potentially significant impacts associated with disrupting an established community. This impact will be analyzed in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐

The project site is designated Low Density Residential and Agriculture/Ranches in the City's General Plan (City 2015a and City 2015b) and is zoned Low Density Residential (R-S) and Agriculture/Ranches (R-A *40-acre minimum lot size). The proposed development of the site may have the potential to result in significant impacts in terms of conflicts with plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, the EIR will analyze the project for consistency with applicable goals, objectives, and policies identified in the City's General Plan and other local plans, policies, and regulations.

4.11.3 Mitigation Measures

Mitigation measures for potentially significant land use impacts will be discussed in the EIR.

4.12 Mineral Resources

4.12.1 Environmental Setting

According to the City's General Plan, oil has been produced since the late 1800s, and oil is currently produced in the Chino-Soquel Oil Field and Mahala Oil Field. In the southeastern portion of the City, the California Geological Survey (CGS) has classified the sand and gravel resources along the Santa Ana River Wash as Mineral Resource Zone 2 (MRZ-2), which is defined as an area where adequate information indicates that significant mineral deposits exist or are highly likely. The majority of this area lies within the Chino Hills State Park. No significant mineral deposits are known to exist in the City (City 2015a). The existing oilfields within the City are within undeveloped lands designated Agriculture/ Ranches. Due to the limited supply of mineral resources within the City, no other mineral resource policies are identified in the General Plan's Conservation Element.

4.12.2 Mineral Resources (XII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐

According to the General Plan, no significant mineral deposits are known to exist in the City (City 2015a), and as such, no significant mineral deposits are expected to be present at the project site. No mining

operations exist on or in the vicinity of the project site, and no mining activities are proposed by the project. While oil extraction is occurring in the vicinity, and the project site contains some existing oil infrastructure (tanks and associated piping), this infrastructure would be relocated as part of the project and would not affect the oil extraction activities occurring in the area. For these reasons, the project would not result in a loss of availability of a known mineral resource that would be of value to the region and residents of the state; impacts would be less than significant. No further analysis of this topic is required in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☐	☒

The proposed project would not 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. The City's General Plan indicates no significant mineral deposits are known to occur within the City, and it does not depict locally-important mineral resources as occurring in the project vicinity. The project would relocate existing oil infrastructure and would not result in the loss of availability of locally-important mineral resource recovery sites. Therefore, no impact would occur, and no further discussion of this topic is required in the EIR.

4.12.3 Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.13 Noise

4.13.1 Environmental Setting

Noise is generally defined as an unwanted or intrusive sound. Noise can be generated by a number of sources, including mobile sources, such as automobiles, trucks, and airplanes, and stationary sources, such as construction sites, machinery, and industrial operations. The City's General Plan identifies traffic as the primary contributor to long-term noise in the City. Traffic noise includes noise from automobiles, trucks, and motorcycles on arterial streets, SR-60, and SR-71. Other noise sources in the City include operational noise on commercial properties, which consists of music in outdoor dining areas, delivery trucks entering and leaving, and mechanical equipment; stationary noise, which consists of sewage treatment plants, oil production, and mechanical equipment on buildings; and construction noise.

Sensitive Noise Receptors

Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their

intended purpose. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels. Additional land uses such as hospitals, historic sites, cemeteries, and certain recreation areas are considered sensitive to increases in exterior noise levels. Schools, churches, hotels, libraries, and other places where low interior noise levels are essential are also considered noise-sensitive land uses.

Vibration Fundamentals

Ground vibration can be measured several ways to quantify the amplitude of vibration produced. This can be through peak particle velocity or root mean square velocity. These velocity measurements measure maximum particle amplitude at one point or the average of the squared amplitude of the signal, respectively. Vibration impacts on people can be described as the level of annoyance and can vary depending on an individual's sensitivity. Generally, low-level vibrations may cause window rattling but do not pose a threat to the integrity of buildings or structures.

Existing Noise Environment

The noise environment in the proposed project area is impacted by various noise sources. Mobile sources of noise, especially cars and trucks traveling on SR-71, are the most common and significant sources of noise in the project area. Other sources of noise are the residential land uses to the north, which generates typical neighborhood noise, such as landscaping equipment, barking dogs, parties, amplified music, and outdoor play.

The project site is located outside of any airport land use plan. Furthermore, the project site is located beyond two miles from any airport. The Chino Airport is the nearest airport to the project site, located approximately three miles to the north. Per the City General Plan, the City is located outside the 65 A-weighted decibel (dBA) Community Noise Equivalent Level (CNEL) noise impact zone for the Chino Airport.

4.13.2 Noise (XIII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐

Construction of the project would require the use of heavy equipment during the grading activities, installation of new utilities, paving, and building fabrication for the proposed structures. Additionally, the project would result in new noise sources associated with the long-term operation of the project, including new traffic; new mechanical equipment such as heating, ventilation, and air conditioning units; and resident activities on the project site. Nearby sensitive uses, such as single-family homes, could

potentially be affected by a substantial temporary or permanent increase in ambient noise levels. A project-specific acoustical analysis will be prepared to evaluate the potential effects of the project's construction and operation on nearby sensitive receptors. The analysis will include a field inspection of the site and measurement of current ambient transportation noise levels impacting the site, particularly as it relates to traffic noise associated with SR-71. The results of the ambient noise level measurements will be included in the EIR analysis. The project's construction and operational noise would be compared to the noise standards established by the City to determine whether construction and/or operational activities would generate excess noise levels. Therefore, this issue will be further analyzed in an EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Result in generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐

Vibration is sound radiated through the ground. The rumbling sound caused by the vibration of surfaces is called groundborne noise. Construction of the project may generate temporary substantial groundborne vibration and noise due to site grading, clearing activities, and haul truck travel. Since the project would have the potential to generate groundborne vibration and groundborne noise levels during short-term construction activities that may impact the nearest existing residences, which are considered sensitive receptors, this issue will be evaluated further in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☐	☒

The project site is located approximately three miles south of the Chino Airport. The City, and thus, the project site, is located outside the 65 dBA CNEL noise impact zone for the Chino Airport (City 2015c). The project site is located approximately three miles northwest of Corona Municipal Airport and is not located within the noise compatibility contours associated with the airport (Riverside County Airport Land Use Commission 2004). Implementation of the proposed project would not affect airport operations nor result in increased exposure of noise-sensitive receptors to aircraft noise. No impact would occur, and no further discussion of this topic in the EIR is required.

4.13.3 Mitigation Measures

Mitigation measures for potentially significant noise impacts will be discussed in the EIR.

4.14 Population and Housing

4.14.1 Environmental Setting

According to the General Plan, the City has experienced rapid residential growth since its incorporation in 1993. In 1993, the City's housing stock included a total of 16,286 units, and the City's population was 48,041 persons (Chino Hills 2015a). Southern California Association of Governments (SCAG) develops demographic forecasts as part of its RTP/SCS. The current RTP/SCS, adopted in September 2020, is for the planning period 2020–2045 and indicates that the total Citywide population grew from 48,041 in 1993 to 79,700 in 2016 and forecasts a total population of 92,800 in 2045 (SCAG 2020). SCAG data indicates the total number of households in the City grew from 16,286 in 1993 to 23,800 in 2016, with a projection of 28,000 households in the City for 2045.

4.14.2 Population and Housing (XIV) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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)?	☐	☐	☒	☐

Growth inducing impacts are a result of those characteristics of a project that foster or encourage population and/or economic growth. These characteristics include adding residential units, expanding infrastructure, or generating employment opportunities. The project proposes 159 single-family dwelling units and associated features. Based on an average household size of 3.37 people (City 2019), the proposed project is expected to have a population of approximately 536. However, the population increase would be consistent with projections made by SCAG and the General Plan, as discussed above. As such, impacts would be less than significant, and no further discussion of this topic is required in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

The project site does not contain existing residents or dwelling units. The proposed project would not remove housing; therefore, it would not displace substantial numbers of people and would not necessitate the construction of housing elsewhere. The project would increase the availability of housing in the area. No impact would occur. This topic will not be evaluated in the EIR.

4.14.3 Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.15 Public Services

4.15.1 Environmental Setting

Fire Protection Services

Fire protection services in the City are provided by the CVFD. CVFD serves an approximately 80-square-mile area that includes the cities of Chino Hills and Chino, and surrounding unincorporated areas with an estimated population of 173,000. The CVFD expects a service population of over 200,000 within the next 20 years (CVFD 2021). CVFD began in 1895 as Chino Fire Company No. 1 and has since grown to include seven fire stations, housing over 100 professional firefighters. Firefighters/paramedics and specialized teams respond to structure fires, vegetation fires, medical aids, traffic collisions, confined space rescues, water rescues, and hazardous materials incidents. CVFD personnel responds to over 10,000 calls for service each year, with the majority of those incidents being medical emergencies. Fire Station 62, located at 5551 Butterfield Ranch Road, would serve the project site. Fire Station 62 is approximately 2.1 miles north of the project site. It houses a medic engine, a medic squad, a brush engine, and a reserve engine, with daily staffing of five personnel.

Police Protection Services

Police protection services for the City are provided by the Chino Hills Police Department, which has contracted with the San Bernardino County Sheriff's Department for law enforcement services since the City's incorporation in 1991 (San Bernardino County Sheriff's Department 2020). The Chino Hills Police Station is a 30,000 square foot building located in the Chino Hills Government Center at 14077 Peyton Drive. The Station has 52 sworn personnel and 15 civilian personnel assigned. In 2018, deputies responded to over 40,000 calls for service and documented in excess of 4,000 reports. The Chino Hills Police Department has a preferred service ratio of one deputy per 2,000 residents and a goal of responding to all calls for service in less than seven and a half minutes. The Police Department has added officers annually based on professional judgment rather than a formulaic approach with sworn officers per capita (City 2015c). The General Plan Final EIR indicates that the City's standard practice would be to increase Police Department staffing levels as growth in the City continues.

Schools

The project site is located in the CVUSD, which has 20 elementary schools, six junior high schools, four high schools, and five alternative schools. The closest schools to the project site are Butterfield Ranch Elementary School, Chino Hills High School, and Wickman Elementary School (CVUSD 2021). Butterfield Ranch Elementary School is located in the Butterfield Ranch residential development to the north, and is approximately 0.25 mile northwest of the project site. Chino Hills High School and Wickman Elementary School are both located three miles or more from the project site. Students living in the proposed residential development would be served by Butterfield Ranch Elementary School, Townsend Junior High

School, and Chino Hills High School. Townsend Junior High would serve the project's junior high students and is located approximately five miles northwest of the project site.

Parks

Chino Hills has more than 3,000 acres of publicly owned open space, 44 parks, 38 miles of trails, and five community buildings. There are multiple parks in the vicinity of the project site, including Mystic Canyon Park, Meadows Park, Butterfield Park, and Hunters Hill Park, all of which are located within a mile of the project site, to the north and northwest. Additionally, two large regional parks are located in close proximity to the project site – Chino Hills State Park and Prado Regional Park. Chino Hills State Park, a state park consisting of more than 14,000 acres, is located west of the project site. Prado Regional Park is a 2,000-acre park in Chino, and is located within one-half mile to the east of the project site, beyond SR-71.

Other Public Facilities

The Chino Hills Civic Center was built in 2008 and serves as the governmental core for the City. The Civic Center houses City Hall, CVFD administration offices, the police department building, and the James S. Thalman Chino Hills Public Library. The library is a branch of the San Bernardino County library system.

4.15.2 Public Services (XV) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) 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:				
Fire Protection?	☒	☐	☐	☐
Police Protection?	☒	☐	☐	☐
Schools?	☒	☐	☐	☐
Parks?	☒	☐	☐	☐
Other Public Facilities?	☒	☐	☐	☐

Fire and Police Protection. The project proposes 159 new residential dwelling units, with an expected population of approximately 536 (based on the City's average household size of 3.37 people). It is expected that residents of the proposed project would be from out of the area, although some project residents may be relocating from other areas within the City, potentially resulting in a smaller actual population increase from the project. The project could result in increased calls for fire and police protection and/or emergency service, resulting in a potentially significant impact to fire and police protection services. These topics will be addressed in the EIR.

Schools. The project would generate new students that would attend local schools, resulting in a potentially significant impact to schools. This topic will be analyzed in the EIR.

Parks. The proposed project is expected to have a population of approximately 536 (based on a City average household size of 3.37 people per single-family residential unit). The potential for increased park usage associated with the project is a potentially significant impact that will be analyzed in the EIR.

Other Public Facilities. Future residents of the proposed project would likely utilize other public facilities in the City, such as the Chino Hills Civic Center (including library services). The increased use of other public facilities is a potentially significant impact that will be analyzed in the EIR.

4.15.3 Mitigation Measures

Mitigation measures for potentially significant public service impacts will be analyzed in the EIR.

4.16 Recreation

4.16.1 Environmental Setting

Chino Hills has more than 3,000 acres of publicly owned open space, 44 parks, 38 miles of trails, and five community buildings. There are multiple parks in the vicinity of the project site, including Mystic Canyon Park, Meadows Park, Butterfield Park, and Hunters Hill Park, all of which are located within a mile of the project site, to the north and northwest. Chino Hills State Park and Prado Regional Park are nearby parks that offer a variety of recreational amenities in the area. Prado Regional Park is a 2,000-acre park in Chino, and is located within one-half mile to the east of the project site, beyond SR-71. Chino Hills State Park is a state park consisting of more than 14,000 acres. It is located approximately 1.7 miles west of the project site.

4.16.2 Recreation (XVI) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) 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?	☒	☐	☐	☐

The proposed project would result in an increase in population in the City and could result in an increase in the use of existing neighborhood and regional parks or other recreational facilities. This is a potentially significant impact that will be discussed in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☒	☐	☐	☐

The proposed project would include a community recreation center, a pocket park, a bocce ball court with seating, six landscaped lots, and unimproved walking/hiking trails. The environmental impacts of the recreational amenities associated with the project are included in the overall environmental impact analysis for the project and will be addressed in the EIR.

4.16.3 Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.17 Transportation

4.17.1 Environmental Setting

Existing Conditions

SR-71 provides primary regional access to the proposed project site via the Euclid Avenue/Butterfield Ranch Road interchange. Butterfield Ranch Road is a six-lane Principal Arterial north of Pine Avenue but is a four-lane Minor Arterial south of Pine Avenue. In the project vicinity, Butterfield Ranch Road consists of four travel lanes with raised center medians. Local access to the project site is via Shady View Drive. The project site can also be accessed via Twin Knolls Drive or Mystic Canyon Drive to Via La Cresta Drive or through several interior roads throughout the Butterfield Ranch development that would lead to Shady View Drive and Via La Cresta.

OmniTrans is the public transit agency that serves the San Bernardino Valley, including the City (City 2015a). OnmiTrans operates 27 fixed bus routes that provide connections in the San Bernardino Valley. Route 65 connects Chino Hills to the Montclair Transit Center, while Route 83 provides nearby service connecting Chino to Ontario. OnmiTrans also provides Access, a public transportation service for the disabled, and OmniGo, a local shuttle service operating on fixed routes and a set schedule to local points of interest and connections to destinations outside the community (City 2015a). During peak hours, "tripper service" provides transit routes in the project vicinity, along Mystic Canyon Road and Shady View Drive, with a transit stop at the intersection of Shady View Drive and Butterfield Ranch Road.

Bicycle and pedestrian paths provide another mode of transportation for residents of the City. Existing bikeways in the City include Class 2 and Class 3 bikeways. Class 2 bike lanes provide a striped lane for

one-way bicycle travel on a street or highway adjacent to automobile travel lanes. Class 3 bicycle routes provide for shared use with motor vehicle traffic. In the project vicinity, Butterfield Ranch Road provides Class 2 bicycle lanes along each side of the road. The City's multi-use trail system is available to walkers, hikers, runners, bicyclists, and equestrians. There are 16 trailheads that lead to 28 pedestrian trails throughout the City (City 2021).

4.17.2 Transportation (XVII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☒	☐	☐	☐

The proposed project would result in changes to the existing circulation system through the modification of two existing roadways and the addition of new internal streets. The project would generate traffic during construction activities and would result in the addition of new long-term traffic to the area by providing 159 new dwelling units. Project-related improvements or traffic could result in adverse effects on the transportation system and associated transportation facilities, and impacts would be potentially significant. A traffic impact analysis will be prepared for the project, which will evaluate potential short-term and long-term project access and traffic generation/circulation impacts associated with the project. The results of this analysis will be presented and evaluated in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☒	☐	☐	☐

CEQA Guidelines section 15064.3, subdivision (b) provides criteria for analyzing transportation impacts, and states "…Vehicle miles traveled [VMTs] exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be considered to have a less than significant transportation impact." Since the project site is not located in proximity to a major transit stop or along a high-quality transit corridor, and the project would increase the intensity of development on the project site compared to the existing condition (and as such, is expected to increase VMTs generated in the area that are attributable to the project site), impacts related to this issue are potentially significant. A traffic impact analysis will be prepared for the project, which will analyze the associated change in VMT. The results of this analysis will be presented and evaluated in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒	☐	☐	☐

The project would include the extension of Via La Cresta and Shady View Drive and the provision of 11 new internal private streets. The provision of the extended roadways and new internal private streets could potentially result in significant impacts associated with increased hazards due to geometric design features. The EIR will further analyze this issue.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Result in inadequate emergency access?	☒	☐	☐	☐

The project site can be accessed from Shady View Drive and Via La Cresta. The majority of construction traffic would access the site via Shady View Drive. During construction of the project, construction vehicles and equipment would be staged within the project site boundaries. Upon completion, vehicular access to the project would be provided via the extensions of Shady View Drive and Via La Cresta, as well as 11 internal roadways proposed for the project. The proposed project's impact on emergency access is a potentially significant impact and will be analyzed in the EIR.

4.17.3 Mitigation Measures

Mitigation measures for potentially significant transportation impacts will be analyzed in the EIR.

4.18 Tribal Cultural Resources

4.18.1 Environmental Setting

Tribal Cultural Resources are defined in Section 21074 of the California PRC as sites, features, places, cultural landscapes (geographically defined in terms of the size and scope), sacred places, and objects with cultural value to a California Native American tribe that are either included in or determined to be eligible for inclusion in the CRHR, or are included in a local register of historical resources as defined in subdivision (k) of Section 5020.1, or are 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 Section 5024.1. Section 1(b)(4) of AB 52 established that only California Native American tribes, as defined in Section 21073 of the California PRC, are experts in the identification of Tribal Cultural Resources and impacts thereto.

4.18.2 Tribal Cultural Resources (XVIII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) 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	☒	☐	☐	☐
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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.	☒	☐	☐	☐

The following California Native American tribes traditionally and culturally affiliated with the project area have a standing request to consult with the City regarding any proposed project subject to CEQA in Chino Hills and were notified of the project: Soboba Band of Luiseño Indians and Gabrieleño Band of Mission Indians/Kizh Nation. The existence of tribal cultural resources on the project site is currently unknown and will be determined during the ongoing AB 52 consultation. Impacts to tribal cultural resources are potentially significant and will be analyzed in the EIR.

4.18.3 Mitigation Measures

Mitigation measures associated with potentially significant tribal cultural resources impacts will be addressed in the EIR.

4.19 Utilities and Service Systems

4.19.1 Environmental Setting

Water Service

The City of is one of eight members of the Inland Empire Utilities Agency (IEUA), a wholesale water agency which provides the City's imported water purchased from the Metropolitan Water District of Southern California. The IEUA service area has a population of approximately 850,000 residents and covers a 242-square-mile area. The City's water supply comes from local and imported sources. The City purchases and imports treated surface water via the Water Facilities Authority in Upland and the Monte Vista Water District in Montclair. The remainder of the City's supply is from local wells and recycled water. According to the City's 2015 UWMP, the City provided 21,491 municipal connections with 14,260 AF of potable water and 1,810 AF of recycled water in the year 2015. Private residences and residential landscape are the largest consumers of water in the City, with residential water usage accounting for approximately 69 percent of total water consumption in the City.

Wastewater

Wastewater collection and conveyance within the City is provided by the City's Sewer Division. The southern portion of the City, which the project site is located in, is served by the IEUA Carbon Canyon Water Recycling Facility that works in tandem with IEUA's Regional Plant No. 2 and serves the areas of Chino, Chino Hills, Montclair, and Upland. The City of Chino Hills Storm Drain Master Plan and the Water, Recycled Water, and Sewer Master Plan anticipate the infrastructure improvements needed to serve current and expected development. The City's wastewater collection system conveys the entire City collected wastewater to the IEUA for treatment and reuse, or disposal. Capacity at current wastewater treatment facilities is expected to be adequate to serve the City's wastewater requirements through the year 2030 (Chino Hills 2015a).

Solid Waste

No solid waste facilities are currently located within the City limits of Chino Hills. The City contracts with Republic Services for all trash and recyclable collection services in the City (Chino Hills 2015a). The City implements local waste reduction, recycling, and reuse programs to reduce total waste disposal at landfills. Construction and demolition waste within the City are required to be recycled or reused by Chapter 13.40 of the City's Municipal Code.

Electricity

Southern California Edison provides electricity to over 15 million people with electricity across a service territory of 180 incorporated cities, 15 counties, and approximately 50,000 square miles (SCE 2021) in central, coastal, and southern California. Southern California Edison would extend electric service to the project in accordance with rules and policies for extension of service on file with the California Public Utilities Commission.

Natural Gas

The Southern California Gas Company provides natural gas services to the area and would extend service to the project site at the time contractual arrangements are made in accordance with SoCalGas policies and extension rules on file with the California Public Utilities Commission.

4.19.2 Utilities and Service Systems (XIX) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☒	☐	☐	☐

All dry (electricity, gas, telecommunications) and wet (water, sewer, storm drainage) utilities are currently available adjacent to the project site. The project would include the extension of utilities to the project site. The EIR will analyze the potential impacts of the project on water, wastewater, storm drainage, electric power, natural gas, and telecommunication facilities.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☒	☐	☐	☐

The City extracts groundwater from the Chino Groundwater Basin using its own wells that are located within the City of Chino, and this water is conveyed to Chino Hills' lower pressure zone through a system of transmission mains. The City also relies on water purchased from the Monte Vista Water District. The water provided by Monte Vista Water District consists of a mix of groundwater extracted from the Chino Groundwater Basin, Monte Vista Water District wells, and imported water from the Water Facilities Authority treatment plant.

According to the 2015 UWMP, the City benefits from its diversified water supply during dry years. In 2015, the City's water supply totaled 16,070 AF. The projected water supply for 2025 is 33,107 AF, while demand is expected to be 23,505 AF. The UWMP projects that in cooperation with its member agencies, the City will be able to meet 100 percent of retail water demands during average, dry, and multiple-dry-year scenarios over the next 20 years (Chino Hills 2015c). Nonetheless, the project would introduce new residential uses that would potentially increase demand on the local water supply. The proposed project's demand on local water supply is a potentially significant impact and will be analyzed in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☒	☐

According to the General Plan, an extensive wastewater infrastructure system is already in place in the developed portions of the City. The City's wastewater collection system conveys all City-collected wastewater to the IEUA for treatment and reuse, or disposal. Sewer lines are relatively new and in good condition in the majority of the City and can accommodate additional development proposed under the General Plan (Chino Hills 2015a). Thus, potential impacts associated with the project, which is consistent with the General Plan, to wastewater capacity would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☒	☐	☐	☐

Construction of the proposed project would result in the generation of waste construction materials, potential non-hazardous petroleum impacted soil, demolished tank materials, and other waste. In the operational phase, the proposed project would generate household waste and be serviced by the City's contracted waste hauler for residential trash hauling. The solid waste generation associated with the proposed project is a potentially significant impact and will be analyzed in the EIR.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☒	☐	☐	☐

Construction and operation of the proposed project would generate solid waste, resulting in a potentially significant impact. The EIR will discuss the project's impact to solid waste services, including compliance with applicable federal, state, and local statutes and regulations related to solid waste.

4.19.3 Mitigation Measures

Mitigation measures associated with potentially significant utilities and service systems impacts will be addressed in the EIR.

4.20 Wildfire

4.20.1 Environmental Setting

Open space and canyon areas in the City are covered with chaparral, coastal sage scrub, deciduous woodlands, and grasslands. Introduced vegetation includes landscaping plants and agricultural species. The chaparral and coastal sage plant communities are highly combustible due to the volatile oils contained in the plant tissues. Wildfires in the City pose a high threat to natural resources, structures, and human safety. The high risk posed by fires in the City is due to the combined effects of climate (dry summers with Santa Ana wind conditions); steep, rugged terrain (limiting accessibility to fire-suppression vehicles and personnel); vegetation (highly flammable chaparral and similar plant communities that contain high concentrations of volatile oils); and development patterns (wildland and urban areas intermixed in the foothills and near canyon bottoms where development is located adjacent to highly flammable native vegetation) (City 2011).

The Safety Element of the City's General Plan addresses the protection of the community from risks associated with the effects of flooding, seismic, and other geologic hazards, hazardous materials, and wildland fires. Much of the City is within a City-designated Fire Hazard Overlay District. According to the General Plan Final EIR, the wildland areas of Chino Hills present a severe magnitude fire problem. With over 14,000 acres of grass, brush, and oak trees, seasonal fires pose a threat within the City. The proposed project site is within the City's Fire Hazard Overlay District (City 2015a).

The project site is not located within a State Responsibility Area (SRA) or a Federal Responsibility Area (FRA), but FRA and SRA areas are located adjacent to the east of the project site. The project site is located in a Local Responsibility Area (LRA). Government Code 51175-89 directs the California Department of Forestry and Fire Protection (CALFIRE) to identify areas of very high fire hazard severity zones (VHFHSZ) within LRAs. The project site is not located within a VHFHSZ (CALFIRE 2008).

Historically, there have been major wildfires consuming 30 or more acres in the City. Between 1947 and 2008, sixteen major wildfires occurred within the City, consuming a total of 73,598 acres (City 2011). In late October and early November 2020, the Blue Ridge wildfire burned in the hills to the west and south of the project site. In the western portion of the site, a backfire was initiated by local fire officials as a containment method for the wildfire on the adjacent lands.

4.20.2 Wildfire (XX) Environmental Checklist and Discussion

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐

As described in response 4.9.2(f), the proposed project would include extensions of Shady View Drive and Via La Cresta, and the construction of 11 internal private streets. The proposed project's impact on emergency access and evacuation is a potentially significant impact and will be analyzed in the EIR.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☒	☐	☐	☐

The project site is located adjacent to vacant land and is located within the City's Fire Hazard Overlay. Additionally, the area has been subject to wildfires in the past, including the Blue Ridge Fire in late 2020. The proposed project could result in potentially significant impacts associated with pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. The EIR will analyze potential impacts associated with exacerbated wildfire risks.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☒	☐	☐	☐

The proposed project would require the installation and maintenance of several infrastructure improvements, including roads, fuel management zones, stormwater facilities, and utilities. While these facilities would not be expected to individually increase fire risks, collectively they could potentially result in exacerbated fire risks for the project site and surrounding area or temporary or ongoing impacts to the environment. As such, this issue will be analyzed in the EIR.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☒	☐	☐	☐

The proposed project would result in grading and landform changes in an area designated as high fire hazard in the City's Fire Hazard Overlay area. Additionally, the project site is located in an area that has been subject to wildfires in the past, including the recent Blue Ridge Fire that occurred on adjacent property in late 2020. Therefore, the project has the potential to result in significant impacts related to downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. This issue will be analyzed in the EIR.

4.20.3 Mitigation Measures

Mitigation measures associated with potentially significant wildfire impacts will be addressed in the EIR.

4.21 Mandatory Findings of Significance

4.21.1 Mandatory Findings of Significance (XXI) Environmental Checklist and Discussion

Does the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) 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?	☒	☐	☐	☐

The project could result in potentially significant impacts to biological, cultural, paleontological, and Tribal Cultural Resources. As discussed in Section 4.4, *Biological Resources*, of this Initial Study, a biological resources assessment is being prepared for the project, which would address potential impacts to biological resources, including wildlife habitats, sensitive species, sensitive natural communities, wetlands, wildlife movement, and local biological policies. As discussed in Section 4.5, *Cultural Resources*, of this Initial Study, a cultural resources assessment is being prepared for the project, which would address potential impacts to historical and archaeological resources. The existence of tribal cultural resources on the project site is currently unknown and will be determined during the ongoing AB 52 consultation. As discussed in Section 4.7, *Geology and Soils*, of this Initial Study, based on the numerous fossil findings in Chino Hills, the entire City is considered sensitive for paleontological resources. Appropriate paleontological surveys will be required whenever a development project requires excavation or paleontological resources are otherwise expected to be present. An EIR will be prepared for the project to analyze and document these potentially significant impacts.

Does the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) 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)?	☒	☐	☐	☐

The potential for cumulative impacts occurs when the independent impacts of the project are combined with impacts from other development to result in impacts that are greater than the impacts of the project alone. Located within the vicinity of the project site are other current and reasonably foreseeable projects whose development, in conjunction with that of the project on both an individual and cumulative basis, may have a potentially significant impact. For each of the issues determined to be potentially significant in the Initial Study — aesthetics, air quality, biological resources, cultural resources, geology and soils, GHG emissions, hazards and hazardous materials, hydrology and water quality, land use and land planning, noise, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire— cumulative impacts could occur as a result of the proposed project. Cumulative effects for these topics will be discussed further in the EIR.

Does the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

Based on the analysis contained in this Initial Study, the project could result in potentially significant impacts with regard to aesthetics, air quality, biological resources, cultural resources, geology and soils, GHG emissions, hazards and hazardous materials, hydrology and water quality, land use and land planning, noise, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire. Such impacts could potentially result in substantial adverse impacts to human beings through either health risks due to a degradation in environmental resources or through increased risks to safety through delayed response times or congestion. Therefore, these issue areas will be further evaluated in the EIR.

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