

# Banyan 9 Residential Project (SUBTT20337)

## Initial Study/Mitigated Negative Declaration



Prepared  
for  
City of Rancho Cucamonga

September 10, 2021



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# **Preface: Project Description**

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# **PREFACE: PROJECT DESCRIPTION**

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## **1.1 OVERVIEW**

The Banyan 9 Residential Project (SUBTT20337) proposes development of a 12-lot residential subdivision, to include 9 single-family homes and the creation of 3 open space lots. For the purposes of this IS/MND, the Project is assumed to be constructed and operational by 2023.

## **1.2 PROJECT LOCATION**

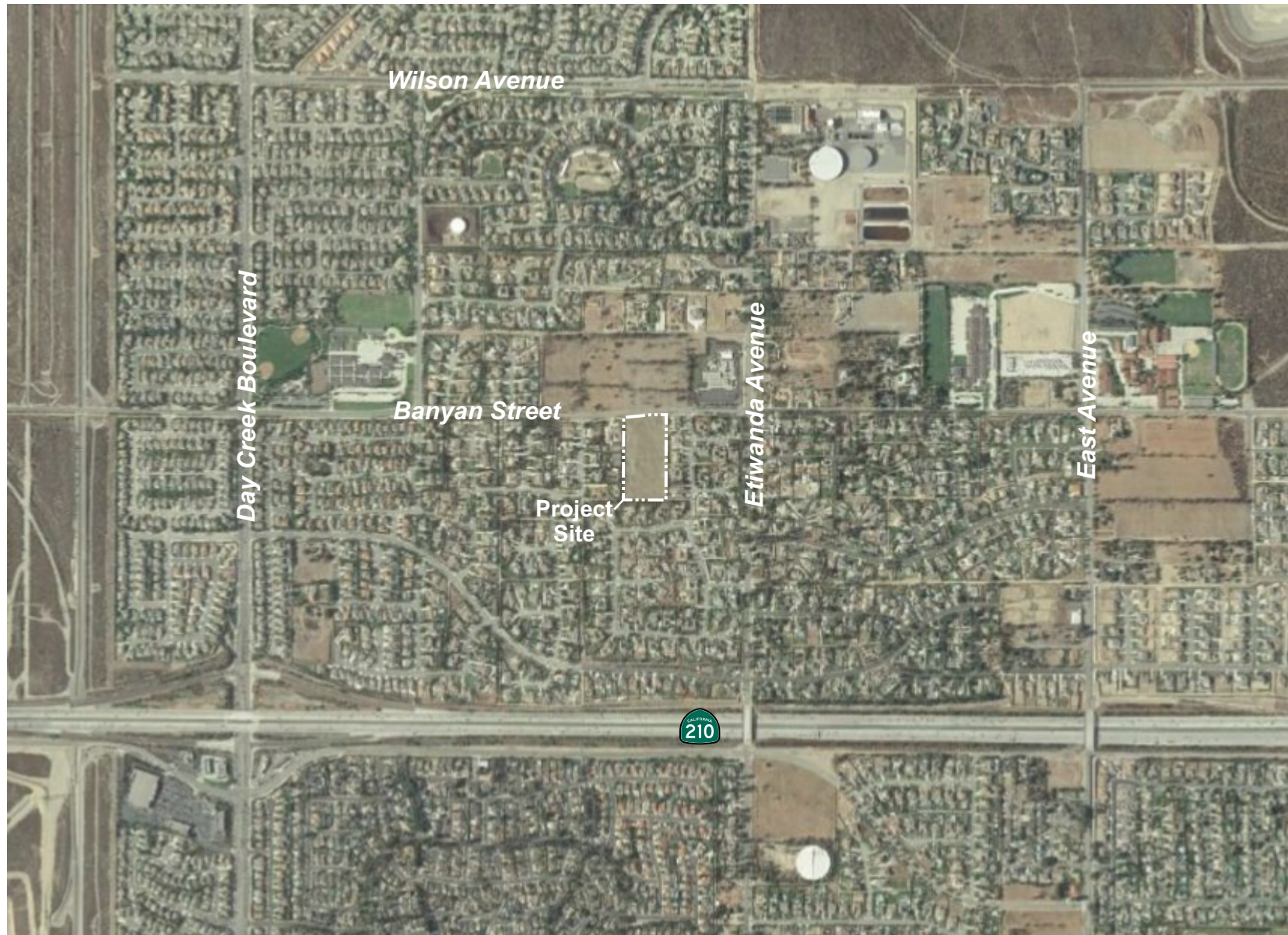
The Project site comprises approximately 5.18 acres (gross) and is located in the northeasterly portion of the City of Rancho Cucamonga (City). The Project site comprises San Bernardino County Assessor Parcel Number (APN) 0225-171-04-0000. As shown at Figure 1.2-1, the Project site is located on the south side of Banyan Street, approximately 0.3 miles northerly of the State Route 210, approximately 0.1 miles westerly of Etiwanda Avenue.

## **1.3 EXISTING LAND USES**

Project site and vicinity land uses are depicted at Figure 1.3-1 and are described below.

### **1.3.1 Project Site Land Use**

The Project site is vacant, undeveloped, disturbed property. Portions of the Project site are sparsely vegetated with non-native grassland species. The Project site is essentially level and does not evidence notable topographic features. The elevation of the Project site is approximately 1,530 feet above mean sea level (MSL). The topography of the Project site and vicinity properties slope gently to the southeast.



NOT TO SCALE  
Source: Google Earth, Applied Planning, Inc.

Figure 1.2-1  
Project Location





Figure 1.3-1  
Existing Land Uses

### **1.3.2 Vicinity Land Uses**

Properties to the south, east, and west of the Project site are developed with single-family residential uses. Banyan Street comprises the Project site northerly boundary. Properties directly to the north, across Banyan Street, are vacant and undeveloped. The Etiwanda Medical Therapy Unit, California Children Services [Etiwanda Early Special Education School] facility is located northeasterly of the Project site across Banyan Street.

## **1.4 EXISTING LAND USE DESIGNATIONS**

Existing land use designations are illustrated at Figures 1.4-1 through 1.4-2 and are described below.

### **1.4.1 Project Site Land Use Designations**

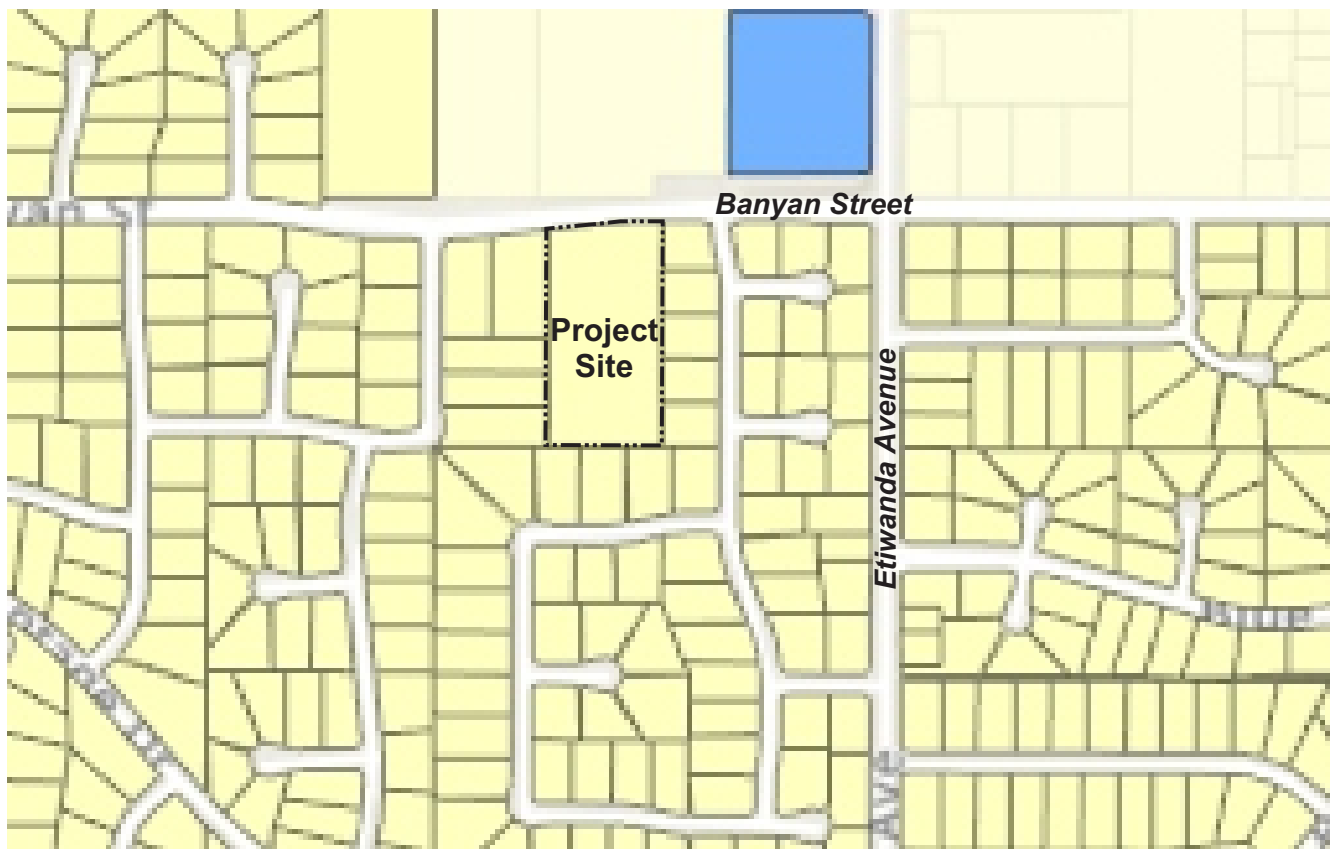
The City of Rancho Cucamonga General Plan Land Use designation of the Project site is Residential – Very Low (0.1 – 2.0 DU/AC). The Project site is located within the Etiwanda Specific Plan (Specific Plan) and Zoning of the site is established by the Specific Plan. Within the Specific Plan, the site is designated as Residential VL:Very Low (1 – 2 DU/AC).

The Project proposes development of the approximately 5.18-acre site with up to 9 single-family residences at an average density of approximately 1.7 DU/AC. The Project's proposed single-family residential uses and proposed residential density are permitted under the Project site's existing General Plan Land Use designation. Additionally, residential uses proposed by the Project are consistent with land uses and residential development envisioned under the Specific Plan, and development of the Project site would conform to requirements of the Specific Plan. The Project does not propose or require any Specific Plan, General Plan or Zoning amendments.

### **1.4.2 Vicinity Land Use Designations**

As with the Project site, adjacent properties to the north, south, east, and west have a General Plan Land Use designation of Residential – Very Low (0.1-2.0 DU/AC). Zoning designation of adjacent properties is established by the Specific Plan. As with the Project site, the Specific Plan designation of surrounding properties to the south, east, and west is Residential VL:Very Low (1-2 DU/AC). North of the Project site, across Banyan Street, properties are zoned Estate Residential.





#### ZONING LEGEND

- Very Low Residential (VL)
- Estate Residential (ER)
- School (S)



NOT TO SCALE

Source: City of Rancho Cucamonga Zoning Map; Applied Planning, Inc.

## **1.5 PROJECT ELEMENTS**

### **1.5.1 Construction Information**

#### **1.5.1.1 Site Preparation, Project Construction**

The Project site would be grubbed, rough-graded, and fine-graded in preparation of building construction. Any debris generated during site preparation activities would be disposed of and/or recycled consistent with the City's Source Reduction and Recycling Element (SRRE). Existing grades within the Project site would be modified to establish suitable building pads and to facilitate site drainage. Cut/fill within the Project would be balanced to the extent practical. The current grading concept indicates approximately 8,470 cubic yards of soil export (Tentative Tract No. 20337 Conceptual Grading Plan [Madole & Associates, Inc.] December 20, 2020).

For the purposes of analysis, the Project Air Quality Impact Assessment (AQIA) assumes that Project construction would begin in September 2021 and end in November 2022. Any delay in Project construction would result in reduced construction equipment emissions impacts due to legislated reductions in diesel emissions from construction equipment. Additionally, under future conditions generally improving vehicle/equipment fuel efficiencies and emissions control measures would further reduce construction equipment emissions impacts. The appropriate number of acres, duration of each construction phase, and other key elements of the Project were input into the CalEEMod to generate the estimate of emissions. Please refer to the Project AQIA/GHGA for details regarding equipment use, construction timeframes and other CalEEMod inputs and related construction-source emissions modeling.

#### **1.5.1.2 Construction Area Traffic Management Plan**

Temporary and short-term traffic detours and traffic disruptions could result during Project construction activities. A Construction Area Traffic Management Plan (Plan), if/as required by the City, would act to minimize the effects of any such detours or traffic disruptions. Typical elements and information incorporated in the Plan would include, but would not be limited to:

- **Name of on-site construction superintendent and contact phone number.**
- **Identification of Construction Contract Responsibilities** - For example, for excavation and grading activities, describe the approximate depth of excavation, and quantity of soil import/export (if any).



- **Identification and Description of Truck Routes** - to include the number of trucks and their staging location(s) (if any).
- **Identification and Description of Material Storage Locations (if any).**
- **Location and Description of Construction Trailer (if any).**
- **Identification and Description of Traffic Controls** - Traffic controls shall be provided per the Manual of Uniform Traffic Control Devices (MUTCD) if the occupation or closure of any traffic lanes, parking lanes, parkways or any other public right-of-way is required. If the right-of-way occupation requires configurations or controls not identified in the MUTCD, a separate traffic control plan must be submitted to the City for review and approval. All right-of-way encroachments would require permitting through the City.
- **Identification and Description of Parking** - Estimate the number of workers and identify parking areas for their vehicles.
- **Identification and Description of Maintenance Measures** - Identify and describe measures taken to ensure that the work site and public right-of-way would be maintained (including dust control).

If required, the Plan would be reviewed and approved by the City prior to the issuance of the first grading permit, and provided to all contractors as one component of building plan/contract document packages.

### **1.5.2 Site Plan Concept**

Figure 1.5-1 presents the Project Site Plan Concept. The Project proposes development of 9 single-family homes within an approximately 5.18-acre site. Residential lot sizes within the Project site would range from 12,488 square feet to 17,436 square feet.

The Project is located within the Etiwanda Specific Plan (Specific Plan). Within the Specific Plan, the site is designated as Residential VL:Very Low (1 – 2 DU/AC). The Specific Plan establishes Optional Development Standards for development projects of “superior quality and compatibility within any Residential District, except the Estate Residential Districts (HRE and VLE)” (Specific Plan, p. III-97). Optional Development Standards for the VL Residential Zone District are identified at Specific Plan, p. III-101, Table 11, Optional Development Standards-Residential Districts, as excerpted below.

**Table 1.5-1**  
**Etiwanda Specific Plan-Very Low (VL) District Optional Development Standards**

Minimum Site Area	5 Acres
Max. DU/AC	2 DU/AC
Open Space Requirements	
Private Open Space	2,000 SF/DU
Common Open Space	25% of Site
Total Open Space	65% of Site
Setbacks	
Along Public Streets	30 Feet Avg. (Vary +/- 10 feet)
Along Private Roads	25 Feet Minimum
At Interior Site Boundary	30 Feet Minimum
Residential Building Separations	
Side-to-Side	30 Feet Minimum
Other (Front-to-Side, etc.)	30 Feet Minimum
On-Site Windrows (linear ft./acre)	100 Feet Minimum
On-site Greenways	Minimum one connection across Project site
StreetSide Landscaping (Prior to Certificate of Occupancy)	Required

**Source:** Etiwanda Specific Plan, Optional Development Standards, p. 5-11, Figure 5-3.

**Notes:** In order to qualify for open space credit, common open space areas shall be designed to be visually open to the extent possible and shall not be fenced with solid view-obstructing fencing for more than 50% of their periphery. Gross acreage may be considered for density calculations in the VL District.

The Lead Agency has determined that the Project development concept conforms with the Specific Plan Optional Development Standards for the VL Residential District.

### 1.5.3 Architectural Design Concepts

Preliminary architectural design concepts depict contemporary single-family residential homes along three (3) general themes: “Spanish,” “Farmhouse,” and “California Ranch.” One and two-story designs are proposed for each architectural theme. Representative Project architectural concepts are presented at Figures 1.5-2 through 1.5-4. Materials and color finishes have been chosen to be compatible with surrounding land uses. Final Project architectural designs would be reviewed for consistency with the Specific Plan and would be subject to review and approval by the City.



Figure 1.5-1  
Site Plan Concept



**1A | Spanish**

**Scheme# 1**



**1C | Farmhouse**

**Scheme# 7**



**1B | California Ranch**

**Scheme# 4**

Source: WHA; Applied Planning, Inc.





**2A | Spanish**

**Scheme# 2**



**2C | Farmhouse**

**Scheme# 8**



**2B | California Ranch**

**Scheme# 5**

Source: WHA; Applied Planning, Inc.



**2A | Spanish**

**Scheme# 3**



**2C | Farmhouse**

**Scheme# 9**



**2B | California Ranch**

**Scheme# 6**

Source: WHA; Applied Planning, Inc.

#### **1.5.4 Landscape Concept**

The Project landscape concept is presented at Figure 1.5-5. Landscaping/streetscaping would be provided consistent with Specific Plan and City requirements. Landscape and streetscape elements would provide shade and visual interest, define entry/access points, and accentuate site and architectural features.

#### **1.5.5 Walls and Screening**

Screenwalls would be implemented along the Project site boundaries. Final Project screenwall plans would be reviewed for consistency with the Specific Plan and would be subject to review and approval by the City.<sup>1</sup>

#### **1.5.6 Lighting**

All Project lighting would be designed and implemented consistent with applicable Lighting Guidelines established by the City, and in a manner that precludes potential adverse effects of light overspill to surrounding properties. Final lighting plans would be reviewed for consistency with the Specific Plan and would be subject to review and approval by the City.

#### **1.5.7 Parking**

Each residential unit would include a minimum 2-car garage. The Project would provide parking consistent with Specific Plan and City standards.

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<sup>1</sup> The Applicant has submitted a request for Minor Exception to allow for certain perimeter wall segment(s) of up to 8 feet in height.





Figure 1.5-5  
Landscape Concept



### **1.5.8 Infrastructure/Utilities**

Infrastructure and utilities that would serve the Project site are summarized below.

#### **1.5.8.1 Water Service**

Water service would be provided to the Project by the Cucamonga Valley Water District (CVWD, District). Water service extensions to the Project site would connect to existing facilities located in adjacent Banyan Street. Final locations and alignments of service lines, and connection to existing services would be provided as required by the City and CVWD. A “Will-Serve Letter” for water service from CVWD indicating CVWD ability and capacity to meet the Project’s water demands is provided at Appendix I.

#### **1.5.8.2 Sanitary Sewer Service**

Sanitary sewer services would be provided to the Project by the Inland Empire Utilities Agency (IEUA). Sanitary sewer service extensions to the Project site would connect to existing facilities located in adjacent Banyan Street. Final locations and alignments of service lines, and connection to existing services would be provided as required by the City and IEUA. Wastewater generated by the Project would be conveyed by City/Cucamonga Valley Water District (CVWD) wastewater conveyance facilities to treatment plants operated by the IEUA. IEUA Regional Water Recycling Plants provide tertiary wastewater treatment, producing effluent suitable for reuse in non-potable applications. A “Will-Serve Letter” for sewer service from CVWD indicating CVWD/IEUA ability and capacity to meet the Project’s sewer demands is provided at Appendix I.

#### **1.5.8.3 Storm Water Management Systems**

The Project storm water management system, as approved by the City, would implement drainage improvements and programs acting to control and treat storm water pollutants. In summary, with implementation of the Project storm water management system, storm water runoff intercepted from offsite areas and stormwaters from the developed Project site would be directed in a controlled manner to existing storm drains. An underground storm water biotreatment and infiltration BMP would be constructed in the southeasterly portion of the Project site. This biotreatment and infiltration BMP has been designed to accept and treat the Design Capture Volume (DCV).

Components of the Project storm water management system would include a City-approved Storm Water Pollution Prevention Plan (SWPPP), and Water Quality Management Plan (WQMP). Through implementation of the SWPPP and WQMP, the Project would comply with requirements of the City’s National Pollutant Discharge Elimination System (NPDES) Permit and other water quality requirements and storm

water management programs specified by the Santa Ana Regional Water Quality Control Board (SARWQCB). In combination, implementation of the Project storm water management system including the Project SWPPP, WQMP, and compliance with NPDES Permit and RWQCB requirements act to protect City and regional water quality by preventing or minimizing potential storm water pollutant discharges to the watershed.

#### **1.5.8.4 Solid Waste Management**

It is anticipated that Project-generated solid waste would be conveyed by existing service providers to the Mid-Valley Landfill. The California Integrated Waste Management Act under the Public Resources Code required that local jurisdictions divert at least 50 percent of all solid waste generated by January 1, 2000.

The City is currently meeting or exceeding all state-mandated solid waste diversion targets acting to reduce potential impacts at serving landfills. The City remains committed to continuing its existing waste reduction and minimization efforts with the programs that are available through the City. The Project would comply with the California Integrated Waste Management Act as implemented by the City.

Additionally, consistent with California Green Building Standards Code (CALGreen Code) Section 5.408, *Construction Waste Reduction, Disposal, and Recycling*, as adopted by the City of Rancho Cucamonga, a minimum of 50 percent of the Project's non-hazardous construction and demolition waste would be recycled or salvaged for reuse. To these ends, a Project Construction Waste Management Plan would be prepared consistent with CALGreen Code Section 5.408.1.1. These measures would collectively reduce Project construction waste and would act to reduce total demands on solid waste management resources.

In support of CALGreen requirements, the City of Rancho Cucamonga *Construction and Demolition Diversion Program*, requires Permit applicants for new construction or tenant improvements to submit a deposit before a building and/or demolition permit is issued if the project is valued over \$100,000. Deposits are reimbursable if applicants provide proof that at least 65% of the waste was diverted from landfill disposal. Documentation that at least 65% of the total waste generated was diverted from the landfill by recycling or reuse is required. Acceptable documentation consists of weight tickets or other records of measurement from recycling facilities, processors, transfers stations, and landfills.

Weight tickets must have the following information:

- Disposal Date;
- Disposal Business Name;
- Material Type;
- Net Weight;
- Weight Ticket Number; and
- City of Origin: This must be Rancho Cucamonga.

See also: <http://cityofrcdev.prod.acquia-sites.com/construction-development/construction-and-demolition-diversion-program>.

#### **1.5.8.5 Electricity**

Electrical service is available to the Project area via Southern California Edison (SCE). Any new lines installed by the Project would be placed underground. Any alignment of service lines and connection to existing services would be as required by the City and SCE. Any necessary surface-mounted equipment, such as transformers, meters, service cabinets, and the like, would be screened and would conform to City building setback requirements.

Consistent with provisions of the California Solar Mandate (AB-178), Project electric consumption attributable to lighting and appliances will be satisfied by solar panels incorporated into the Project. Specifically, the Project includes solar panels per California requirements. The number and size of the solar panels will be engineered as part of the final residential designs. The solar panels will be sized to cover the electrical requirements of typical households of the sizes proposed.<sup>2</sup> Two house Plans (Plan 1, Plan 2) are proposed. Preliminary calculations indicate that Plan 1 would be fitted with solar panels with an output capacity of 3.93 kWdc, and Plan 2 would have panels with a 4.72 kWdc capacity (Energy Assessment, p. 11).

These panels, operated at full capacity for 12 hours per day, would generate 175,682 kWh per year. However, due to cloudy days and sub-optimal sun angles, solar panels are typically able to operate at an efficiency of 34 percent or higher. The estimated

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<sup>2</sup> Solar batteries can be added to PV systems in order to store excess electricity for later use. In doing so, property owners can use less overall utility power to maximize their savings on electricity bills. If solar storage is part of a building's PV system, then the required system size can be reduced due to its energy efficiency. Moreover, whereas it is the intent that PV systems be designed to provide 100% of the Project electricity consumption, the required installation capacity can be lowered by adopting other onsite energy efficiency improvements. Developers can reduce the size of PV solar panel arrays by adopting thermal solar power, installing certified appliances, using green building materials or adopting other energy efficiency initiatives. See also: <https://www.energy.ca.gov/programs-and-topics/topics/energy-efficiency>

operational electric energy demand of the Project is 60,219 kWh per year (Energy Assessment, p. 11). At 34 percent efficiency, a reasonable and conservative assumption, the solar panels would be capable of supplying all of the Project's electrical energy demand. As a result, Project electricity consumption is assumed to be 0 kWh/year.

The provision of temporary SCE electrical services improvements may be required to allow for, and facilitate, Project construction activities. The scope of such temporary improvements is consistent with, and reflected within, the total scope of development proposed by the Project. Similarly, impacts resulting from the provision of temporary SCE services would not be substantively different from, or greater than, impacts resulting from development of the Project in total. Electrical service connections if/as required would be made with existing SCE lines along Banyan Avenue.

#### **1.5.8.6 Natural Gas**

Natural gas service would be provided by Southern California Gas (SoCalGas). Existing service lines would be extended to the Project uses. The Project would connect to existing SoCalGas lines located in Banyan Avenue. Alignment of service lines and connection to existing services would be as required by the City and SoCalGas. To allow for, and facilitate, Project construction activities, provision of temporary SoCalGas gas services improvements may be required. The scope of such temporary improvements is consistent with, and reflected within, the total scope of development proposed by the Project. Similarly, impacts resulting from the provision of temporary SoCalGas services would not be substantively different from, or greater than, impacts resulting from development of the Project in total.

#### **1.5.8.7 Communications Services**

Communications services, including wired and wireless telephone and internet services, are available through numerous private providers and would be provided on an as-needed basis. As with electrical service lines, all existing and proposed wires, conductors, conduits, raceways, and similar communications improvements within the Project area would be installed underground. Any necessary surface-mounted equipment, e.g., terminal boxes, transformers, meters, service cabinets, etc., would be screened and would conform to City building setback requirements.

#### **1.5.9 Fire and Police Protection Services**

Police and fire protection services are currently available to the Project site, and are listed below.

- Fire Protection Services: Rancho Cucamonga Fire Protection District.
- Police Protection Services: San Bernardino County Sheriff under contract to the City of Rancho Cucamonga.

#### **1.5.10 Energy Efficiency/Sustainability**

Energy-saving and sustainable design features and operational programs would be incorporated into all facilities developed pursuant to the Project. Notably, the Project would comply with the California Green Building Standards Code (CALGreen; CCR, Title 24, Part 11) as implemented by the City of Rancho Cucamonga. The Project also incorporates and expresses the following design features and attributes promoting energy efficiency and sustainability.

- The Project in total would comply with incumbent Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6);
- To reduce water demands and associated energy use, the Project would be required to implement a Water Conservation Strategy and demonstrate a minimum 20 percent reduction in indoor water usage when compared to baseline water demand (total expected water demand without implementation of the Water Conservation Strategy).<sup>3</sup> Project site development would also be required to implement the following:
  - Landscaping palette emphasizing drought-tolerant plants consistent with provisions of the State Model Water Efficient Landscape Ordinance and/or City of Rancho Cucamonga requirements;
  - Use of water-efficient irrigation techniques consistent with City of Rancho Cucamonga requirements;
  - U.S. Environmental Protection Agency (EPA) Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs), and other plumbing fixtures.

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<sup>3</sup> Reduction of 20 percent indoor water usage is consistent with the current CalGreen Code performance standards for residential and non-residential land uses. Per CalGreen, the reduction shall be based on the maximum allowable water use per plumbing fixture and fittings as required by the California Building Standards Code.

Additionally, as noted previously, the Project electricity demands would be fully satisfied by solar panels incorporated into the Project.

## **1.6 PROJECT OPENING YEAR**

The proposed Banyan 9 Residential Project would be developed in a manner responsive to market conditions and in concert with availability of necessary infrastructure and services. For the purposes of this analysis, the Project Opening Year is defined as 2023.

## **1.7 PROJECT OBJECTIVES**

The primary goal of the Project is to develop a high-quality residential community. Complementary Project Objectives include the following:

- Maximize development potential of the underutilized site by implementing single-family residential products;
- Take advantage of available infrastructure; enhance and improve local infrastructure systems to the benefit of the Project and surrounding areas; and
- Provide a residential development that expands and diversifies the locally available housing stock; and that responds to the current and projected demand for single-family residential products within the City.

## **1.8 DISCRETIONARY APPROVALS AND PERMITS**

Discretionary actions permits and related consultation(s) necessary to approve and implement the Project include, but are not limited to, the following.

### **1.8.1 Lead Agency Discretionary Actions and Permits**

- Adoption of a Mitigated Negative Declaration;
- Approval of a Tentative Tract Map (SUBTT20337);
- Approval of Design Review;
- Minor exception for wall height; and
- All other associated building and engineering permits for construction.

### **1.8.2 Other Consultation and Permits**

Based on the current Project design concept, anticipated consultation and permits necessary to realize the proposal would likely include, but are not limited to the following:

- Tribal Resources consultation with requesting Tribes as provided for under *AB 52, Gatto. Native Americans: California Environmental Quality Act*.
- Permitting may be required by/through the Regional Water Quality Control Board (RWQCB) pursuant to requirements of the City's National Pollutant Discharge Elimination System (NPDES) Permit.
- Permitting may be required by/through the South Coast Air Quality Management District (SCAQMD) for certain equipment or land uses that may be implemented within the Project area.
- Permitting (i.e., utility connection permits) may be required from utility providers.
- Other ministerial permits necessary to realize all on- and off-site improvements related to the development of the site.

# **Part I: Environmental Information Form**

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# ENVIRONMENTAL INFORMATION FORM (Part I - Initial Study)

(Please type or print clearly using ink. Use the tab key to move from one line to the next line.)

The purpose of this form is to inform the City of the basic components of the proposed project so that the City may review the project pursuant to City Policies, Ordinances, and Guidelines; the California Environmental Quality Act; and the City's Rules and Procedures to Implement CEQA. It is important that the information requested in this application be provided in full.

Upon review of the completed Initial Study Part I and the development application, additional information such as, but not limited to, traffic, noise, biological, drainage, and geological reports may be required. The project application will not be deemed complete unless the identified special studies/reports are submitted for review and accepted as complete and adequate. The project application will not be scheduled for Committees' review unless all required reports are submitted and deemed complete for staff to prepare the Initial Study Part II as required by CEQA. In addition to the filing fee, the applicant will be responsible to pay or reimburse the City, its agents, officers, and/or consultants for all costs for the preparation, review, analysis, recommendations, mitigations, etc., of any special studies or reports.

## GENERAL INFORMATION:

**INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.** Please note that it is the responsibility of the applicant to ensure that the application is complete at the time of submittal; City staff will not be available to perform work required to provide missing information.

Application Number for the project to which this form pertains: SUBTT20337

Project Title: Banyan 9 Residential Project

Name & Address of project owner(s):

Manning Homes

20151 SW Birch Street, Suite 150

Newport Beach, CA 92660

Name & Address of developer or project sponsor:

Manning Homes

20151 SW Birch Street, Suite 150

Newport Beach, CA 92660

Contact Person & Address: \_\_\_\_\_

Craig Kozma, Manning Homes, 20151 SW Birch Street, Suite 150, Newport Beach, CA 92660

Name & Address of person preparing this form (if different from above): \_\_\_\_\_

Applied Planning, Inc. 11762 De Palma Road, 1-C 310, Corona, CA 92883

Telephone Number: (949) 250-4200

## PROJECT INFORMATION & DESCRIPTION:

Information indicated by an asterisk (\*) is not required of non-construction CUP's unless otherwise requested by staff.

- \*1) Provide a full scale (8-1/2 x 11) copy of the USGS Quadrant Sheet(s) which includes the project site, and indicate the site boundaries.
- 2) Provide a set of color photographs that show representative views into the site from the north, south, east, and west; views into and from the site from the primary access points that serve the site; and representative views of significant features from the site. Include a map showing location of each photograph.
- 3) Project Location (describe): The Project is located in the northeasterly portion of the City of Rancho

Cucamonga. The Project site comprises approximately 5.2 acres located on the south side of Banyan Street, approximately 0.3 miles northerly of the State Route 210, approximately 0.1 miles westerly of Etiwanda Avenue

- 4) Assessor's Parcel Numbers (attach additional sheet if necessary):  
0225-171-04-0000

- \*5) Gross Site Area (ac/sq. ft.): 5.18 Acres

- \*6) Net Site Area (total site size minus area of public streets & proposed dedications): 4.89 Acres

- 7) Describe any proposed general plan amendment or zone change which would affect the project site (attach additional sheet if necessary):

The Project does not propose or require any Specific Plan, General Plan or Zoning amendments.

- 8) *Include a description of all permits which will be necessary from the City of Rancho Cucamonga and other governmental agencies in order to fully implement the project:*

- Approval of a Tentative Tract Map (SUBTT20337);
- Design Review (DRC-TBD);
- Minor exception for wall height; and
- All other associated building and engineering permits for construction.

- Design Review (DRC-TBD);

- Minor exception for wall height; and

- All other associated building and engineering permits for construction.

- 9) Describe the physical setting of the site as it exists before the project including information on topography, soil stability, plants and animals, mature trees, trails and roads, drainage courses, and scenic aspects. Describe any existing structures on site (including age and condition) and the use of the structures. Attach photographs of significant features described. In addition, cite all sources of information (i.e., geological and/or hydrologic studies, biotic and archeological surveys, traffic studies):

The Project site is an undeveloped disturbed property. Portions of the Project site are sparsely vegetated with non-native grassland species. Project site gradients trend gently to the southeast.

The Project site does not evidence any notable topographic features.

The elevation of the Project site is approximately 1,530 feet above mean sea level (MSL).

Sources: Project Biological Resources Assessment (IS/MND Appendix B), Project Geotechnical Investigation (IS/MND Appendix E), Google Earth.

- 10) *Describe the known cultural and/or historical aspects of the site. Cite all sources of information (books, published reports and oral history):*

No known cultural and/or historical aspects are present within the Project site.

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Source: Project Cultural Resources Assessment (IS/MND Appendix C)

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See also: Initial Study Environmental Checklist Form, Item 5.

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- 11) *Describe any noise sources and their levels that now affect the site (aircraft, roadway noise, etc.) and how they will affect proposed uses:*

Vehicular-source noise from existing adjacent roadways is the main source of noise affecting the site.

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Vehicular-source noise levels received at the Project site approximates 60.1 dBA CNEL.

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Source: Project Noise Assessment (IS/MND Appendix H)

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See also: Initial Study Environmental Checklist Form, Item 13.

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- 12) *Describe the proposed project in detail. This should provide an adequate description of the site in terms of ultimate use that will result from the proposed project. Indicate if there are proposed phases for development, the extent of development to occur with each phase, and the anticipated completion of each increment. Attach additional sheet(s) if necessary:*

The Project proposes development of a 9-unit single-family residential subdivision.

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No Project phasing is proposed.

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For the purposes of this analysis, the Project is assumed to be constructed and operational by 2023.

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Please refer also to Initial Study "Preface: Project Description."

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- 13) *Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.) and scale of development (height, frontage, setback, rear yard, etc.):*

Properties to the south, east, and west of the Project site are developed with single-family residential uses.

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Banyan Street comprises the Project site northerly boundary. Properties directly to the north, across Banyan

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Street, are vacant and undeveloped. The Etiwanda Medical Therapy Unit, California Children Services

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[Etiwanda Early Special Education School] facility is located northeasterly of the Project site across Banyan

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Street. Please refer also to Initial Study "Preface: Project Description," Figure 1.3-1.

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14) Will the proposed project change the pattern, scale, or character of the surrounding general area of the project?

No. Please also refer to Initial Study Environmental Checklist Form, Item 1.

15) Indicate the type of short-term and long-term noise to be generated, including source and amount. How will these noise levels affect adjacent properties and on-site uses? What methods of soundproofing are proposed?

Project construction activities would generate short-term noise. Project traffic would comprise long-term noise sources. As mitigated, maximum noise levels received at area properties would not exceed City Noise Ordinance standards. Please also refer to Initial Study Environmental Checklist Form, Item 13.

\*16) Indicate proposed removals and/or replacements of mature or scenic trees:

No trees will be removed as part of the Project. The Project will implement landscaping consistent with City landscaping requirements and the Project Conditions of Approval.

Please also refer to Initial Study Environmental Checklist Form, Items 1 and 4.

17) Indicate any bodies of water (including domestic water supplies) into which the site drains: None.

18) Indicate expected amount of water usage. (See Attachment A for usage estimates). For further clarification, please contact the Cucamonga Valley Water District at (909) 987-2591.

a. Residential (gal/day) 6,345 Peak use (gal/Day)

b. Commercial/Ind. (gal/day/ac) Peak use (gal/min/ac)

19) Indicate proposed method of sewage disposal. ☐ Septic Tank ☒ Sewer.

If septic tanks are proposed, attach percolation tests. If discharge to a sanitary sewage system is proposed indicate expected daily sewage generation: (See Attachment A for usage estimates). For further clarification, please contact the Cucamonga Valley Water District at (909) 987-2591.

a. Residential (gal/day) 2,430

b. Commercial/Industrial (gal/day/ac)

## **RESIDENTIAL PROJECTS:**

20) Number of residential units: 9

Detached (indicate range of parcel sizes, minimum lot size and maximum lot size: \_\_\_\_\_)

Residential lot sizes within the Project site range from 12,488 square feet to 17,436 square feet.

Attached (indicate whether units are rental or for sale units): Not Applicable.

21) Anticipated range of sale prices and/or rents:

Sale Price(s)      \$ TBD to \$ TBD

Rent (per month)    \$ \_\_\_\_\_ to \$ \_\_\_\_\_

22) Specify number of bedrooms by unit type: \_\_\_\_\_

3 Residential Plan Types:

Plan 1 - Spanish: Single Story, 3 or 4 BR; Two-Story, 5 BR

Plan 2 - Farmhouse: Single Story, 3 or 4 BR; Two-Story, 5 BR

Plan 3 - California Ranch: Single Story, 3 or 4 BR; Two-Story, 5 BR

23) Indicate anticipated household size by unit type: 3.03 persons per DU

Source: <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/>.

24) Indicate the expected number of school children who will be residing within the project: Contact the appropriate School Districts as shown in Attachment B:

a. Elementary: 3

b. Junior High: 2

c. Senior High 2

## **COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL PROJECTS**

25) Describe type of use(s) and major function(s) of commercial, industrial or institutional uses: \_\_\_\_\_

Not Applicable.

26) Total floor area of commercial, industrial, or institutional uses by type: \_\_\_\_\_

Not Applicable.

27) Indicate hours of operation: \_\_\_\_\_

Not Applicable.

28) Number of employees: \_\_\_\_\_

Total: Not Applicable.

Maximum Shift: \_\_\_\_\_

Time of Maximum Shift: \_\_\_\_\_

29) Provide breakdown of anticipated job classifications, including wage and salary ranges, as well as an indication of the rate of hire for each classification (attach additional sheet if necessary):

Not Applicable.

30) Estimation of the number of workers to be hired that currently reside in the City: Not Applicable.

\*31) For commercial and industrial uses only, indicate the source, type, and amount of air pollution emissions. (Data should be verified through the South Coast Air Quality Management District, at (818) 572-6283):

Not Applicable.

## **ALL PROJECTS**

32) Have the water, sewer, fire, and flood control agencies serving the project been contacted to determine their ability to provide adequate service to the proposed project? If so, please indicate their response.

As substantiated in the attached Environmental Checklist Form, the Project would not result in or cause significant impacts affecting water, sewer, fire protection, or flood control facilities, or related service providers.

Please refer also to Initial Study Environmental Checklist Form, Items 10 and 15.

- 33) *In the known history of this property, has there been any use, storage, or discharge of hazardous and/or toxic materials? Examples of hazardous and/or toxic materials include, but are not limited to PCB's; radioactive substances; pesticides and herbicides; fuels, oils, solvents, and other flammable liquids and gases. Also note underground storage of any of the above. Please list the materials and describe their use, storage, and/or discharge on the property, as well as the dates of use, if known.*

A Phase I Environmental Site Assessment (Phase I ESA) has been conducted to assess the potential for

the Project site to be affected by hazards or hazardous conditions.

The Phase I ESA concluded that the Project site is not significantly affected by hazards or hazardous conditions. Please also refer to Initial Study Environmental Checklist Form, Item 9.

Source: Project Phase I ESA (IS/MND Appendix F).

- 34) *Will the proposed project involve the temporary or long-term use, storage, or discharge of hazardous and/or toxic materials, including but not limited to those examples listed above? If yes, provide an inventory of all such materials to be used and proposed method of disposal. The location of such uses, along with the storage and shipment areas, shall be shown and labeled on the application plans.*

No. Please also refer to Initial Study Environmental Checklist Form, Item 9.

- 35) *The applicant shall be required to pay any applicable Fish and Game fee. The project planner will confirm which fees apply to this project. All checks are to be made payable to the Clerk of the Board Supervisors and submitted to the Planning Commission/Planning Director hearing:*

*I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for adequate evaluation of this project to the best of my ability, that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted before an adequate evaluation can be made by the City of Rancho Cucamonga.*

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_



## ATTACHMENT "A"

### CITY OF RANCHO CUCAMONGA

#### ESTIMATED WATER USE AND SEWER FLOWS FOR NEW DEVELOPMENT (Data Provided by Cucamonga Valley Water District February 2003)

##### Water Usage

Single-Family	705 gallons per EDU per day
Multi-Family	256 gallons per EDU per day
Neighborhood Commercial	1000 gal/day/unit (tenant)
General Commercial	4082 gal/day/unit (tenant)
Office Professional	973 gal/day/unit (tenant)
Institutional/Government	6412 gal/day/unit (tenant)
Industrial Park	1750 gal/day/unit (tenant)
Large General Industrial	2020 gal/day/unit (tenant)
Heavy Industrial (distribution)	1863 gal/day/unit (tenant)

##### Sewer Flows

Single-Family	270 gallons per EDU per day
Multi-Family	190 gallons per EDU per day
General Commercial	1900 gal/day/acre
Office Professional	1900 gal/day/acre Institutional/Government
Industrial Park	3000 gal/day/acre
Large General Industrial	2020 gal/day/acre
Heavy Industrial (distribution)	1863 gal/day/acre

Source: Cucamonga Valley Water District  
Engineering & Water Resources Departments,  
Urban Water Management Plan 2000

## **ATTACHMENT B**

Contact the school district for your area for amount and payment of school fees:

### **Elementary School Districts**

Alta Loma  
9350 Base Line Road, Suite F  
Rancho Cucamonga, CA 91730  
(909) 987-0766

Central  
10601 Church Street, Suite 112  
Rancho Cucamonga, CA 91730  
(909) 989-8541

Cucamonga  
8776 Archibald Avenue  
Rancho Cucamonga, CA 91730  
(909) 987-8942

Etiwanda  
6061 East Avenue  
P.O. Box 248  
Rancho Cucamonga, CA 91739  
(909) 899-2451

### **High School**

Chaffey High School  
211 West 5th Street  
Ontario, CA 91762  
(909) 988-8511

## **Part II: Environmental Checklist Form**

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# ENVIRONMENTAL CHECKLIST FORM

## INITIAL STUDY PART II

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### BACKGROUND

1. **Project File:** Banyan 9 Residential Project (SUBTT20337)
2. **Related Files:** Design Review DRC2021-00018; Minor Exception DRC2021-00019
3. **Description of Project (Describe the whole action involved, including, but not limited to, later phases of the project and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary):** Please refer to IS/MND "Preface: Project Description."
4. **Project Sponsor's Name and Address:** Craig Kozma, Manning Homes, 20151 SW Birch Street, Suite 150, Newport Beach, CA 92660
5. **General Plan Designation:** VLR: Very Low Residential (0.1 – 2.0 DU/AC)
6. **Zoning:** Etiwanda Specific Plan: Very Low Residential (up to 2.0 DU/AC)
7. **Surrounding Land Uses and Setting (Briefly describe the project's surroundings):** Please refer to IS/MND "Preface: Project Description."
8. **Lead Agency Name and Address:**  
  
Tabé Van der Zwaag  
City of Rancho Cucamonga  
Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730  
(909) 477-2750 Ext. 4311
9. **Contact Person and Phone Number:** Craig Kozma, Manning Homes, (949) 250-4200
10. **Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement):** N/A

### GLOSSARY – The following technical/agency abbreviations are used in this report:

CVWD – Cucamonga Valley Water District  
EIR – Environmental Impact Report  
NPDES – National Pollutant Discharge Elimination System  
NOx – Nitrogen Oxides  
ROG – Reactive Organic Gases (also referred to as Volatile Organic Compounds [VOC])  
PM<sub>2.5</sub> – Fine Particulate Matter Less than 2.5 Microns in Diameter  
PM<sub>10</sub> – Fine Particulate Matter Less than 10 Microns in Diameter  
RWQCB – Regional Water Quality Control Board  
SCAQMD – South Coast Air Quality Management District  
SWPPP – Storm Water Pollution Prevention Plan  
WQMP – Water Quality Management Plan

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## 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" or "Less-Than-Significant With Mitigation Incorporated," as indicated by the checklist on the following pages.

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

## DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment. A NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by, or agreed to, by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standard 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.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- ( ) I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects 1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared By: *Bob Kelly* Date: 9/13/21

Reviewed By: *TH* Date: 9/13/21

Lead Agency: *City of Rancho Cucamonga* Date: 9/13/21

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## EVALUATION OF ENVIRONMENTAL IMPACTS

<b>1. AESTHETICS.</b> <i>Except as provided in Public Resources Code Section 21099, would the project:</i>	( )	( )	(✓)	( )
a) Have a substantial adverse effect on a scenic vista?	( )	( )	( )	(✓)
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway?	( )	( )	(✓)	( )
c) In nonurbanized 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?	( )	( )	(✓)	( )
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	( )	( )	(✓)	( )

### Comments:

- a) *Less-Than-Significant Impact.* The City of Rancho Cucamonga sits at the southern base of the San Gabriel Mountains. Mountain views are available from most areas in the City and provide a scenic backdrop for the community. Area roadways provide unobstructed views of the San Gabriel Mountains to the north and, from the foothills, of the lower-lying valley to the south.

The Project site is not located within a designated view corridor as identified at City of Rancho Cucamonga General Plan (General Plan) Figure LU-6. As illustrated at Figure 1.3-1, *Existing Land Uses*, the Project represents a visually compatible continuation of existing residential land uses, and would not impede views of, or otherwise substantively affect scenic vistas or access to scenic vistas. The Project does not propose or require uses or facilities that would adversely affect vineyards, orchards, natural vegetation, or other City scenic resources.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the preceding, the potential for the Project to have a substantial adverse effect on a scenic vista is less-than-significant.

- b) *No Impact.* There are no scenic highways in or near the City, which may be affected by future development and redevelopment (City of Rancho Cucamonga General Plan EIR [General Plan EIR], p. 1-7). As such, the Project would have no impact on scenic resources within a State Scenic Highway.
- c) *Less-Than-Significant Impact.* The Project is located in an urbanized area. Development of the Project site with single-family residential uses is anticipated under and allowed by the City General Plan. The Project would implement contemporary single-family residential designs representing an appropriate and compatible continuation of existing residential uses. Subject to City review and approval, final design concepts for the Project would be required to conform to applicable standards and regulations established under the *Etiwanda Specific Plan* (City of Rancho Cucamonga) 1983 and subsequent amendments (Specific Plan); Specific Plan Chapter 5, *Standards & Regulations*. See also: <https://www.dropbox.com/sh/h2zdp1y2jc7inus/AABulrjmOiZas4OzyFJrfRh7a?dl=0&preview=Etiwanda+Specific+Plan.pdf>.

The Project would also be required to comply with applicable City Development Code Standards (Development Code Chapter 17.34, *General Development Standards*; Chapter 17.36, *Development Standards by Base Zoning District*.) See also: <http://qcode.us/codes/ranchocucamonga/view.php?topic=17&frames=on>.

Compliance with the applicable provisions of the Specific Plan and Development Code would ensure that the Project would not substantially degrade the existing visual character or quality of the site and its surroundings.



Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the preceding, the potential for the Project to substantially degrade the existing visual character and quality of the site and its surroundings is less-than-significant.

- d) *Less-Than-Significant Impact.* The Project would introduce new sources of lighting, including streetlights and security lighting. Subject to City review and approval, all Project lighting would be required to conform to regulations, guidelines, and standards established under the City Development Code (Development Code Chapter 17.58, *Outdoor Lighting Standards*). General lighting requirements applicable to all outdoor lighting, excerpted from the City Development Code, is presented below:

**17.58.050 General lighting requirements.**

The requirements listed below shall apply to all outdoor lighting.

A. *Nuisance prevention.* All outdoor lighting shall be designed, located, installed, directed downward or toward structures, fully shielded, and maintained in order to prevent glare, light trespass, and light pollution.

B. *Maintenance.* Fixtures and lighting shall be maintained in good working order and in a manner that serves the original design intent.

1. Burnt-out and broken light bulbs shall be replaced.
2. Lighting fixtures shall remain free of graffiti and rust.
3. Painted light fixtures shall be maintained to minimize chipping or peeling.

C. *Shielding.* Except as otherwise exempt, all outdoor lighting shall be recessed and/or constructed with full downward shielding in order to reduce light and glare impacts on trespass to adjoining properties and public rights-of-way. Each fixture shall be directed downward and away from adjoining properties and public rights-of-way, so that no light fixture directly illuminates an area outside of the project site intended to be illuminated. See Figure 17.58.050-2 (Shielding and Maximum Height of Freestanding Outdoor Light Fixtures).

D. *Level of illumination.* Outdoor lighting shall be designed to illuminate at the minimum level necessary for safety and security and to avoid the harsh contrasts in lighting levels between the project site and adjacent properties. Illumination requirements are provided in Table 17.58.050-1 (Illumination Requirements).

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**TABLE 17.58.050-1 ILLUMINATION REQUIREMENTS**

Category	Where Measured	Required Illumination (minimum or maximum)	Notes
Public, civic, and religious buildings		Permitted to be fully illuminated during hours of operation. After hours, may be dimmed or turned off such that only lighting essential to security or safety shall be maintained.	
General			
Parking lots, driveways, trash enclosures, public phones, group mailboxes	Within 2-foot radius of object edge	1.0 foot-candle (minimum) and 4.0 foot-candle (maximum)	At all hours
Parking lots for banks, convenience stores, check cashing businesses	At point of highest and lowest light level	1.5 foot-candle (minimum) and 4.0 foot-candle (maximum)	During operating hours
Pedestrian walkways	Center of walkway at point of highest and lowest light level	0.5 foot-candle (minimum) and 2.0 foot-candle (maximum)	Only applies to walkways intended for use after dark
Nonresidential structures, entryways, and doors	5-foot radius of door (each side)	1.0 foot-candle (minimum)	During hours of darkness
Adjacent residential property	At structure and rear setback line	0.1 foot-candle (maximum)	Equivalent to moon's potential ambient illumination

E. *Signs.* Lighting of signs shall be in compliance with chapter [17.74](#) (Sign Regulations for Private Property).

F. *Sports fields/outdoor activity areas.* Where playing fields or other specialty activity areas are to be illuminated, lighting fixtures shall be mounted, aimed, and shielded so that the light falls within the primary playing area and no significant off-site light trespass is produced. Additionally, the lights shall be turned off within one hour after the end of the event.

G. *Wireless telecommunication facilities.* Wireless telecommunication facilities and related equipment shall be unlit except as provided in chapter [17.106](#) (Wireless Communicator Facilities).

H. *Maximum height of freestanding outdoor light fixtures.* The maximum height of outdoor light fixtures on residential properties shall be 12 feet. The maximum height of freestanding outdoor

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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light fixtures abutting residential development shall be 15 feet. Otherwise, the maximum height for freestanding outdoor light structures shall be 20 feet. Height shall be measured from the finish grade, inclusive of the pedestal, to the top of the fixture. See Figure 17.58.050-2 (Shielding and Maximum Height of Freestanding Outdoor Light Fixtures). Height limit for light fixtures in industrial areas is 25 feet. The height of all outdoor light fixtures is measured from ground level to top of illumination fixture and does not include decorative elements attached to the top of the fixture.

See also: [http://qcode.us/codes/ranchocucamonga/view.php?topic=17-iv-17\\_58&frames=on](http://qcode.us/codes/ranchocucamonga/view.php?topic=17-iv-17_58&frames=on).

Compliance with applicable provisions of the Development Code ensures that the Project would not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area. Based on the preceding, the potential for the Project to create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area is less-than-significant.

**Sources:** *Rancho Cucamonga General Plan*, May 19, 2010; *Rancho Cucamonga 2010 General Plan Update, Draft Program Environmental Impact Report*, SCH No. 2000061027 (BonTerra Consulting) February 16, 2010; City of Rancho Cucamonga Development Code; Etiwanda Specific Plan; Preliminary Plans for the Banyan 9 Residential Project.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>2. AGRICULTURAL RESOURCES.</b> <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</i></p> <p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p> <p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p> <p>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))?</p> <p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p> <p>e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>	<p>( )</p> <p>( )</p> <p>( )</p> <p>( )</p> <p>( )</p>	<p>( )</p> <p>( )</p> <p>( )</p> <p>( )</p> <p>( )</p>	<p>( )</p> <p>( )</p> <p>( )</p> <p>( )</p> <p>( )</p>	<p>(✓)</p> <p>(✓)</p> <p>(✓)</p> <p>(✓)</p> <p>(✓)</p>

**Comments:**

a, c) *No Impact.* The Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Nor is the Project site zoned for forest lands, timberlands, or timberland production. The Project would have no effect on

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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farmlands, forest lands or timberlands. See also:  
<https://maps.conservation.ca.gov/dlrp/ciff/>.

- b) *No Impact.* No Williamson Act contracts are in place for the subject site. The Project would therefore not conflict with any existing agricultural zoning designations, nor affect any existing Williamson Act contract(s).
- d) *No Impact.* There are no lands within the City of Rancho Cucamonga that qualify as forest land or timberland. Further, there are no areas within the City that are zoned as forest land, timberland, or Timberland Production. Therefore, no impacts would occur related to the loss or conversion of forest land to non-forest use, or timberland production.
- e) *No Impact.* There are no agricultural uses, forestlands or timberlands on the site. The Project does not involve other changes to the environment which could result in the conversion of farmland or forest land to other uses. Furthermore, there are no lands within the City of Rancho Cucamonga that qualify as forest land. Therefore, there is no potential for conversion of forest land to a non-forest use.

**Sources:** *Rancho Cucamonga General Plan*, May 19, 2010; *Rancho Cucamonga 2010 General Plan Update, Draft Program Environmental Impact Report*, SCH No. 2000061027 (BonTerra Consulting) February 16, 2010; Preliminary Plans for the Banyan 9 Residential Project.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3. AIR QUALITY.</b> <i>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project</i>	( )	(✓)	( )	( )
a) Conflict with or obstruct implementation of the applicable air quality plan?	( )	(✓)	( )	( )
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?	( )	(✓)	( )	( )
c) Expose sensitive receptors to substantial pollutant concentrations?	( )	(✓)	( )	( )
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	( )	( )	(✓)	( )

**Comments:**

Potential air quality impacts of the Project are evaluated and substantiated in detail in *Focused Air Quality and Greenhouse Gas Emission Analysis for the Banyan Street Homes, City of Rancho Cucamonga* (Greve & Associates, LLC) September 3, 2021 (Project Air Quality Impact Analysis [AQIA]/Greenhouse Gas Analysis [GHGA]).

The latest SCAQMD/California Air Pollution Control Officers Association (CAPCOA)-approved version of the California Emissions Estimator Model (CalEEMod, v2016.3.2) was utilized to estimate Project-related air pollutant emissions levels. Project emissions levels were then compared to applicable SCAQMD thresholds in order to determine if air quality standards would be violated; or if Project emissions would contribute substantially to existing or projected air quality violations. Unless otherwise noted, CalEEMod default values and assumptions are applied throughout.

Analysis, results, and conclusions of the Project AQIA/GHGA provide the basis for the following discussions. The Project AQIA/GHGA is provided at IS/MND Appendix A. To aid in the review of discussions presented subsequently in this Section, recurring terms,

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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abbreviations, and acronyms are defined as follows: PPM - Parts per Million;  $\mu\text{g}/\text{m}^3$  - Micrograms Per Cubic Meter;  $\text{PM}_{10}$  - Particulate Matter Less Than 10 Microns In Diameter;  $\text{PM}_{2.5}$  - Particulate Matter Less Than 2.5 Microns In Diameter.

- a) *Less-Than-Significant Impact With Mitigation Incorporated.* The Project is located within the South Coast Air Basin (SCAB), which is characterized by relatively poor air quality. The South Coast Air Quality Management District (SCAQMD) has jurisdiction over an approximately 10,743-square-mile area consisting of the four-county SCAB and the Los Angeles County and Riverside County portions of what used to be referred to as the Southeast Desert Air Basin. In these areas, the SCAQMD is principally responsible for air pollution control, and works directly with the Southern California Association of Governments (SCAG), county transportation commissions, and local governments, as well as state and federal agencies, to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards.

The SCAQMD has adopted Air Quality Management Plans (AQMPs) outlining strategies to achieve state and federal ambient air quality standards. AQMPs are periodically updated to reflect technological advances, recognize new or pending regulations, more effectively reduce emissions, accommodate growth, and minimize any negative fiscal impacts of air pollution control on the economy.

In March 2017, the SCAQMD released the Final 2016 AQMP (2016 AQMP). The 2016 AQMP incorporates the latest scientific and technical information and planning assumptions, including the 2016 – 2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 – 2040 RTP/SCS) and updated emission inventory methodologies for various source categories. Air quality conditions and trends presented in the 2016 AQMP assume that regional

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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development will occur in accordance with population growth projections identified by SCAG in the 2016 – 2040 RTP/SCS.

The SCAG 2016 – 2040 RTP/SCS in turn derives its assumptions, in part, from general plans of cities located within the SCAG region. Accordingly, if a project is consistent with the development and growth projections reflected in the adopted general plan, it would be consistent with the growth assumptions in the SCAG 2016 – 2040 RTP/SCS and 2016 AQMP. The 2016 AQMP further assumes that development projects within the region will implement appropriate strategies to reduce air pollutant emissions, thereby promoting timely implementation of the AQMP.

Criteria for determining consistency with the AQMP are identified at Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD CEQA Air Quality Handbook (1993). AQMP consistency criteria are listed below. Project consistency with, and support of these criteria is presented subsequently.

- **Criterion No. 1:** The project under consideration will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.
- **Criterion No. 2:** The project under consideration will not exceed the assumptions in the AQMP based on the years of Project build-out phase.

**Criterion No. 1:** The violations that Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). CAAQS and NAAQS violations would occur if Localized



Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Significance Thresholds (LSTs) or regional significance thresholds are exceeded. As mitigated, Project construction-source emissions would not exceed applicable LSTs or regional significance thresholds. See following discussion at Item 3 b) under the heading “Localized Impacts.”

Without mitigation, Project operational-source emissions would not exceed applicable LSTs or regional significance thresholds. See following discussion at Item 3 b) under the heading “Localized Impacts.” Further, the Project would implement applicable Best Available Control Measures (BACMs), and would comply with applicable SCAQMD Rules, acting to further reduce potential air quality impacts. On this basis, the Project would not result in an increase in the frequency or severity of existing air quality violations, or cause or contribute to new violations.

**Criterion No. 2:** Criterion No. 2 addresses consistency of a given project with approved local and regional land use plans and associated potential AQMP implications. That is, AQMP emissions models and emissions control strategies are based in part on land use data provided by local general plan documentation; and regional plans, which reflect and incorporate local general plan information. The emphasis of this criterion is to ensure that the analyses conducted for any given project are based on the same forecasts as the AQMP.

Projects that propose general plan amendments may increase the intensity of use and/or result in higher traffic volumes, thereby resulting in increased operational-source emissions (stationary and vehicular-sources) when compared to the AQMP assumptions. However, if a given project is consistent with and does not otherwise exceed the growth projections in the applicable local general plan, then that project would be considered consistent with the growth assumptions in the AQMP.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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### **General Plan Consistency**

Residential uses proposed by the Project are allowed under the site's current General Plan Land Use designation of Residential – Very Low (0.1 – 2.0 Dwelling Units/Acre [DU/AC]). No General Plan Amendment (GPA) is required in conjunction with the Project. The Project would not result in growth or development not anticipated under the AQMP. Project operational-source emissions are reflected in the AQMP assumptions, and would not result in AQMP inconsistencies.

### **Regional Plan Consistency**

Development of the City pursuant to the General Plan is reflected in Southern California Association of Governments (SCAG) planning efforts and policies including: *The 2016 – 2040 Regional Transportation Plan/Sustainable Communities Strategy* (SCAG) April 2016 (2016 – 2040 RTP/SCS). The Project is consistent with the General Plan and by extension is reflected in SCAG planning efforts and policies.

The “Final 2008 Regional Comprehensive Plan” (2008 RCP) defines a vision for the SCAG region to be implemented under a strategic plan addressing the regions interrelated housing, traffic, water and air quality issues. The 2008 RCP does not mandate planning actions. SCAG does however request that local governments consider the 2008 RCP recommendations in developing or amending local plans, codes, design guidelines, and other related actions. SCAG promotes use of the 2008 RCP as an advisory policy document for voluntary use by local agencies. The Project does not propose or require actions that would somehow conflict with 2008 RCP advisory policies.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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### **AQMP Consistency Conclusion**

As mitigated, Project construction-source emissions would not exceed any applicable regional or local thresholds. Unmitigated Project operational-source emissions would not exceed any applicable regional or local thresholds. The Project would not result in or cause NAAQS or CAAQS violations. The Project does not propose or require amendment of the City General Plan, and the Project land uses are reflected in the AQMP. On this basis, the Project is considered to be consistent with the AQMP. The potential for the Project to conflict with or obstruct implementation of the AQMP is therefore less-than-significant.

- b) *Less-Than-Significant With Mitigation Incorporated.* Attainment Status Designations for San Bernardino County and the Project area are summarized at Table 3-1.

**Table 3-1**  
**Attainment Status Designations for San Bernardino County**

Pollutant	National Ambient Air Quality Standard	California Ambient Air Quality Standard
Ozone	Attainment (1-hour) <sup>1</sup>	Nonattainment (1-hour) classification <sup>2</sup>
	Nonattainment (8-hour) <sup>3</sup> classification = extreme	Nonattainment (8-hour)
	Nonattainment (8-hour) <sup>4</sup> classification = extreme	
	Nonattainment (8-hour) <sup>5</sup> classification = extreme	
Respirable particulate matter (PM <sub>10</sub> )	Attainment (24-hour)	Nonattainment (24-hour)
		Nonattainment (annual)
Fine particulate matter (PM <sub>2.5</sub> )	Nonattainment (24-hour)	No state standard for 24-hour
	Nonattainment (annual)	Nonattainment (annual)
Carbon monoxide (CO)	Attainment (1-hour)	Attainment (1-hour)
	Attainment (8-hour)	Attainment (8-hour)
	Unclassified/attainment (1-hour)	Attainment (1-hour)

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 3-1**  
**Attainment Status Designations for San Bernardino County**

Pollutant	National Ambient Air Quality Standard	California Ambient Air Quality Standard
Nitrogen dioxide (NO <sub>2</sub> )	Unclassified/attainment (annual)	Attainment (annual)
Sulfur dioxide (SO <sub>2</sub> ) <sup>6</sup>	(Attainment) (1-hour)	Attainment (1-hour)
		Attainment (24-hour)
Lead (particulate)	Attainment (3-month rolling average)	Attainment (30-day average)
Hydrogen sulfide	No federal standard	Unclassified (1-hour)
Sulfates		Attainment (24-hour)
Visibility-reducing particles		Unclassified (8-hour)
Vinyl chloride		Unclassified (24-hour)

**Notes:**

<sup>1</sup> Air quality meets federal 1-hour ozone standard (77 Federal Register 64036). The U.S. Environmental Protection Agency revoked this standard, but some associated requirements still apply.

<sup>2</sup> Per Health and Safety Code Section 40921.5(c), the classification is based on 1989–1991 data and therefore does not change.

<sup>3</sup> 1997 standard.

<sup>4</sup> 2008 standard.

<sup>5</sup> 2015 standard.

<sup>6</sup> 2010 standard. Source: SCAQMD 2016 as cited in City of Rancho Cucamonga General Plan Update, Air Quality Existing Conditions Report, May 2020.

Per SCAQMD significance guidance, less-than-significant non-attainment impacts at the Project level are not cumulatively considerable, and would not result in a cumulatively considerable net increase of criteria pollutant(s) for which the project region is non-attainment under an applicable federal or state ambient air quality standard. Conversely, significant non-attainment impacts at the Project level are cumulatively considerable, and would result in a cumulatively considerable net increase of criteria pollutant(s) for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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### **Regional Impacts**

#### **Construction-Source Air Pollutant Emissions**

Project construction activities (e.g., site preparation, grading, building construction, paving, architectural coating, infrastructure construction) would generate emissions of CO, ROG, NO<sub>x</sub>, SO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>. For the purposes of analysis, the AQIA assumes that Project construction would begin in September 2021 and end in November 2022. Any delay in Project construction would result in reduced construction equipment emissions impacts due to legislated reductions in diesel emissions from construction equipment. Additionally, under future conditions generally improving vehicle/equipment fuel efficiencies and emissions control measures would further reduce construction equipment emissions impacts. The appropriate number of acres, duration of each construction phase, and other key elements of the Project were input into the CalEEMod to generate the estimate of emissions. Please refer to the Project AQIA/GHGA for details regarding equipment use, construction timeframes and other CalEEMod inputs and related construction-source emissions modeling.

SCAQMD regional thresholds for construction-source emissions are presented at Table 3-2. Project construction-source emissions in the context of SCAQMD regional thresholds are presented at Table 3-3.

**Table 3-2**  
**SCAQMD Regional Thresholds**  
**Construction-Source Emissions**

<b>Pollutant</b>	<b>Threshold</b>
NO <sub>x</sub>	100 lbs./day
VOC	75 lbs./day
PM <sub>10</sub>	150 lbs./day

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 3-2**  
**SCAQMD Regional Thresholds**  
**Construction-Source Emissions**

Pollutant	Threshold
PM <sub>2.5</sub>	55 lbs./day
SO <sub>x</sub>	150 lbs./day
CO	550 lbs./day

**Source:** *Focused Air Quality and Greenhouse Gas Emission Analysis for Banyan Street Homes, City of Rancho Cucamonga* (Greve & Associates, LLC) September 3, 2021.

Beyond applicable SCAQMD Rule 403 minimums, the Project AQIA construction-source air quality modeling reflected at Table 3-3 assumes watering of unstabilized disturbed areas three time per day (daily 3x watering) during grading activities. Daily 3x watering is a SCAQMD Rule 403-specified requirement for Large Operations (50 or more acres). The Project site comprises approximately 5.2 acres and is not a Large Operation as defined under Rule 403. Since daily 3x watering is not a Rule 403 requirement for the Project, it is appropriate to include daily 3x watering as mitigation. Mandated daily 3x watering is included herein as Mitigation Measure AQ-1.

**Mitigation Measure AQ-1:** *During grading activities, areas that are actively being graded shall be watered a minimum of three times per day.*

As indicated at Table 3-3, with implementation of mitigation, Project construction-source emissions would not exceed applicable SCAQMD regional thresholds. The potential for Project construction-source emissions to 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 would therefore be less-than-significant, as mitigated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 3-3**  
**Maximum Daily Construction-Source Emissions (pounds per day)**

	ROG	NOx	CO	SOx	PM <sub>10</sub>	PM <sub>2.5</sub>
Site Preparation	4.0	40.6	21.8	0.0	9.3	5.8
Grading	2.4	24.8	16.4	0.0	3.9	2.4
Building Construction	2.2	19.3	18.6	0.0	1.6	1.1
Paving	1.3	11.2	15.0	0.0	0.7	0.6
Architectural Coating	5.8	1.4	2.1	0.0	0.2	0.1
Maximum Daily Emissions	5.8	40.6	21.8	0.0	9.3	5.8
SCAQMD Regional Threshold	75	100	550	150	150	55
<b>Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

**Source:** Focused Air Quality and Greenhouse Gas Emission Analysis for Banyan Street Homes, City of Rancho Cucamonga (Greve & Associates, LLC) September 3, 2021.

**Notes:** Modeling reflects 3x daily watering during grading activities.

### Operational-Source Air Pollutant Emissions

Project operations (e.g., vehicle trips, landscaping, on-going site/building maintenance) would generate emissions of CO, ROG, NOx, SOx, PM<sub>10</sub>, and PM<sub>2.5</sub>. Please refer to the Project AQIA/GHGA for details regarding trip generation, landscaping, maintenance timeframes and other CalEEMod inputs and related operational-source emissions modeling. SCAQMD Regional Thresholds for operational-source emissions are presented at Table 3-4.

**Table 3-4**  
**SCAQMD Regional Thresholds**  
**Operational-Source Emissions**

Pollutant	Threshold
NOx	55 lbs./day
VOC	55 lbs./day
PM <sub>10</sub>	150 lbs./day
PM <sub>2.5</sub>	55 lbs./day

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 3-4**  
**SCAQMD Regional Thresholds**  
**Operational-Source Emissions**

Pollutant	Threshold
SO <sub>x</sub>	150 lbs./day
CO	550 lbs./day

**Source:** *Focused Air Quality and Greenhouse Gas Emission Analysis for Banyan Street Homes, City of Rancho Cucamonga* (Greve & Associates, LLC) September 3, 2021.

Project operational-source emissions in the context of SCAQMD regional thresholds are presented at Table 3-5. As summarized at Table 3-5, Project operational-source emissions would not exceed SCAQMD regional thresholds. The potential for Project operational-source air pollutant emissions to result in a cumulatively considerable net increase of any criteria pollutant for which the region is non-attainment under an applicable federal or state ambient air quality standard is less-than-significant.

**Table 3-5**  
**Maximum Daily Operational-Source Emissions (pounds per day)**

	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Total Project Emissions	0.6	1.1	3.2	0.0	0.9	0.3
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

**Source:** *Focused Air Quality and Greenhouse Gas Emission Analysis for Banyan Street Homes, City of Rancho Cucamonga* (Greve & Associates, LLC) September 3, 2021.

### **Localized Impacts**

#### **Localized Significance Threshold Analysis**

The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the national and/or state



Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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ambient air quality standards (NAAQS/CAAQS). Collectively, the NAAQS/CAAQS establish Localized Significance Thresholds (LSTs).

LSTs were developed in response to the SCAQMD Governing Board's Environmental Justice Initiative I-4. More specifically, to address potential Environmental Justice implications of localized air pollutant impacts, the SCAQMD adopted LSTs indicating whether a project would cause or contribute to localized air quality impacts and thereby cause or contribute to potential localized adverse health effects. LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable national or state ambient air quality standard. Use of LSTs by local government is voluntary. Lead agencies may employ LSTs as another indicator of significance in air quality impact analyses.

#### ***Emissions Considered/Methodology***

LSTs apply to carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), particulate matter less than 10 microns (PM<sub>10</sub>), and particulate matter less than 2.5 microns (PM<sub>2.5</sub>). The Project LST analysis incorporates, and is consistent with, protocols and procedures established by the SCAQMD *Final Localized Significance Threshold Methodology* (Methodology). The Methodology clearly states that "off-site mobile emissions from the Project should NOT be included in the emissions compared to LSTs." Therefore, for purposes of the LST analysis, only "on-site" emissions were considered. See also: <http://aqmd.gov/ceqa/handbook/LST/LST.html>.

#### ***LST Analysis***

The LST mass rate look-up tables provided by the SCAQMD were employed to determine if Project construction-source or operational-source air pollutant emissions could result in significant localized air quality impacts. If the calculated

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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on-site construction-source or operational-source air pollutant emissions do not exceed the LST mass rate look-up table levels then localized emission impacts would be less-than-significant.

The LST Methodology (Methodology) presents mass emission rate thresholds for each Source Receptor Area (SRA); and for projects of 1, 2, and 5 acres, with nearest receptor distances of 25, 50, 100, 200, and 500 meters. For intermediary project sizes and receptor distances, the Methodology employs linear interpolation to determine applicable mass emission rate thresholds. If receptors are within 25 meters of the subject development site, the Methodology uses the 25-meter distance threshold.

The Project is located in SRA 32. The nearest existing sensitive land uses are the residences located easterly, westerly, and southerly adjacent of the Project site. The nearest existing sensitive land uses are located less than 25 meters from the Project site. Accordingly, the AQIA LST analysis employs the Methodology's 25-meter distance thresholds.

### **Localized Construction-Source Emissions Impacts**

Peak daily localized construction-source emissions experienced at the nearest receptors is summarized at Table 3-6. Applicable SCAQMD LSTs are also presented. The modeling of localized construction-source emissions presented at Table 3-6 assumes 3x daily watering stipulated under previous Mitigation Measure AQ-1. As indicated, with application of mitigation, Project localized construction-source emissions would not exceed applicable LSTs. Project localized construction-source emissions impacts would therefore be less-than-significant as mitigated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 3-6**  
**Maximum Construction-Source Localized Emissions (pounds per day)**

	Pollutant			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Peak Daily Total	40.5	21.2	9.1	5.8
SCAQMD Localized Threshold	270	2,193	16	9
<b>Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

**Source:** Focused Air Quality and Greenhouse Gas Emission Analysis for Banyan Street Homes, City of Rancho Cucamonga (Greve & Associates, LLC) September 3, 2021.

### Localized Operational-Source Emissions Impacts

LST analyses appropriately consider only emissions generated by on-site sources. In this regard, the Project operational-source emissions LST analysis evaluates emissions that would be generated by on-site stationary/area-sources and also captures emissions that would be generated by on-site traffic. Table 3-7 presents the Project's maximum potential localized operational-source emissions. Applicable SCAQMD localized significance thresholds are also presented. As indicated, Project operational-source air pollutant emissions would not exceed applicable SCAQMD LSTs and would therefore be less-than-significant.

**Table 3-7**  
**Maximum Operational-Source Localized Emissions Summary (pounds per day)**

	Pollutant			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
On-site Emissions	0.2	0.8	0.02	0.02
SCAQMD Localized Threshold	270	2,193	4	2
<b>Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

**Source:** Focused Air Quality and Greenhouse Gas Emission Analysis for Banyan Street Homes, City of Rancho Cucamonga (Greve & Associates, LLC) September 3, 2021.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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### **Localized Diesel Particulate Matter (DPM) Emissions Impacts**

In 1998, the California Air Resources Board (ARB) identified particulate matter from diesel-fueled engines (Diesel Particulate Matter or DPM) as a Toxic Air Contaminant (TAC). In California, diesel engine exhaust has been identified as a carcinogen. It is assumed that the majority of the heavy construction equipment utilized during Project construction would be diesel-fueled and would generate DPM emissions.

There is no recommendation or requirement by the SCAQMD to evaluate the cancer risk for small-scale infill residential development such as that proposed by the Banyan 9 Residential Project.

Grading for the Project, when the peak diesel exhaust emissions would be generated, would occur over a period of less than 3 months; and all Project construction would be completed in less than 2 years. Because of the relatively short duration of Project construction and generation of construction-source DMP emissions compared to a 70-year exposure scenario, Project construction activities would not generate or result in diesel emissions that would expose sensitive receptors to substantial pollutant concentrations.

The Project would implement conventional single-family residential uses, and does not propose or require uses or activities that would generate substantial operational-source DPM emissions. Project operations would therefore not generate or result in diesel emissions that would expose sensitive receptors to substantial pollutant concentrations.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) *Less-Than-Significant With Mitigation Incorporated.* Sensitive receptors can include uses such as long-term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, childcare centers, and athletic facilities can also be considered as sensitive receptors.

As concluded in the above discussion of Localized Air Quality Impacts, with the implementation of Mitigation Measure AQ-1, sensitive receptors nearest the Project site would not be subject to emissions exceeding SCAQMD LSTs. Nor would Project construction or operations generate DPM emissions that would expose sensitive receptors to substantial pollutant concentrations. On this basis, the potential for the Project to expose sensitive receptors to substantial pollutant concentrations is less-than-significant as mitigated.

- d) *Less-Than-Significant Impact.* Temporary, short-term odor releases are potentially associated with Project construction activities. Potential odor sources include, but are not limited to: asphalt/paving materials, glues, paint, and other architectural coatings. It is expected that any associated odors would quickly dissipate and would not adversely affect vicinity properties. Conventional residential uses, such as those proposed by the Project, are not typically associated with long-term objectionable odors. Based on the preceding, the potential for the Project to create objectionable odors affecting a substantial number of people is less-than-significant.

**Sources:** *Focused Air Quality and Greenhouse Gas Emission Analysis for Banyan Street Homes, City of Rancho Cucamonga* (Greve & Associates, LLC) September 3, 2021; SCAQMD LST Methodology: <http://aqmd.gov/ceqa/handbook/LST/LST.html>; Preliminary Plans for the Banyan 9 Residential Project.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4. BIOLOGICAL RESOURCES. <i>Would the project:</i></b>				
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 Game or U.S. Fish and Wildlife Service?	( )	(✓)	( )	( )
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	( )	( )	(✓)	( )
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?	( )	( )	(✓)	( )
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?	( )	( )	(✓)	( )
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	( )	( )	(✓)	( )
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?	( )	( )	( )	(✓)

**Comments:**

Potential biological resources impacts of the Project are evaluated and substantiated in detail in *Habitat and Jurisdictional Assessment for Tentative Tract Map No. 20337 Located in the City of Rancho Cucamonga, San Bernardino County, California* (ELMT Consulting) August 3, 2021 (Project Biological Resources Assessment). Results and conclusions of the Project Biological Resources Assessment provide the basis for the following discussions. Please refer also to IS/MND Appendix B.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) *Less-Than-Significant With Mitigation Incorporated.*

### Methodology

A literature review and records search were conducted to determine which special-status biological resources have the potential to occur on or within the general vicinity of the Project site. Literature/records reviewed included a query of the CDFW's QuickView Tool in the Biogeographic Information and Observation System (BIOS), CNDDDB Rarefind 5, the California Native Plant Society's (CNPS) Electronic Inventory of Rare and Endangered Vascular Plants of California, Calflora Database, compendia of special-status species published by CDFW, and the United States Fish and Wildlife Service (USFWS) species listings.

All available reports, survey results, and literature detailing the biological resources previously observed on or within the vicinity of the Project site were reviewed to understand existing site conditions and note the extent of any disturbances that have occurred within the Project site that would otherwise limit the distribution of special-status biological resources. Standard field guides and texts were reviewed for specific habitat requirements of special-status and non-special-status biological resources, as well as the following resources:

- Google Earth Pro historic aerial imagery (1985-2020);
- United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS), Soil Survey;
- USFWS National Wetland Inventory;
- USFWS Critical Habitat designations for Threatened and Endangered Species; and
- USFWS Endangered Species Profiles.



Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The literature review provided a baseline to inventory biological resources potentially occurring within the Project site. The CNDDDB database was used, in conjunction with ArcGIS software, to locate the nearest recorded occurrences of special-status species and determine the distance from the Project site.

Following the literature/records review, inventories and evaluations of biological resources within the Project site were conducted. A field survey of the Project site was conducted on January 26, 2021. Plant communities and land cover types identified on aerial photographs during the literature review were verified by walking meandering transects throughout the Project site. In addition, aerial photography was reviewed prior to the site investigation to locate potential natural corridors and linkages that may support the movement of wildlife through the area. These areas identified on aerial photography were then walked during the field investigation.

All plant and wildlife species observed, as well as dominant plant species within each plant community, were recorded. Plant species observed during the field investigation were identified by visual characteristics and morphology in the field. Unusual and less familiar plant species were photographed during the field investigation and identified in the laboratory using taxonomical guides. Wildlife detections were made through observation of scat, trails, tracks, burrows, nests, and/or visual and aural observation. In addition, site characteristics such as soil condition, topography, hydrology, anthropogenic disturbances, indicator species, condition of on-site plant communities and land cover types, and presence of potential jurisdictional drainage and/or wetland features were noted. Please refer also to detailed methodology discussions presented at Project Biological Resources Assessment, pp. 2 – 4.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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### **Existing Conditions Overview**

The Project site is located in an urban area surrounded by residential land uses and vacant land. The site is bordered to the east, west, and south by residential development and to the north by undeveloped, vacant land that supports remnant eucalyptus (*Eucalyptus* sp.) windrows. The Project site and surrounding area formerly supported agricultural activities (Project Biological Resources Assessment, p. 4).

Project site elevations range from approximately 1,515 to 1,549 feet above mean sea level. The Project site generally slopes from northwest to southeast. Based on the NRCS USDA Web Soil Survey, the Project site is underlain by Tujunga gravelly loamy sand (0 to 9 percent slopes). Soils onsite have been mechanically disturbed and compacted from grading, weed abatement, and development activities (Project Biological Resources Assessment, p. 4).

The Project site has been subject to anthropogenic disturbances from historic agricultural and weed abatement activities and surrounding development. Historic aerials show that these disturbances have been ongoing since at least 1938. These disturbances have eliminated the natural plant communities that once occurred within the boundaries of the Project site, reducing their ability to provide suitable habitat for special-status plant and wildlife species. In addition, illegal dumping has resulted in scattered debris throughout the site and concrete debris piles in the northeast portion of the site (Project Biological Resources Assessment, p. 4).

### **Vegetation Communities**

Following decades of agricultural land use, surrounding development, illegal dumping, and routine weed abatement activities, the Project site no longer supports a natural plant community. The site supports a land cover type that

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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would be classified as disturbed. Existing vegetation is dominated by weedy/early successional species such as red-stemmed filaree (*Erodium cicutarium*) and Russian thistle (*Salsola tragus*). Additional plant species observed include Bermudagrass (*Cynodon dactylon*), brome grasses (*Bromus* spp.), ragweed (*Ambrosia psilostachya*), jimsonweed (*Datura wrightii*), Mediterranean mustard (*Hirschfeldia incana*), common sunflower (*Helianthus annuus*), fiddleneck (*Amsinckia intermedia*), telegraph weed (*Heterotheca grandiflora*), California croton (*Croton californicus*), cheeseweed (*Malva parviflora*), London rocket (*Sisymbrium irio*), lambs quarters (*Chenopodium album*), and Spanish lotus (*Acmispon americanus*) (Project Biological Resources Assessment, p. 4).

## Wildlife Communities

### *Fish*

No fish or hydrogeomorphic features (e.g., creeks, ponds, lakes, reservoirs) with frequent sources of water that would support populations of fish were observed on or within the vicinity of the Project site. Therefore, no fish are expected to occur and are presumed absent from the Project site (Project Biological Resources Assessment, p. 5).

### *Amphibians*

No amphibians or hydrogeomorphic features (e.g., creeks, ponds, lakes, reservoirs) with frequent sources of water that would support populations of amphibians were observed on or within the vicinity of the Project site. Therefore, no amphibians are expected to occur and are presumed absent from the Project site (Project Biological Resources Assessment, p. 5).

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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### *Reptiles*

The Project site provides limited foraging and refuge habitat for reptile species adapted to a significant degree of human disturbance. The only reptilian species observed during the field investigation was common side-blotched lizard (*Uta stansburiana elegans*). Additional reptile species adapted to significant disturbance that may occur on-site include San Diego alligator lizard (*Elgaria multicarinata webbii*) and Great Basin fence lizard (*Sceloporus occidentalis longipes*). Due to the high level of on-site disturbances and elimination of the native habitats, plus the isolation of the site by surrounding development, no special-status reptilian species are expected to occur within the Project site (Project Biological Resources Assessment, p. 5).

### *Birds*

The Project site and surrounding area provides suitable foraging and nesting habitat for a variety of bird species adapted to a significant degree of human disturbance and urban environments. Bird species detected during the field investigation include black phoebe (*Sayornis nigricans*), bushtit (*Psaltirparus minimus*), yellow-rumped warbler (*Setophaga coronata*), house finch (*Passer domesticus*), western meadowlark (*Sturnella neglecta*), and American kestrel (*Falco sparverius*) (Project Biological Resources Assessment, p. 5).

### *Mammals*

The Project site provides limited foraging and cover habitat for a limited variety of mammal species adapted to a significant degree of human disturbance and urban environments. The only mammalian species detected during the field investigation was coyote (*Canis latrans*). Additional mammalian species that may be expected to occur include Botta's pocket gopher (*Thomomys bottae*), opossum (*Didelphis virginiana*), and raccoon (*Procyon lotor*) (Project Biological Resources Assessment, p. 5).

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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### **Nesting Birds**

Survey transects were conducted at 10-meter (approximately 33 feet). All transects were walked at a pace that allowed for careful/detailed observation. Methods to detect the presence of nesting birds included direct observation, aural detection, and signs of presence including pellets, whitewash, feathers, or prey remains. All trees, shrubs, and ground dwellings were searched for the possible presence of avian nests and thoroughly examined for signs of presence. Binoculars were used to observe distant birds and their activity around potential nesting habitat (Project Biological Resources Assessment, p. 6).

No active nests or birds displaying nesting behavior were observed during the field investigation. The Project site and surrounding area provides foraging and nesting habitat for year-round and seasonal avian residents, as well as migrating songbirds that could occur in the area. While the site itself only provides suitable nesting opportunities for birds that nest on the open ground, the surrounding area provides suitable nesting opportunities to species acclimated to routine disturbances. In particular, the eucalyptus trees to the north of the Project site provide suitable nesting opportunities. A pre-construction nesting bird clearance survey should be conducted within three (3) days prior to ground disturbance to ensure no nesting birds will be impacted from site development (Project Biological Resources Assessment, p. 6). See: Mitigation Measure BIO-1.

### **Protected Species, Communities, and Habitat**

#### *Special-Status Plant Species*

According to the CNDDDB and CNPS, thirty-two (32) special-status plant species have been recorded in the Cucamonga Peak quadrangle. No special-status plant species were observed onsite during the habitat assessment. The Project site has

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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been subject to anthropogenic disturbances from historic agricultural and weed abatement activities, and surrounding development. These disturbances have greatly reduced, if not eliminated, the suitability of the habitat onsite to support special-status plant species known to occur in the general vicinity of the Project site. Based on habitat requirements for specific special-status plant species and the availability and quality of habitats needed by each species, it was determined that the Project site does not provide suitable habitat for any of the special-status plant species known to occur in the area and are presumed to be absent from the Project site. No focused surveys are recommended (Project Biological Resources Assessment, p. 7).

#### *Special-Status Wildlife*

According to the CNDDB, forty-three (43) special-status wildlife species have been reported in the Cucamonga Peak quadrangle. No special-status wildlife species were observed onsite during the habitat assessment. The majority of the Project site has been subject to anthropogenic disturbances from historic agricultural and weed abatement activities, and surrounding development. These disturbances have greatly reduced, if not eliminated, the suitability of the habitat onsite to support special-status wildlife species. Based on habitat requirements for specific species and the availability and quality of on-site habitats, it was determined that the Project site has a moderate potential to support Cooper's hawk (*Accipiter cooperii*). All other special-status wildlife species are presumed to be absent from the Project site due to lack of quality habitat. No focused surveys are recommended (Project Biological Resources Assessment, pp. 7, 8).

Cooper's hawk is not federally or state listed as endangered or threatened. To ensure impacts to Cooper's hawk do not occur from implementation of the proposed Project, a pre-construction clearance survey shall be conducted prior to

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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ground disturbance. With implementation of mitigation through the pre-construction clearance survey, impacts to Cooper's hawk species will be less than significant (Project Biological Resources Assessment, p. 8).

### **Other Wildlife Considerations**

Based on regional significance, the potential occurrence of burrowing owl and San Bernardino kangaroo rat within the Project site are provided below.

#### *Burrowing Owl*

The burrowing owl is currently listed as a California Species of Special Concern. It is a grassland specialist distributed throughout western North America where it occupies open areas with short vegetation and bare ground within shrub, desert, and grassland environments. Burrowing owls use a wide variety of arid and semi-arid environments with well-drained, level to gently-sloping areas characterized by sparse vegetation and bare ground. Burrowing owls are dependent on the presence of available burrows created by burrowing mammals (such as ground squirrels), or where mammal burrows are scarce, burrowing owls have been found occupying man-made cavities, such as buried and non-functioning drainpipes, stand-pipes, and dry culverts. Burrowing owls also require open vegetation allowing line-of-sight observation of the surrounding habitat to forage as well as watch for predators (Project Biological Resources Assessment, p. 9).

No burrowing owls or recent burrowing owl sign (e.g., pellets, feathers, castings, or whitewash) were observed during the field investigations. The Project site is unvegetated and/or vegetated with a variety of low-growing plant species that allow for line-of-sight observation favored by burrowing owls. However, the Project site lacks suitable burrows (>4 inches in diameter) capable of providing roosting and nesting opportunities. Further, eucalyptus windrows and electrical

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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poles north of the site further decrease the likelihood that burrowing owls would occur on the Project site as these features provide perching opportunities for larger raptor species (i.e., red-tailed hawk [*Buteo jamaicensis*]) that prey on burrowing owls (Project Biological Resources Assessment, p. 8).

Based on the results of the field investigations, it was determined that the Project site does not provide suitable habitat for burrowing owls and focused surveys are not recommended (Project Biological Resources Assessment, p. 8).

#### *San Bernardino Kangaroo Rat*

The San Bernardino kangaroo rat (*Dipodomys merriami parvus*), federally listed as endangered, is one of several kangaroo rat species in its range. The Dulzura (*Dipodomys simulans*), the Pacific kangaroo rat (*Dipodomys agilis*) and the Stephens kangaroo rat (*Dipodomys stephensi*) occur in areas occupied by the San Bernardino kangaroo rat, but these other species have a wider habitat range. San Bernardino kangaroo rat historically ranged from the San Bernardino Valley in San Bernardino County, to southwest Perris, Bautista Canyon, and Murrieta Hot Springs in Riverside County, with at least 25 separate localities identified. Currently, populations of the San Bernardino kangaroo rat are limited to seven widely separated locations in San Bernardino and Riverside Counties, four of which (City Creek, Etiwanda, Reche Canyon, and South Bloomington) support only small, remnant populations. The Santa Ana River, Lytle and Cajon washes, and the San Jacinto River support the largest extant concentrations of San Bernardino kangaroo rat and the largest areas of habitat for this species (approximately 3,200 acres total). The total area of occupied habitat occurs across a mosaic of approximately 13,697 acres of potential habitat; however, all but the 3,215 occupied areas are currently more mature than the open, early successional habitat



Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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types preferred by the San Bernardino kangaroo rat (Project Biological Resources Assessment, p. 9).

San Bernardino kangaroo rat is found primarily on sandy and loamy sand substrates, where they can readily excavate simple, shallow burrows. This is typically associated with Riversidean Alluvial Fan Sage Scrub (RAFSS) habitats, a relatively uncommon desert-influenced plant community in southern California that develops on alluvial fans and floodplains subjected to scouring and deposition. Adjacent upland habitat provide refuge for San Bernardino kangaroo rat during flood events. Animals occupying this refugia habitat are able to repopulate core habitat areas within the floodplain following major flood events. Most of the drainages have been historically altered as a result of flood control efforts and the resulting increased use of river resources, including mining, off-road vehicle use, and road and housing development. This increased use of river resources has resulted in a reduction in both the amount and quality of habitat available for the San Bernardino kangaroo rat. The past habitat losses and potential future losses prompted the emergency listing of the San Bernardino kangaroo rat as an endangered species (Project Biological Resources Assessment, p. 9).

Historically, the Project site has accommodated agricultural land uses. However, the Project site is currently fallow. The Project site and surrounding areas are no longer exposed to fluvial processes needed to maintain the intermediate RAFSS habitat that would be required for long-term San Bernardino kangaroo rat conservation. The Project site has been historically isolated from the influences of Etiwanda Creek and the alluvial fans extending out of the San Gabriel Mountains. Due to the history of regular disruption and manipulation of the native soils, the loss of fluvial scouring due to flood control activities, and isolation from known occupied habitat, it was determined that the Project site does not provide suitable

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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habitat for San Bernardino kangaroo rat. No further studies are recommended (Project Biological Resources Assessment, pp. 8, 9).

### **Special-Status Plant Communities**

According to the CNDDB, four (4) special-status plant communities have been reported in the Cucamonga Peak USGS 7.5-minute quadrangle: California Walnut Woodland, Coastal and Valley Freshwater Marsh, Riversidean Alluvial Fan Sage Scrub, and Southern Sycamore Alder Riparian Woodland. No special-status plant communities were observed on-site during the field investigation (Project Biological Resources Assessment, p. 9).

### **Critical Habitat**

Under the federal Endangered Species Act, "Critical Habitat" is designated at the time of listing of a species or within one year of listing. Critical Habitat refers to specific areas within the geographical range of a species at the time it is listed that include the physical or biological features that are essential to the survival and eventual recovery of that species. Maintenance of these physical and biological features requires special management considerations or protection, regardless of whether individuals or the species are present or not. All federal agencies are required to consult with the USFWS regarding activities they authorize, fund, or permit which may affect a federally listed species or its designated Critical Habitat. The purpose of the consultation is to ensure that projects will not jeopardize the continued existence of the listed species or adversely modify or destroy its designated Critical Habitat. The designation of Critical Habitat does not affect private landowners, unless a project they are proposing is on federal lands, uses federal funds, or requires federal authorization or permits (e.g., funding from the Federal Highways Administration or a Clean Water Act Permit from the United States Army Corps of Engineers). If there is a federal nexus, then the federal

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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agency that is responsible for providing the funding or permit would consult with the USFWS (Project Biological Resources Assessment, pp. 9, 10).

The Project site is not located within a federally designated Critical Habitat. The nearest designated Critical Habitat is habitat for San Bernardino kangaroo rat (*Dipodomys merriami parvus*) and is located approximately 0.37 miles northwesterly of the Project site. Therefore, the loss or adverse modification of Critical Habitat will not occur as a result of the Project and consultation with the USFWS will not be required for impacts to Critical Habitat (Project Biological Resources Assessment, p. 10).

### **Summary**

Based on the Project footprint and existing site conditions discussed here, none of the special-status plant or wildlife species known to occur in the general vicinity of the Project site are expected to be directly or indirectly impacted from implementation of the Project. Therefore, it was determined that implementation of the project will have “no effect” on federally or State listed species known to occur in the general vicinity of the Project site. Additionally, the development of the Project will not impact jurisdictional drainage features, designated Critical Habitats or regional wildlife movement corridors/linkages (Project Biological Resources Assessment, p. 11). The Project site may however serve as a potential nesting area for transient/migratory birds. With implementation of mitigation (see below), potential impacts to nesting birds is reduced to levels that would be less-than-significant.

**Mitigation Measure BIO-1:** *If construction occurs between February 1st and August 31st, the Project biologist shall conduct a pre-construction clearance survey for nesting birds. The survey shall be conducted within 3 days of the start of any vegetation removal*

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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*or ground disturbing activities. The purpose of the survey is to identify any nesting birds that may be present and to ensure that no nesting birds will be disturbed during Project vegetation removal or ground disturbing activities. The Project biologist shall document negative survey results with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is encountered during the pre-construction clearance survey, construction activities shall be excluded from a defined “no-disturbance buffer area.” The size and configuration of the no-disturbance buffer area will be determined by the Project biologist and will depend on the level of noise and/or surrounding anthropogenic disturbances, line of sight between the nest and the construction activity, type and duration of construction activity, ambient noise, species habituation, and topographical conditions. The Project biologist will evaluate these factors in context when developing the no-disturbance buffer area. Limits of the no-disturbance buffer area shall be established in the field with flagging, fencing, or other appropriate barriers. Construction personnel shall be instructed on the sensitivity of nest areas and to avoid the designated no-disturbance buffer area. The Project biologist shall be present to delineate the boundaries of the buffer area and to monitor any active nest to ensure that nesting behavior is not adversely affected by construction activities. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the no-disturbance buffer area may proceed. At the conclusion of monitoring activities, the Project Biological Monitor shall prepare a final report documenting monitoring activities, monitoring results, and any on-site mitigation actions.*

With incorporation of Mitigation Measure BIO-1, the Project’s potential to have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species is considered less-than-significant.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b, c) *Less-Than-Significant Impact*. USFWS National Wetland Inventory queries determined that no riverine or other freshwater resources are mapped within the boundaries of the Project site. The nearest recognized resources are a roadside ditch along State Route 210, located approximately 0.32 mile south of the Project site; Day Creek Channel, located approximately 0.82 mile west of the Project site; and East Etiwanda Creek Channel, located approximately 1.21 miles east of the Project site (Project Biological Resources Assessment, p. 7).

Within the proposed limits of the Project site, no discernible drainage courses, inundated areas, or wetland features that would be considered jurisdictional by the Corps, Regional Board, or CDFW were observed. Based on the proposed site plan and limits of disturbance, Project activities will not result in impacts to Corps, Regional Board, or CDFW jurisdictional areas and regulatory approvals will not be required (Project Biological Resources Assessment, p. 7).

The Project does not propose or require facilities or activities that would substantially or adversely affect any off-site wetlands or off-site riparian habitat.

Based on the preceding, the potential for the Project to have a substantial adverse effect on state or federally protected wetlands or riparian habitat is less-than-significant.

- d) *Less-Than-Significant Impact*. Habitat linkages provide connections between larger habitat areas that are separated by development. Wildlife corridors are similar to linkages but provide specific opportunities for animals to disperse or migrate between areas. A corridor can be defined as a linear landscape feature of sufficient width to allow animal movement between two comparatively undisturbed habitat fragments. Adequate cover is essential for a corridor to function as a wildlife

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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movement area. It is possible for a habitat corridor to be adequate for one species yet still inadequate for others. Wildlife corridors are features that allow for the dispersal, seasonal migration, breeding, and foraging of a variety of wildlife species. Additionally, open space can provide a buffer against both human disturbance and natural fluctuations in resources (Project Biological Resources Assessment, p. 6).

The Project is limited to existing disturbed areas and is surrounded by development which have removed natural plant communities from the surrounding area. The Project site is isolated from regional wildlife corridors and linkages and there are no riparian corridors, creeks, or useful patches of steppingstone habitat (natural areas) within or connecting the Project site to any identified wildlife corridors or linkages. The nearest regional wildlife corridors are located approximately 0.82 mile west of the Project site within the Day Creek floodplain, and 1.33 miles northeast of the site within the Etiwanda Creek. Both of these features are separated from the Project site by intervening development. As a result, implementation of the Project will not disrupt or have any adverse effects on any migratory corridors or linkages. The Project site does not comprise or function as a native wildlife nursery. The Project does not propose or require uses or activities that would substantially or adversely affect any off-site native wildlife nursery(ies).

Based on the preceding, the potential for the Project to 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 is considered less-than-significant.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) *Less-Than-Significant Impact.* The City's Tree Preservation Ordinance (Municipal Code Section 17.80) recognizes trees as a valuable natural resource that helps define the community's character and are therefore worthy of preservation. The removal or relocation of a Heritage tree on private property requires approval of a Tree Removal Permit. Heritage trees are defined at City of Rancho Cucamonga Municipal Code Section 17.16.080 C, excerpted in pertinent part below:

A heritage tree is defined as any tree which meets at least one of the following criteria:

1. All eucalyptus windrows; or
2. Any tree in excess of 30 feet in height and having a single trunk diameter at breast height (DBH) of 20 inches or more as measured 4½ feet from ground level; or
3. Multi-trunk trees having a total diameter at breast height (DBH) of 30 inches or more as measured 4½ feet from ground level; or
4. A stand of trees the nature of which makes each dependent upon the others for survival; or
5. Any other tree as may be deemed historically or culturally significant by the planning director because of age, size, condition, location, or aesthetic qualities.

The Project site does not evidence any Heritage trees and is not otherwise subject to or affected by any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Based on the preceding, the Project's potential to conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance is considered less-than-significant.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) *No Impact.* The Project site is not located within or subject to any adopted conservation areas identified at General Plan Figure RC-4, *Sensitive Biological Resources*. No other local or area-wide preservation or conservation plans or policies are applicable to the subject site. As such, the Project would not result in impacts involving local policies or ordinances protecting biological resources; or any other conservation plans or policies.

**Sources:** *Rancho Cucamonga General Plan*, May 19, 2010; *Habitat and Jurisdictional Assessment for Tentative Tract Map No. 20337 Located in the City of Rancho Cucamonga, San Bernardino County, California* (ELMT Consulting) August 3, 2021; Preliminary Plans for the Banyan 9 Residential Project.

<b>5. CULTURAL RESOURCES.</b> <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	( )	(✓)	( )	( )
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?	( )	(✓)	( )	( )
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	( )	( )	(✓)	( )

**Comments:**

Potential impacts to cultural resources is evaluated in *Cultural Resources Assessment, Banyan 9 Project, Tract 20337, City of Rancho Cucamonga, San Bernardino County, California* (LSA Associates, Inc.) July 2021 (Project Cultural Resources Assessment). The Project Cultural Resources Assessment is presented at IS/MND Appendix C. The following discussions summarize the Project Cultural Resources Assessment findings and conclusions.



Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## Cultural Resources Assessment Methodology

### Records Search

Cultural resources records searches for related nearby/adjacent projects were reviewed. The records searches were conducted at the South Central Coastal Information Center (SCCIC) located at California State University, Fullerton. The searches included a review of all recorded historic and prehistoric archaeological sites within a 1-mile radius of the Project area, as well as a review of known cultural resource survey and excavation reports (Project Cultural Resources Assessment, p. 5).

### Additional Research

A review and analysis of online historic-period maps and aerial photographs for the Project site and surrounding area was performed during November 2020 (Project Cultural Resources Assessment, p. 5).

### Field Survey

A field survey of the Project site was conducted on November 18, 2020. All portions of the property were surveyed in systematic parallel transects spaced by approximately 10 meters (approximately 35 feet). Special attention was paid to areas of exposed soil for surface artifacts and features and rodent burrows for evidence of midden soil. The purpose of this survey was to identify and document any cultural resources that might be exposed and locate areas within the Project site that might be sensitive for cultural resources prior to the beginning of ground-disturbing activities (Project Cultural Resources Assessment, p. 5).

- a, b) *Less-Than-Significant With Mitigation Incorporated.* The Project Cultural Resources Assessment records search, research, and field survey indicate that no documented cultural resources are present within the Project site. The nearest

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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documented potentially significant prehistoric resource is an isolated artifact located approximately one mile easterly of the Project site. Further, the Project area is severely disturbed and contaminated by dumping and the native soils are not conducive to preservation of archaeological residues. Therefore, the Project site has little to no potential for impacts to undocumented subsurface cultural resources and no further investigation or monitoring is recommended (Project Cultural Resources Assessment, p. 7). Notwithstanding, as directed by the Lead Agency and based on consultation with the San Manuel Band of Mission Indians, to avoid potential impacts to cultural resources, the following mitigation measures are incorporated to ensure impacts remain less than significant.

**Mitigation Measure CR-1:** *In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within MM CR-4, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.*

**Mitigation Measure CR-2:** *If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within CR-4. The archaeologist shall monitor the remainder of the Project development activities and shall implement the Plan accordingly.*

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation Measure CR-3:** *If human remains or funerary objects are encountered during any activities associated with the Project development, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of Project development activities.*

**Mitigation Measure CR-4:** *The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the Project, should SMBMI elect to place a monitor on-site.*

**Mitigation Measure CR-5:** *Any and all archaeological/cultural documents created as a part of the Project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the Applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or Applicant shall, in good faith, consult with SMBMI throughout the life of the Project.*

With the incorporation of Mitigation Measures CR-1 through CR-5, the potential for the Project to cause a substantial adverse change in the significance of a historical or archeological resource remains less-than-significant.

- c) *Less-Than-Significant Impact.* No formal cemetery exists within the Project site. Records searches and field surveys do not indicate potential presence of a formal

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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cemetery. The likelihood of encountering human remains in the course of Project development is minimal. As required by California Health and Safety Code Section 7050.5, should human remains be found, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains were found to be prehistoric, the coroner would coordinate with the California Native American Heritage Commission as required by State law. The Project Applicant/developers is/are required by law to comply with provisions cited above. Based on compliance with these existing regulations, the Project's potential to disturb human remains is considered less-than-significant. See also discussion at Item 5) a,b and Mitigation Measure CR-3.

**Sources:** *Cultural Resources Assessment, Banyan 9 Project, Tract 20337, City of Rancho Cucamonga, San Bernardino County, California* (LSA Associates, Inc.) July 2021; Preliminary Plans for the Banyan 9 Residential Project.

<b>6. ENERGY. Would the project:</b>				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	( )	( )	(✓)	( )
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	( )	( )	(✓)	( )

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Comments:**

Information presented below is summarized in part from *Energy Assessment for Banyan Street Homes, City of Rancho Cucamonga* (Greve & Associates, LLC) September 3, 2021, IS/MND Appendix D (Project Energy Assessment).

*CEQA Guidelines* (Guidelines) Appendix F *Energy Conservation* establishes parameters and context for determining whether a project would result in the inefficient, wasteful, and unnecessary consumption of energy. Guidelines Section 15126.2 *Consideration and Discussion of Significant Environmental Impacts*, as amended December 28, 2018, recognizes the need to consider Guidelines Appendix F *Energy Conservation* when analyzing project impacts. In this regard, Guidelines Section 15126.2 (b), excerpted below, provides the following direction:

**Energy Impacts.** If analysis of the project's energy use reveals that the project may result in significant environmental effects due to wasteful, inefficient, or unnecessary consumption use of energy, or wasteful use of energy resources, the EIR [MND] shall mitigate that energy use. This analysis should include the project's energy use for all project phases and components, including transportation-related energy, during construction and operation. In addition to building code compliance, other relevant considerations may include, among others, the project's size, location, orientation, equipment use and any renewable energy features that could be incorporated into the project. (Guidance on information that may be included in such an analysis is presented in Appendix F.) This analysis is subject to the rule of reason and shall focus on energy use that is caused by the project. This analysis may be included in related analyses of air quality, greenhouse gas emissions, transportation or utilities in the discretion of the lead agency.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The analysis presented here conforms to Guidelines Section 15126.2 (b) guidance. In summary, the Project would provide for, and promote, energy efficiencies consistent with applicable state or federal standards and regulations. The Project would also conform to City of Rancho Cucamonga energy efficiency and energy conservation measures.

### **Existing Conditions**

#### **Electricity**

The California Energy Commission (CEC) provides forecasts for electricity and natural gas demand every two years as part of the Integrated Energy Policy Report (IEPR) process. The forecasts include 3 energy demand cases (high, low, and middle) designed to capture a reasonable range of demand outcomes over the next 10 years. The high energy demand case incorporates relatively high economic/demographic growth, relatively low electricity and natural gas rates, and relatively low committed efficiency program, self-generation, and climate change impacts. The low energy demand case includes lower economic/demographic growth, higher assumed rates, and higher committed efficiency program and self-generation impacts. The middle case uses input assumptions at levels between the high and low cases. The forecasts include estimates of the effects of new legislation and trends in electric consumption such as the use of zero-emission automobiles. IEPR data indicates relatively stable consumption rates from 2005 through 2018, with an increase in consumption beginning in 2020 (Project Energy Assessment, pp. 6, 7).

Southern California Edison (SCE) is the electrical utility provider for the City of Rancho Cucamonga. SCE also provides information on energy efficiency, rotating outages, emergency preparedness, electrical safety tips, and tree planting guidelines to ensure non-interference with electrical utility lines (Project Energy Assessment, p. 9).

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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### **Transportation Energy**

California is home to 30 million registered cars, trucks, buses, and other motorized on-road vehicles. The state's history has been, in part, a history of the automobile and the associated impacts on personal mobility, land-use planning, and air quality. In recognition of these challenges, California has enacted a suite of policies and goals to shift the transportation sector toward cleaner, sustainable fuels and more efficient technology vehicles. IEPR data indicates very stable consumption rates for jet fuel and diesel through 2030. Gasoline consumption is forecasted to decline through 2030 (Project Energy Assessment, p. 7).

### **Natural Gas**

Natural gas is an important energy source for California. Natural gas provides energy to heat homes, cook food, and generate electricity. Currently in California, natural gas serves more than 10.5 million homes, about 445,000 businesses, about 37,000 factories and industrial consumers, and more than 640 electric generating units. The greatest consumers of natural gas in decreasing order are electric power generation, residential, industrial, mining, commercial, and other. In California since 1990, natural gas demand has remained relatively flat in all but the electric power sector which has steadily increased (Project Energy Assessment, p. 8).

IEPR data generally shows a decreasing reliance on natural gas through 2024. The CEC indicates increased reliance on natural gas for power generation between 2024 and 2026 due to expiration of long-term power supply contracts (purchase agreements) with coal facilities outside California (Project Energy Assessment, p. 8).

Southern California Gas Company (The Gas Company) provides natural gas to the City of Rancho Cucamonga. The Gas Company also provides customers with appliance

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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services, an energy efficiency and rebate program, and information on emergency preparedness and air quality (Project Energy Assessment, p. 9).

### **State and Local Energy Efficiency/Energy Conservation Plans, Policies, Regulations**

Project consistency with State and City Energy Efficiency/Energy Conservation Plans and related policies and/or regulations relevant to the Project are summarized at Table 6-1. In addition to the plans, policies, and regulations listed below, the State and City have also implemented measures that reduce air pollutant emissions and greenhouse gases. As a corollary effect, these measures in part act to promote energy efficiency and reduce energy consumption.

**Table 6-1**  
**State and Local Energy Efficiency/Energy Conservation Plan Consistency**

PLANS, POLICES, REGULATIONS	Remarks
<b>STATE of CALIFORNIA</b>	
<b>California Code of Regulations (CCR) Title 24, Part 6: Energy Efficiency Standards</b> California Code Title 24, Part 6 (also referred to as the California Energy Code), was promulgated by the CEC in 1978 in response to a legislative mandate to create uniform building codes to reduce California's energy consumption. To these ends, the California Energy Code provides energy efficiency standards for residential and nonresidential buildings. The Project would be required to comply with energy efficiency standards in effect at the time of building permit application(s).	<p><b>Consistent:</b> <i>The Project would be designed, constructed and operated to meet or exceed incumbent CCR Title 24 Energy Efficiency Standards.</i></p> <p><i>Based on the preceding, the Project is considered consistent with, and would not interfere with or obstruct implementation of CCR Title 24, Part 6: Energy Efficiency Standards.</i></p>
<b>CCR, Title 24, Part 11: California Green Building Standards Code (CALGreen).</b> CALGreen is a comprehensive and uniform regulatory code for all residential, commercial, and school buildings that went in effect on January 1, 2011. CALGreen is updated on a regular basis, with the most recent update consisting of the 2016 California Green Building Code Standards that became effective January 1, 2017. Under state law, local	<p><b>Consistent:</b> <i>The Project would be designed, constructed and operated to meet or exceed incumbent CCR Title 24 CALGreen Standards.</i></p> <p><i>Based on the preceding, the Project is considered consistent with, and would not interfere with or obstruct implementation of CCCR, Title 24, Part 11: CALGreen.</i></p>



Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 6-1**  
**State and Local Energy Efficiency/Energy Conservation Plan Consistency**

PLANS, POLICES, REGULATIONS	Remarks
jurisdictions are permitted to adopt more stringent requirements.	
<b>CITY of Rancho Cucamonga</b>	
<b>Rancho Cucamonga Sustainable Community Action Plan</b>	
<b>Energy Efficiency Goals and Policies</b>  Policy 1: Reduce energy demand by improved efficiency and building design."	<p><b>Consistent:</b> The Rancho Cucamonga Sustainable Community Action Plan establishes goals to reduce greenhouse gas emissions, reduce resource consumption (e.g., water, energy, and fuel), protection of habitat and biological resources, and improve air quality. With respect to efficient use of energy, the Sustainable Community Action Plan relies on California laws and regulations including the California Building Code and Code updates.</p> <p>The Project would implement conservation strategies acting to reduce energy consumption consistent with provisions of the Rancho Cucamonga Sustainable Community Action Plan, California laws and regulations including the California Building Code and Code updates. Based on the preceding, the Project is considered consistent with Policy 1: Reduce energy demand by improved efficiency and building design."</p>

**Sources:** CCR Title 24, Part 6: Energy Efficiency Standards; CCR, Title 24, Part 11: California Green Building Standards; Rancho Cucamonga Sustainable Community Action Plan (City of Rancho Cucamonga) April 2017; Remarks by Applied Planning, Inc.

*a, b) Less-Than-Significant Impact.* Project construction and operational energy consumption estimates are summarized below. Please refer also to detailed energy consumption modeling and spread sheet calculations presented in the Project Energy Assessment, IS/MND Appendix D.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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### **Construction Energy Consumption**

Sources of Project construction energy consumption include: electrical energy consumed during construction, fuel consumed by construction equipment, and fuel consumed by employees and vendors.

Total electricity consumption from on-site Project construction activities is estimated at approximately 19,456 kWh (Project Energy Assessment, p. 9).

Project construction equipment would consume diesel fuel. The aggregate diesel fuel consumption rate for all equipment is estimated at 18.5 hp-hr-gal., obtained from California Air Resources Board (CARB) Emissions Factors Tables. Diesel fuel would be supplied by existing commercial fuel providers serving the City and region. Project construction equipment activities would consume an estimated 39,924 gallons of diesel fuel (Project Energy Assessment, p. 10).

Construction worker trips would comprise Light Duty Auto (LDA) travel along area roadways. LDAs are powered by gasoline. Construction worker trips would generate an estimated 173,166 Vehicle Miles Traveled (VMT) (Project Energy Assessment, p. 10).

Vehicle fuel efficiencies for LDAs were estimated employing Emissions Factor modeling (EMFAC) developed by CARB. Construction worker vehicles have an estimated aggregated fuel efficiency of 29.32 miles per gallon (mpg). Construction worker trips would result in an estimated 5,906 gallons of gasoline consumption (Project Energy Assessment, p. 10).

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Diesel fuel would be consumed by medium-heavy duty truck and heavy-heavy duty vendor truck trips. Diesel fuel consumption from construction vendor trips would total approximately 3,456 gallons (Project Energy Assessment, p. 10).

### **Operational Energy Consumption**

Vehicle trips generated by residents and others accessing the developed Project would consume gasoline. Vehicles accessing the developed Project would be LDAs and would result in an estimated 320,115 annual VMT. Fuel efficiency for these vehicles is estimated at 30.84 mpg. (Note: EMFAC modeling reflects enhanced fuel efficiencies that would occur between Project construction and Project occupancy). Vehicles accessing the developed Project would therefore result in an estimated 10,380 gallons of gasoline consumption annually (Project Energy Assessment, p. 10).

The Project would consume natural gas for water and space heating. Project natural gas consumption for these purposes is estimated at 275,365 kBtu/year.

Consistent with provisions of the California Solar Mandate (AB-178), Project electric consumption attributable to lighting and appliances will be satisfied by solar panels incorporated into the Project. Specifically, the Project includes solar panels per California requirements. The number and size of the solar panels will be engineered as part of the final residential designs. The solar panels will be sized to cover the electrical requirements of typical households of the sizes proposed.<sup>1</sup> Two house Plans (Plan 1, Plan 2) are proposed. Preliminary calculations indicate that Plan 1 would be fitted with solar panels with an output capacity of 3.93 kWdc,

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<sup>1</sup> Solar batteries can be added to PV systems in order to store excess electricity for later use. In doing so, property owners can use less overall utility power to maximize their savings on electricity bills. If solar storage is part of a building's PV system, then the required system size can be reduced due to its energy efficiency. Moreover, whereas it is the intent that PV systems be designed to provide 100% of the Project electricity consumption, the required installation capacity can be lowered by adopting other onsite energy efficiency improvements. Developers can reduce the size of PV solar panel arrays by adopting thermal solar power, installing certified appliances, using green building materials or adopting other energy efficiency initiatives. See also: <https://www.energy.ca.gov/programs-and-topics/topics/energy-efficiency>  
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and Plan 2 would have panels with a 4.72 kWdc capacity (Energy Assessment, p. 11).

These panels, operated at full capacity for 12 hours per day, would generate 175,682 kWh per year. However, due to cloudy days and sub-optimal sun angles, solar panels are typically able to operate at an efficiency of 34 percent or higher. The estimated operational electric energy demand of the Project is 60,219 kWh per year (Energy Assessment, p. 11). At 34 percent efficiency, a reasonable and conservative assumption, the solar panels would be capable of supplying all of the Project's electrical energy demand. As a result, Project electricity consumption is assumed to be 0 kWh/year. Quantified Project energy consumption estimates are summarized at Table 6-2.

**Table 6-2**  
**Project Energy Consumption Summary**

<b>Construction</b>	<b>Energy Consumption</b>
Electricity	19,456 kWh
Construction Equipment	39,924 gallons (diesel fuel)
Vendor Trips	3,456 gallons (diesel fuel)
Worker Trips	5,415 gallons (gasoline)
<b>Operation</b>	<b>Annual Energy Consumption</b>
Vehicular Travel	10,380 gallons (gasoline)
Electricity	0 kWh
Natural Gas	275,365 kBTU

**Source:** *Energy Assessment for Banyan Street Homes, City of Rancho Cucamonga* (Greve & Associates, LLC) September 3, 2021.

The Project proposes conventional residential uses and conventional construction practices. The Project does not propose atypical residential development that would result in significant environmental effects due to wasteful, inefficient, or unnecessary consumption use of energy, or wasteful use of energy resources.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Further, the Project's limited scope of development (9 residential units) would not cause or result in the need for additional energy-producing facilities or energy delivery systems.

The Project would be required to conform to standards established under the California Code Title 24, Part 6 (the California Energy Code) and California Green Building Standards Code (CALGreen; CCR, Title 24, Part 11) as implemented by the City. The Project would also implement applicable provisions of the Rancho Cucamonga Sustainable Community Action Plan, which identifies general goals to reduce greenhouse gas emissions, reduce resource consumption (e.g., water, energy, and fuel), protection of habitat and biological resources, and improve air quality.

In summary, the Project is of limited scale and proposes a total of 9 residential units of conventional/contemporary design. The Project would meet or surpass standards established under the California Code Title 24, Part 6 (the California Energy Code) and California Green Building Standards Code (CALGreen; CCR, Title 24, Part 11) as implemented by the City. The Project would also implement applicable efficiency/conservation measures provisions of the Rancho Cucamonga Sustainable Community Action Plan. The Project does not propose or require additional energy-producing facilities or energy delivery systems. On this basis, the potential for the Project to result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation; or conflict with or obstruct a state or local plan for renewable energy or energy efficiency is less-than-significant.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Sources:** *Energy Assessment for Banyan Street Homes, City of Rancho Cucamonga* (Greve & Associates, LLC) September 3, 2021; Preliminary Plans for the Banyan 9 Residential Project.

<b>7. GEOLOGY AND SOILS.</b> <i>Would the project:</i>				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	( )	( )	(✓)	( )
ii) Strong seismic ground shaking?	( )	( )	(✓)	( )
iii) Seismic-related ground failure, including liquefaction?	( )	( )	(✓)	( )
iv) Landslides?	( )	( )	( )	(✓)
b) Result in substantial soil erosion or the loss of topsoil?	( )	( )	(✓)	( )
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	( )	( )	(✓)	( )
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	( )	( )	(✓)	( )
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	( )	( )	( )	(✓)
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	( )	(✓)	( )	( )

**Comments:**

Potential geology and soils impacts of the Project are evaluated and substantiated in detail in: *Geotechnical Investigation, Proposed Residential Development, Tract 20337, South of Banyan Street and West of Laurel Blossom Place, City of Rancho Cucamonga, California*  
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Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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(Leighton and Associates, Inc.) July 22, 2021 (Project Geotechnical Investigation). Analysis, results and conclusions of the Project Geotechnical Investigation provide the basis for the following discussions. The Project Geotechnical Investigation in its entirety is provided at IS/MND Appendix E. In summary, the Project Geotechnical Investigation concluded that the Project site is acceptable for the proposed development, contingent on compliance with recommendations and performance standards identified within the Report.

a, i, ii) *Less-Than-Significant Impact*. No active or potentially active faults are known to exist at the subject site. The closest mapped active or potentially active faults include: Cucamonga Fault 4.4 miles to the northeast; San Jacinto Fault 5.9 miles to the northeast; and San Andreas-San Bernardino Fault 10 miles to the northeast. The subject site does not lie within an Alquist-Priolo Earthquake Fault Zone. In light of the preceding, the Project Geotechnical Investigation concluded that the potential for fault surface rupture at the site is low (Project Geotechnical Investigation, p. 7).

The California Building Code requires design, engineering, and construction methods that minimize the effects of earthquake on structures. As part of the City's standard review and approval of development projects, any new development must provide a geotechnical study for review and approval by the City Engineer, and comply with the requirements of the approved geotechnical report, and applicable provisions of the City of Rancho Cucamonga Building Code and California Building Code (CBC). Compliance with these requirements reduces potential strong seismic ground shaking impacts to levels that are less-than-significant.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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a, iii) *Less-Than-Significant Impact*. Liquefaction and seismically-induced settlement or ground failure are generally associated with strong seismic shaking in areas where groundwater tables are at relatively shallow depths (within 50 feet of the ground surface) and/or when the area is underlain by loose, cohesionless deposits. The Project site is not located within a potential liquefaction area. Historic high groundwater in the area is expected to be approximately 200 to 300 feet below ground surface. The Project Geotechnical Investigation concluded that, at this depth, the site exhibits low liquefaction potential (Project Geotechnical Investigation, pp. 9, 10). Additionally, on site soils are not susceptible to significant seismically-induced settlement (Project Geotechnical Investigation, p. 10). The Project Geotechnical Investigation does not indicate that the Project site or surrounding areas are otherwise subject to potentially significant strong seismic ground shaking hazards and/or potentially significant seismic-related ground failure hazards.

Short of a catastrophic event, design of structures in accordance with the Project Geotechnical Investigation, the California Building Code, and current seismic engineering practices is sufficient to reduce potential effects of ground shaking, including potential liquefaction hazards, at the Project site below the level of significance. Additionally, the Project is required to conform to site- and design-specific geotechnical investigations that would be mandated for each increment of construction.

Through established Site Plan, Building Permit, and Certificate of Occupancy requirements, the City will verify that required design and construction measures are incorporated throughout Project development and are functionally implemented in the completed structures and facilities. Accordingly, it is anticipated that any site-specific geologic constraints which may be encountered during the course of Project



Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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implementation can be reduced to a less-than-significant level within the context of the findings and recommendations of the required site- and design-specific geotechnical investigations, and existing City/CBC seismic design regulations, standards, and policies.

Based on the preceding, the potential for the Project to expose people or structures to potential substantial adverse effects of seismic groundshaking or seismic-related ground failure, including liquefaction is considered less-than-significant.

- a, iv) *No Impact.* The Project site and surrounding properties are essentially level and exhibit little or no topographic relief. There is no evidence of recent or historic landslides affecting the Project site or vicinity properties. Based on the preceding, the Project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving landslides.
- b) *Less-Than-Significant Impact.* The City of Rancho Cucamonga is situated within a designated Soil Erosion Control Area (General Plan EIR Exhibit 4.7-4). The Rancho Cucamonga area is subject to strong Santa Ana wind conditions from September to April, which generates blowing sand and dust, and creates erosion problems. Construction activities associated with the Project will temporarily expose underlying soils, thereby increasing their susceptibility to erosion until the Project is fully implemented. Potential erosion impacts incurred during construction activities are reduced below the level of significance through the Project's mandated compliance with a City-approved Storm Water Pollution Prevention Plan (SWPPP) and compliance with SCAQMD Rules that prohibit grading activities and site disturbance during high wind events. At Project completion, potential soil erosion impacts in the area will be resolved, as pavement, roads,

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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buildings, and landscaping are established, overcovering previously exposed soils.

The Project involves construction of conventional residential uses and supporting site improvements within an essentially level area of the City. The Project does not propose to significantly alter existing topography. Any required cut/fill within the Project area will establish suitable building pads and facilitate efficient site drainage.

Based on the preceding, potential impacts associated with erosion or changes in topography are considered less-than-significant.

- c, d) *Less-Than-Significant Impact*. The Project Geotechnical Investigation concluded that the site is appropriate for the proposed development, provided that design and construction occur in compliance with the requirements presented within the Investigation. The Project would be required to comply with requirements of the final City-approved final geotechnical report, and applicable provisions of the City Building Code and CBC – to include design- and site-appropriate means to avoid or minimize any expansive soils concerns that may be encountered. The Investigation also noted that its recommendations are preliminary and should be reviewed during construction and revised accordingly if geotechnical conditions encountered at the site vary from those preliminarily identified in the Investigation (Project Geotechnical Investigation, p. 25). The Project would be required to comply with recommendations of the final City-approved geotechnical report including but not limited to subsequent and on-going review of site conditions during Project construction with any necessary responsive revisions to Project design(s) and construction protocols.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the preceding, the potential for the Project to 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; or be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, is less-than-significant.

- e) *No Impact.* The Project would connect to existing available sewer lines located in adjacent Banyan Street. No septic tanks or other alternative wastewater disposal systems are proposed. Thus, there is no potential for adverse impacts due to soil limitations relative to septic tanks or alternative wastewater disposal systems.
  
- f) *Less-Than-Significant Impact with Mitigation Incorporated.* No unique paleontological resources or geologic features are known to exist within the Project site or in the Project vicinity. Given the urbanization of the Project area and historic and on-going disturbance of the site, the discovery of paleontological resources is considered unlikely. There is however the potential for as-yet unknown subsurface paleontological resources to present within the Project site. Mitigation Measure GEO-1, following, is incorporated to ensure that the potential for the Project to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature remains at levels that would be less-than-significant.

**Mitigation Measure GEO-1:** *If potential paleontological resources (i.e., plant or animal fossils) are encountered before or during grading, the developer shall retain a qualified paleontologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. The paleontologist shall submit a report of findings that will also provide specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate. Where mitigation monitoring is appropriate, the program shall include, but not be limited to, the following measures:*

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- *Assign a paleontological monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full-time during the interval of earth-disturbing activities.*
- *Should fossils be found within an area being cleared or graded, divert earth-disturbing activities elsewhere until the monitor has completed salvage. If construction personnel make the discovery, the grading contractor should immediately divert construction and notify the monitor of the find.*
- *Prepare, identify, and curate all recovered fossils for documentation in the summary report and transfer to an appropriate depository (i.e., San Bernardino County Museum).*
- *Submit summary report to City of Rancho Cucamonga. Transfer collected specimens with a copy to the report to San Bernardino County Museum.*

As mitigated, the potential for the Project to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature would be less-than-significant.

**Sources:** *Rancho Cucamonga General Plan, May 19, 2010; Rancho Cucamonga 2010 General Plan Update, Draft Program Environmental Impact Report, SCH No. 2000061027 (BonTerra Consulting) February 16, 2010; Geotechnical Investigation, Proposed Residential Development, Tract 20337, South of Banyan Street and West of Laurel Blossom Place, City of Rancho Cucamonga, California (Leighton and Associates, Inc.) July 22, 2021; Preliminary Plans for the Banyan 9 Residential Project.*

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. GREENHOUSE GAS EMISSIONS.</b> <i>Would the project:</i>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	( )	( )	(✓)	( )
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	( )	( )	(✓)	( )

**Comments:**

Potential greenhouse gas (GHG) emissions impacts of the Project are evaluated and substantiated in detail in *Focused Air Quality and Greenhouse Gas Emission Analysis for Banyan Street Homes, City of Rancho Cucamonga* (Greve & Associates, LLC) September 3, 2021 (Project AQIA/GHGA). Results and conclusions of the Project AQIA/GHGA provide the basis for the following discussions. The Project AQIA/GHGA is provided at IS/MND Appendix A.

- a) *Less-Than-Significant Impact.* In its most recent guidance, the SCAQMD Working Group has proposed a GHG emissions screening-level threshold of 3,000 metric tons of carbon dioxide equivalent per year (MTCO<sub>2</sub>e/year) for all land use types. Projects that generate GHG emissions of less than 3,000 MTCO<sub>2</sub>e/year would not be considered substantive sources of GHG emissions. This category of projects would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. For the purposes of this analysis, GHG emissions not exceeding the SCAQMD 3,000 MTCO<sub>2</sub>e/year screening-level would be less-than-significant. Project construction and annual GHG Emissions are summarized at Tables 8-1 and 8-2, respectively.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 8-1**  
**Project Construction GHG Emissions (Metric Tons per Year)**

	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> EQ
Total Construction Emissions	471.0	0.1	0.0	473.4
Amortized Over 30 Years	15.7	0.0	0.0	15.8

**Source:** Focused Air Quality and Greenhouse Gas Emission Analysis for Banyan Street Homes, City of Rancho Cucamonga (Greve & Associates, LLC) September 3, 2021.

**Table 8-2**  
**Annual Project Emissions (Metric Tons)**

	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> EQ
Annual Operational Emissions	159.0	0.2	0.0	163.1
Annualized Construction Emissions	15.7	0.0	0.0	15.8
Total Annual Emissions	174.7	0.2	0.0	178.9

**Source:** Focused Air Quality and Greenhouse Gas Emission Analysis for Banyan Street Homes, City of Rancho Cucamonga (Greve & Associates, LLC) September 3, 2021.

As indicated at Table 8-2, annual Project GHG emissions would not exceed 3,000 MTCO<sub>2</sub>e/year and the Project would therefore not be considered a substantive source of GHG emissions.

Based on the preceding, the potential for the Project to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment would be less-than-significant.

- b) *Less-Than-Significant Impact.* As summarized below, the Project would be consistent with the City of Rancho Cucamonga Sustainable Community Action Plan and by extension would be consistent with and would not conflict with any other applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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### **City of Rancho Cucamonga Sustainable Community Action Plan Consistency**

The Rancho Cucamonga Sustainable Community Action Plan (2017) (Sustainable Community Action Plan) identifies GHG emissions sources, presents current and future GHG emissions estimates, identifies a GHG reduction target for future years, and provides strategic policies and actions to reduce GHG emissions from energy, transportation, land use, water use, and waste sectors. The Sustainable Community Action Plan (Plan) is consistent with and implements GHG emissions legislation, GHG emissions reduction strategies, and GHG emissions reduction policies implemented by the State of California. The Plan is also consistent with and implements GHG emissions legislation, GHG emissions reduction strategies, and GHG emissions reduction policies implemented by the San Bernardino Council of Governments (SBCOG). Representative GHG emissions reduction strategies that would be implemented by the Project would include but not be limited to: implementation of energy efficient residences which include PV solar panels, compliance with City of Rancho Cucamonga Municipal Code energy efficiency standards, implementation of water conserving appliances and fixtures, and water-efficient landscape features and irrigation systems. See also Plan Table 4-2: *Alignment of Policies and Strategies*. The Plan in total can be accessed at: <https://rcdocs.cityofrc.us/WebLink/DocView.aspx?id=537850&dbid=0&repo=RanchoCucamonga&cr=1>.

The Sustainable Community Action Plan's existing and projected GHG inventories are based on land use designations and buildout of the City reflected in the City General Plan. The Project is consistent with the land use designation and projected buildout conditions presented in the City General Plan. Since the Project is consistent with the buildout conditions reflected under the General Plan, the Project by extension would not result in GHG emissions beyond those considered and addressed in the Sustainable Community Action Plan.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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All development in the City, including the Project, is required to conform to all City-adopted policies including those presented in the Sustainable Community Action Plan. The City, through established design and development review processes, would ensure that applicable Sustainable Community Action Plan GHG-reducing strategies would be incorporated in the Project.

Based on the preceding, the potential for the Project to conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases would be less-than-significant.

**Sources:** *Rancho Cucamonga General Plan*, May 19, 2010; *Focused Air Quality and Greenhouse Gas Emission Analysis for Banyan Street Homes, City of Rancho Cucamonga* (Greve & Associates, LLC) September 3, 2021; *Rancho Cucamonga Sustainable Community Action Plan* (2017); Preliminary Plans for the Banyan 9 Residential Project.

<b>9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	( )	( )	(✓)	( )
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?	( )	( )	(✓)	( )
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	( )	( )	(✓)	( )
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?	( )	( )	( )	(✓)



Issues and Supporting Information Sources:		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 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	( )	( )	( )	(✓)
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	( )	( )	(✓)	( )
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	( )	( )	(✓)	( )

**Comments:**

Analysis and findings presented below are based in part on *Phase I Environmental Site Assessment, Tract 18210, Rancho Cucamonga, California* (Leighton and Associates, Inc.) December 11, 2020 (Project Phase I ESA, IS/MND Appendix F).

- a) *Less-Than-Significant Impact.* During the normal course of construction activities, there will be limited transport of potentially hazardous materials (e.g., gasoline, diesel fuel, paints, solvents, fertilizer, etc.) to and from the Project site. Long-term operations of the Project would involve limited use of substances typically associated with individual households. Typical materials would include paints, cleaning solvents, fertilizers, and motor oil.

The Project would be required to comply with Federal, State and local regulations addressing transport, use, and disposal of hazardous materials. For example, transport of hazardous materials by truck is regulated by federal safety standards under the jurisdiction of the U.S. Department of Transportation. The City participates in a county-wide interagency coalition, which is considered a full-service Hazardous Materials Division that is more comprehensive than any other in the State. Additionally, the City has an Emergency Operations Plan that meets State and Federal requirements and is in the process of updating the approved 2005

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Local Hazard Mitigation Plan. Compliance with Federal, State, and local regulations concerning hazardous materials and/or waste precludes or reduces the potential for creation of a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials to levels that would be less-than-significant.

- b) *Less-Than-Significant Impact.* The Project Phase I ESA evaluates the potential for the Project site to be adversely affected by onsite and offsite recognized environmental conditions (RECs), historical RECs (HRECs), or controlled RECs (CRECs). In summary, the Project Phase I ESA “revealed no evidence of RECs, CRECs, or HRECs in connection with the subject site” (Phase I ESA, p. 23). On this basis, existing conditions at or affecting the Project site do not comprise a significant hazard to the public or the environment.

The Project proposes conventional single-family residential development. The Project residential uses do not propose or require facilities or operations that would involve the substantive use of hazardous materials. The Project does not require facilities or operations that would otherwise comprise a significant hazard to the public or the environment.

Based on the preceding, the potential for the Project to 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 is less-than-significant.

- c) *Less-Than-Significant Impact.* The school nearest the Project site, Etiwanda Medical Therapy Unit, California Children Services [Etiwanda Early Special Education School], is located approximately 300 feet northeasterly of the Project site. The

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project proposes conventional single-family residential uses, and does not include elements or aspects that would create or otherwise result in hazardous emissions. The Project does not propose or require substantive handling of hazardous or acutely hazardous materials, substances, or waste. Pre-packaged materials such as paint, solvents, glues, fertilizers, used during construction and maintenance are subject to extensive local, State, and federal regulations, and are not considered sources of potentially significant hazardous materials or hazardous emissions. On this basis, the potential for the Project to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school is less-than-significant.

- d) *No Impact.* Based on information contained within the EnviroStor database (<http://www.envirostor.dtsc.ca.gov/public/>), maintained by the Department of Toxic Substance Control (DTSC), the Project site is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Nor are there Government Code Section 65962.5-listed sites within the Phase I Radius Report(s). There is therefore no potential for the Project to 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, create a significant hazard to the public or the environment.
- e) *No Impact.* The Project site is not located within an adopted airport land use plan or within 2 miles of any airport. The airport nearest the Project site, Ontario International Airport, is located approximately 7 miles southwesterly of the Project site. At this distance, the site is located outside of any identified aircraft-related safety or aircraft noise impact zones.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) *Less-Than-Significant Impact.* The Project does not propose designs or require activities that would interfere with any identified emergency response or emergency evacuation plan. The City of Rancho Cucamonga has a developed roadway network which provides emergency access and evacuation routes. Access to this existing roadway network will be provided to the Project site via connection to abutting Banyan Street. On-going coordination with the local fire and police departments during construction will ensure that potential interference with emergency response and evacuation efforts are avoided. Additionally, the Project would implement a City-approved Construction Traffic Management Plan (please refer to IS/MND *Preface: Project Description*, 1.5.1.2, *Construction Traffic Management Plan*). The Construction Traffic Management Plan would minimize the potential for Project construction activities to impair or obstruct emergency response and evacuation efforts.

The City's Emergency Operation Plan comprises the City's primary emergency response and emergency management program. The Emergency Operation Plan "details the City's responsibility before, during, and after emergencies. The program also maintains compliance with the federally mandated National Incident Management System (NIMS) and the State Standardized Emergency Management System (SEMS) through regular Incident Command System training and disaster preparedness exercises for employees and the community" (General Plan, p. PS-7). The Project does not propose or require uses or facilities that would interfere with or obstruct the Emergency Operation Plan.

Based on the preceding, the potential for the Project to impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan is less-than-significant.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- g) *Less-Than-Significant Impact.* The Project site is not located within an area designated by the Rancho Cucamonga Fire District as “High Fire Hazard.”

As means of reducing wildfire hazards generally, Rancho Cucamonga Fire District (RCFD) has developed wildfire hazard minimization measures. Representative RCFD protocols and design guidelines include:

- *Landscaping Guidelines* (Provides a list of approved plants for use in landscaping).
- *Undesirable Plants and Trees* (A list of undesirable plants and trees if located within the Wildland-Urban Interface Fire Area).
- *RCFD 50/50/50 Alternative* (RCFD landscaping requirements if undesirable plants or trees are selected).
- *Ready Set Go Action Plan* (Personalized wildfire action plan(s) to harden homes in the case of a wildfire).
- *Guide to Fire Adapted Communities* (A guide to help leaders, planners, emergency professionals, and citizens learn the best approaches and programs to help their community become more fire adapted).
- *Action Steps for Around Your Home* (Measures to protect properties from wildfire hazards).
- *Wildfire Preparedness for Household Pets* (Measures to protect pets and provide for their evacuation).

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- *National Fire Protection Association* (National Fire Protection Association Measures to adapt to living with wildfire hazards and cooperative neighborhood action plans to prevent losses due to wildfire).
- *Ready RC Preparedness Guide* (Measures/plans/information addressing wildfire events including, but not limited to: emergency kit checklists, evacuation route maps, and shelter information).

See also: <https://www.cityofrc.us/public-safety/fire/wildland-fire-area-info>.

The Project proposes conventional single-family residential uses (9 dwelling units) in an area of the City that is developed with similar urban residential uses. The Project site abuts and is provided direct access to improved and City-maintained Banyan Street. Access to the Project would be provided consistent with City and Rancho Cucamonga Fire District requirements. There are no adopted emergency response plans or emergency evacuation plans that would be affected by the Project. Additionally, the Project would implement fire hazard protection and suppression measures stipulated by the City and RCFD through the Project Conditions of Approval.

Based on the preceding, the potential for the Project to expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires is less-than-significant.

**Sources:** *Rancho Cucamonga 2010 General Plan Update, Draft Program Environmental Impact Report*, SCH No. 2000061027 (BonTerra Consulting) February 16, 2010; Rancho Cucamonga Fire District. *Fire Hazard Property Lookup*, 12 Mar. 2021, <https://regis.maps.arcgis.com/apps/webappviewer/index.html?id=fae4130265364768849f>

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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90cf309ea6ae (Fire Hazard information for APN 0225-171-04; *Phase I Environmental Site Assessment, Tract 18210, Rancho Cucamonga, California* (Leighton and Associates, Inc.) December 11, 2020; Preliminary Plans for the Banyan 9 Residential Project.

<b>10. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i></b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	( )	( )	(✓)	( )
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	( )	( )	(✓)	( )
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in a substantial erosion or siltation on- or off-site;	( )	( )	(✓)	( )
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?	( )	( )	(✓)	( )
d) Inundation by seiche, tsunami, or mudflow?	( )	( )	( )	(✓)
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	( )	( )	(✓)	( )

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Comments:**

Analysis and findings presented below are based in part on *Tentative Tract No. 20337, in the City of Rancho Cucamonga, CA, Drainage Study* (Madole & Associates, Inc.) February 2, 2021 (Project Drainage Study), IS/MND Appendix G.

- a) *Less-Than-Significant Impact.* Compliance with applicable existing City Stormwater Pollution Prevention Programs (SWPPPs); National Pollution Discharge Elimination System (NPDES) permitting requirements; and mandated Water Quality Management Plan (WQMP) requirements would minimize the potential for the Project to substantively contribute additional polluted runoff during Project construction, or over the operational life of the Project. The Project SWPPP; design, construction, and operation of the Project stormwater management system; and development and implementation of the Project WQMP would conform to applicable City and RWQCB requirements.

Under the State Construction General Permit Order (Construction General Permit), “[d]ischargers whose projects disturb one (1) or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.” The Construction General Permit requires the development of a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). The Project would be required to comply with SWPPP provisions stipulated under the Construction General Permit.



Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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BMPs implemented under the Project WQMP as approved by the City would include both structural and non-structural control methods. Structural controls used to manage storm water pollutant levels typically include detention basins, oil/grit separators, and porous pavement. Non-structural controls focus on controlling pollutants at the source, generally through implementing erosion and sediment control plans.

Design, configuration, and locations of proposed stormwater management system improvements would be reviewed and approved by the City and RWQCB prior to, or concurrent with, application for grading permits. All Project stormwater management system improvements would be constructed by the Project Applicant, or would otherwise be assured (via Project Conditions of Approval or other means established by the Lead Agency) to be in place and operational prior to issuance of the first Certificate of Occupancy for the Project.

The implemented Project stormwater management system; compliance with applicable City and RWQCB regulations and water quality standards; compliance with NPDES permitting requirements, compliance with WQMP requirements, and the implemented Project BMPs would minimize the potential for the Project to violate any water quality standards or waste discharge requirements. Impacts in this regard are therefore considered less-than-significant.

- b) *Less-Than-Significant Impact.* The Project would not contribute to groundwater depletion, nor discernibly interfere with groundwater recharge. Water is provided throughout the City by the Cucamonga Valley Water District (CVWD, District). Groundwater which may be consumed by the Project and the City of Rancho Cucamonga as a whole is recharged pursuant to the District's policies and

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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programs. There are no designated groundwater recharge areas within the Project site. The Project would not otherwise affect designated recharge areas.

Direct additions or withdrawals of groundwater are not proposed by or required by the Project. Further, construction proposed by the Project will not involve substructures or other intrusions at depths that would significantly impair or alter the direction or rate of flow of groundwater. See also discussion at IS Checklist Item 19. *Utilities and Service Systems*. Based on the preceding, the potential for the Project to substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin is less-than-significant.

c, i-iv) *Less-Than-Significant Impact*. Existing southerly trending drainage patterns would be maintained under the developed Project. The Project does not propose or require alteration of the course(s) of any streams or rivers. Potential erosion impacts incurred during construction activities are maintained at levels that would be less-than-significant through the Project's mandated compliance with a City-approved SWPPP and compliance with SCAQMD [fugitive dust] Rules that prohibit grading activities and site disturbance during high wind events. Additionally, a Grading and Drainage Plan must be approved by the Building Official and City Engineer prior to issuance of grading permits.

As proposed under the Project stormwater management concept, developed stormwater runoff from the Project site will sheet flow and gutterflow southerly to a proposed curb opening inlet at the end of the proposed [Street "A"] cul-de-sac. There, a proposed underground storm drain would route flows to an existing 30-inch Reinforced Concrete Pipe (R.C.P.) storm drain located within an existing drainage easement. The existing storm drain and easement were implemented per

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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the development of Tract 16147 and City of Rancho Cucamonga drawing number 1827-D. The existing storm drain confluences with the Etiwanda Avenue Storm Drain and travels south to a large regional detention basin before entering the San Sevaine Channel (Project Drainage Study, Section A, *Discussion*, n.p.).

The rate and amount of surface water runoff from the developed Project site would be controlled via the Project stormwater management system and Project WQMP so as to preclude substantial erosion, siltation, flooding, exceedance of stormwater drainage system capacities, or contribution of substantial additional pollutants. All Project stormwater management system improvements and the Project WQMP are subject to review and approval by the City.

The Project lies within a 500-year flood zone but is not subject to substantial flood flows. The Project does not propose uses or facilities that would otherwise impede or redirect flood flows.

Based on the preceding, the Project's potential to substantially alter the existing drainage pattern of the site or area in a manner which would result in a substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; 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 impede or redirect flood flows is less-than-significant.

- d) *No Impact*. The Project site is not located near any bodies of water or water storage facilities that would be considered susceptible to seiche. Nor is the Project site located proximate to coastal waters, and as such, is not subject to tsunami hazards. No slopes of significance have been identified on or near the Project site, and the

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project site has not historically been affected by mudflows. Impacts related to tsunami, seiche, or mudflow hazards will not affect the Project.

- e) *Less-Than-Significant Impact.* The Project would implement water quality control measures consistent with City and RWQCB requirements. The Project would therefore not result in potentially adverse water quality impacts and would not conflict with or obstruct implementation of a water quality control plan, in this instance, the Water Quality Control Plan for the Santa Ana Region. The Project does not propose or require direct withdrawal of groundwater. Neither would the Project adversely affect designated groundwater recharge areas or groundwater recharge facilities. The Project would implement Low Impact Development (LID) measures facilitating infiltration of treated stormwaters to the groundwater table. Based on the preceding, the potential for the Project to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan is less-than-significant.

**Sources:** *Rancho Cucamonga General Plan*, May 19, 2010; *Rancho Cucamonga 2010 General Plan Update, Draft Program Environmental Impact Report*, SCH No. 2000061027 (BonTerra Consulting) February 16, 2010; *Tentative Tract No. 20337, in the City of Rancho Cucamonga, CA, Drainage Study* (Madole & Associates, Inc.) February 2, 2021; California State Water Resources Control Board. "Construction Stormwater General Permits." *California Waterboards*, 18 Nov. 2020, [www.waterboards.ca.gov/water\\_issues/programs/stormwater/constpermits.html](http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.html).

Preliminary Plans for the Banyan 9 Residential Project.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>11. LAND USE AND PLANNING.</b> <i>Would the project:</i>				
a) Physically divide an established community?	( )	( )	(✓)	( )
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?	( )	( )	(✓)	( )

**Comments:**

- a) *Less-Than-Significant Impact.* The Project proposes construction of conventional contemporary single-family residential uses. No established communities exist within the subject site, nor does the Project propose elements or activities that would disrupt or divide an established community. The potential for the Project to physically divide an established community is therefore less-than-significant.
- b) *Less-Than-Significant Impact.* The City of Rancho Cucamonga General Plan Land Use designation of the Project site is “Residential – Very Low” (0.1 – 2.0 DU/AC). The Project proposes development of the approximately 5.2-acre Project site with up to 9 single-family residences. The Project’s proposed single-family residential uses and proposed residential density of approximately 1.7 DU/AC are permitted under the Project site’s existing General Plan Land Use designation.

The Project is located within the Etiwanda Specific Plan (Specific Plan). Within the Specific Plan, the site is designated as “Residential VL:Very Low” (1 – 2 DU/AC). The Specific Plan establishes Optional Development Standards for residential development projects. Optional Development Standards for the VL Residential District are summarized at Table 11-1.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 11-1**  
**Etiwanda Specific Plan-Very Low (VL) District Optional Development Standards**

Minimum Site Area	5 Acres
Max. DU/AC	2 DU/AC
Open Space Requirements	
Private Open Space	2,000 SF/DU
Common Open Space	25% of Site
Total Open Space	65% of Site
Setbacks	
Along Public Streets	30 Feet Avg. (Vary +/- 10 feet)
Along Private Roads	25 Feet Minimum
At Interior Site Boundary	30 Feet Minimum
Residential Building Separations	
Side-to-Side	30 Feet Minimum
Other (Front-to-Side, etc.)	30 Feet Minimum
On-Site Windrows (linear ft./acre)	100 Feet Minimum
On-site Greenways	Minimum one connection across Project site
StreetSide Landscaping (Prior to Certificate of Occupancy)	Required

**Source:** Etiwanda Specific Plan, Optional Development Standards, p. 5-11, Figure 5-3.

**Notes:** In order to qualify for open space credit, common open space areas shall be designed to be visually open to the extent possible and shall not be fenced with solid view-obstructing fencing for more than 50% of their periphery.

Gross acreage may be considered for density calculations in the VL District.

The Lead Agency has determined that the Project development concept conforms with the Specific Plan Optional Development Standards for the VL Residential District. The Project does not otherwise propose or require uses or activities that could potentially conflict with an applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the preceding, the potential for the Project to 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 is less-than-significant.

**Sources:** *Rancho Cucamonga General Plan*, May 19, 2010; *Rancho Cucamonga 2010 General Plan Update*, Draft Program Environmental Impact Report, SCH No. 2000061027 (BonTerra Consulting) February 16, 2010; City of Rancho Cucamonga Development Code; Etiwanda Specific Plan, Optional Development Standards; Preliminary Plans for the Banyan 9 Residential Project.

<b>12. MINERAL RESOURCES.</b> <i>Would the project:</i>				
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?	( )	( )	( )	(✓)
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?	( )	( )	( )	(✓)

**Comments:**

a, b) *No Impact.* The Project site is not designated as a State Aggregate Resources Area or as a valuable mineral resource recovery site (General Plan, Figure RC-2 and Table RC-1). Nor does the Project propose or require uses or activities that would affect off-site mineral resources. The Project would have no impact on the availability of known mineral resources.

**Sources:** *Rancho Cucamonga General Plan*, May 19, 2010; Preliminary Plans for the Banyan 9 Residential Project.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>13. NOISE.</b> <i>Would the project result in:</i>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	( )	(✓)	( )	( )
b) Generation of excessive groundborne vibration or groundborne noise levels?	( )	( )	(✓)	( )
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?	( )	( )	( )	(✓)

**Comments:**

Analysis and conclusions presented in *Noise Assessment for Banyan Street Homes, City of Rancho Cucamonga* (Greve & Associates, LLC) August 2, 2021 (Project Noise Impact Assessment) provide the basis for the following discussions. The Project Noise Impact Assessment is presented at IS/MND Appendix H.

- a) *Less-Than-Significant With Mitigation Incorporated.*

**Overview**

The Project proposes conventional single-family residential development within an urban context. Residential uses proposed by the Project are not considered substantive noise sources in either a temporary or long-term context. Construction of the Project would generate temporary and intermittent noise that could adversely affect nearby noise-sensitive receptors. Mitigation is proposed that would reduce construction-source noise to levels that would be less-than-significant. Traffic generated by the Project would not substantively affect area noise levels.



Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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### **Effects of Project-source Noise on Off-site Land Uses**

Project noise sources that could affect off-site land uses would include temporary construction-source noise and long-term operational-source noise generated by typical residential activities. Potential impacts of these noise sources on off-site land uses are evaluated below.

### **Project Construction-Source Noise**

Project construction-source noise would result in temporary, intermittent, and potentially adverse conditions at proximate offsite receivers. Project construction-source noise would result from on-site construction activities, such as site preparation, grading, building construction, paving and site finishes, and architectural coating. Noise levels at off-site receptors would be greatest during initial site preparation activities (grading, excavation) when heavy equipment may operate near the Project boundaries.

As discussed in the City General Plan EIR, a “typical construction project that is as close as 50 feet from residential land uses, the worst-case unmitigated peak construction noise levels would be as high 95 dBA. The average noise levels are typically 5 to 15 dB lower than the peak noise levels, so average noise levels (Leq) at the nearest residences would be in the range of 85 dBA (Leq). These [unmitigated] noise levels would be in excess of that which is permitted by the Noise Ordinance” (General Plan EIR, p. 4.12-17).

The City Noise Ordinance defines noise levels that cannot be exceeded for a certain period of time. In terms of a noise metric this represents the L(%) metric. The lowest outdoor noise levels defined in the Noise Ordinance are the levels that cannot be exceeded for more than 15 minutes in an hour. This is equivalent to the “L25” metric. As another illustrative example, the Noise Ordinance defines a noise

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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level that cannot be exceeded for more than 5 minute per hour. This is the noise level exceeded 8.3% of the time or the “L8.3” metric.

Anticipated received noise levels at the nearest residences are however expected to represent a mid-range value of approximately 67 dBA (L25) (Project Noise Impact Assessment, p. 16).

The City of Rancho Cucamonga regulates construction-source noise at City Development Code Section 17.66.050 D. 4. As noted therein, the following actions/conditions are exempt from Development Code noise standards, as presented below:

4. Noise sources associated with, or vibration created by, construction, repair, remodeling, or grading of any real property or during authorized seismic surveys, provided said activities:

a. When adjacent to a residential land use, school, church or similar type of use, the noise generating activity does not take place between the hours of 8 p.m. and 7 a.m. on weekdays, including Saturday, or at any time on Sunday or a national holiday, and provided noise levels created do not exceed the noise standard of 65 dBA when measured at the adjacent property line.

b. When adjacent to a commercial or industrial use, the noise generating activity does not take place between the hours of 10 p.m. and 6 a.m. on weekdays, including Saturday and Sunday, and provided noise levels created do not exceed the noise standards of 70 dBA at the when measured at the adjacent property line (Development Code, p. 17.66-4).

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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As discussed above, unmitigated Project construction-source noise at the nearest potentially affected receptors is estimated at 67 dBA (L25). Mitigation measures presented below would reduce Project construction-source noise levels by at least 2 dBA, and below the 65 dBA performance standard established under the City Noise Ordinance.

**Mitigation Measure NOI-1: Construction Hours.** *Construction is only allowed between 7:00 a.m. and 8:00 p.m. on weekdays, including Saturdays. Construction is not allowed at any time on Sunday or national holidays.*

**Mitigation Measure NOI-2: Perimeter Walls.** *Perimeter walls shall be constructed as soon as is feasible. Most commonly, this can occur after rough grading which will be minimal for this Project since the site is essentially level. The constructed perimeter walls would reduce received noise levels by an estimated by 5 to 8 dBA.*

**Mitigation Measure NOI-3: Construction Traffic Routing.** *Construction traffic shall be routed from Banyan Street onto the proposed 'A' Street alignment, which is centrally located within the Project site. This acts to maximize separation between construction traffic movements and potentially affected residential uses, and minimize construction traffic noise received at potentially affected residential uses.*

**Mitigation Measure NOI-4: Construction Equipment Staging Area.** *The Project construction equipment staging area shall be centrally located within the Project site. This will maximize the separation between staged construction equipment and potentially affected residential uses, and minimize staged construction equipment noise received at potentially affected residential uses.*

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation Measure NOI-5: Noise Complaint Response.** *Legible, durable, weather-proof signs providing Project Superintendent contact information (e.g., name, phone number, email) for submitting noise concerns/complaints shall be posted along the Project site perimeter. Such signs shall be readily visible from off-site vantages. All submitted complaints/concerns shall receive a response from the designated contact and measures shall be taken to verify received noise levels and to reduce received noise levels. Pursuant to complaint response, if monitored construction-source noise levels at affected receptors exceed the City's 65 dBA (L25) performance standard, construction activities shall be reduced in intensity or shall be otherwise modified to ensure compliance with the City's noise standards. Such other measures may include but not be limited to: installation of temporary noise attenuation fencing, use of alternative equipment, shutting off idling equipment, operating equipment at reduced power outputs, use of electrical compressors and power tools, or combinations of these measures.*

The measures presented above fall into three categories; (1) those that ensure the Project will be in compliance with the City's Noise Ordinance, (2) those that have measurable effect on reducing noise levels, and (3) measures that have an undeterminable effect on reducing the noise levels but make good faith efforts to reduce noise levels to the fullest extent feasible and maintain a positive relationship with the surrounding residents. Measure MN-1 ensures that the Project will comply with the City's Noise Ordinance. Measure N-2 will reduce noise levels by 5 to 8 dBA and result in noise levels at nearby residences that will be less than 65 dBA (L25) during construction. Measures N-3, N-4, and N-5 fall into the third category. With these five measures in place, the Project will comply with the City's Noise Ordinance requirements and the impacts from construction noise would be less-than-significant.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the preceding discussions, and with application of Mitigation Measures NOI-1 through NOI-5, the potential for Project construction-source noise to result in exposure of persons to, or generation of, noise levels exceeding City standards is considered less-than-significant.

### **Project Operational/Area-Source Noise**

Maximum allowable residential noise levels are identified at Development Code Section 17.66.050, F. *Residential Noise Standards*, excerpted below:

#### **F. Residential Noise Standards.**

1. Table 17.66.050-1 (Residential Noise Limits) includes the maximum noise limits in residential zones. These are the noise limits when measured at the adjacent residential property line (exterior) or within a neighboring home (interior).

**Table 17.66.050-1 Residential Noise Limits**

Location of Measurement	Maximum Allowable	
	10 p.m. to 7 a.m.	7 a.m. to 10 p.m.
Exterior	60 dBA	65dBA
Interior	45 dBA	50dBA

#### **Additional:**

(A) It shall be unlawful for any person at any location within the city to create any noise or to allow the creation of any noise which causes the noise level when measured within any other fully enclosed (windows and doors shut) residential dwelling unit to exceed the interior noise standard in the manner described herein [in the Development Code].

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- (B) If the intruding noise source is continuous and cannot reasonably be discontinued or stopped for a time period whereby the ambient noise level can be determined, each of the noise limits above shall be reduced 5 dBA for noise consisting of impulse or simple tone noise.

Project operational/area-source noise contributors would include on-site traffic and typical residential noise generators (private outdoor activities, yard maintenance, etc.). Reference noise levels collected for other similar projects indicate that on-site noise stationary/area noise sources would generate noise levels that would not exceed 45 dBA Leq at 50 feet.

The nearest residential receptor is located approximately 50 feet from potential Project noise sources. Project stationary/area-source noise received at the nearest residential land uses would therefore approximate 45 dBA and would not exceed the City's applicable residential noise exterior noise standards (60 dBA: 10 p.m. to 7 a.m., 65 dBA: 7 a.m. to 10 p.m.). Project stationary/area-source noise would therefore not result in exposure of persons to, or generation of, noise levels in excess of City standards. Potential impacts in these regards are therefore considered less-than-significant.

### **Vehicular-Source Noise**

Project-generated vehicular noise impacts were assessed by determining the Project's incremental contribution to ambient roadway noise levels. All other factors being equal, the logarithmic nature of the dB scale means that a doubling of the traffic volumes results in a 3.0 dBA increase in noise levels, regardless of the absolute number of vehicles. Similarly, a 20 – 30 percent increase in traffic volumes results in a 1.0 dB increase in noise levels, regardless of the absolute number of vehicles. Relative increases in noise levels resulting from increases in traffic volumes are summarized at Table 13-1.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 13-1**  
**Relative Increases in Noise Level from Increased Traffic Volumes**

Increase in Traffic Volume (Percent)	*Increase in Traffic Noise (dBA, approx.)
10	0.4
20	0.8
30	1.1
40	1.5
50	1.8
60	2.0
70	2.3
80	2.6
90	2.8
100	3.0

**\*Note:** Increase in traffic noise =  $10 \log_{10}(\text{Relative Traffic Increase})$ ; e.g. A 10 percent increase in traffic = 1.1 x existing traffic: resulting increase in traffic noise =  $10 \log_{10} 1.1 = 10 \cdot .041 = .41 \text{ dBA}$ ; A 100 percent in traffic = 2.0 x existing traffic: resulting increase in traffic noise =  $10 \log_{10} 2.0 = 10 \cdot .30 = 3.0 \text{ dBA}$ .

The City General Plan EIR indicates that 60 dBA CNEL is the maximum acceptable exterior 24-hour noise condition for single-family residential uses (General Plan EIR, p. 4.12-28).

For the purposes of this analysis, if ambient 24-hour noise conditions are below the City residential exterior noise standard of 60 dBA CNEL, and Project vehicular-source noise would result in a perceptible (3.0 dBA) or greater increase in ambient conditions that would cause an exceedance of the 60 dBA CNEL standard, Project vehicular-source noise impacts would be considered potentially significant. If ambient conditions exceed the City 60 dBA CNEL exterior noise standard, a nominal (1.0 dBA) Project vehicular-source noise contributions to ambient conditions would be considered potentially significant.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Traffic along adjacent Banyan Street is the dominant source of vehicular-source noise affecting the Project site and vicinity properties. The calculated ambient noise level attributable to traffic along Banyan Street is estimated at 60.1 dBA CNEL (Project Noise Impact Assessment, p. 16). Because the ambient condition exceeds the City's acceptable 60 dBA CNEL exterior noise standard, a Project-related incremental increase in vehicular-source noise of 1.0 dBA or greater would be considered potentially significant.

The Project Noise Impact Assessment estimates that traffic volumes along Banyan Street adjacent to the Project site total approximately 3,000 vehicles per day (Average Trips per Day, ADT). The Project would generate approximately 88 ADT (Project Noise Impact Assessment, p. 16), or approximately 3 percent of the total daily traffic volumes along Banyan Street. The 3 percent increase in daily traffic volumes resulting from the Project would translate to an approximate 0.2 dBA incremental increase in vehicular-source noise (Project Noise Impact Assessment, p. 16). This would not exceed the 1.0 dBA threshold condition noted above. The nominal increase in vehicular-source noise levels (0.2 dBA CNEL) generated by Project traffic would not be perceptible and would not exceed the incremental noise threshold of 1.0 dBA CNEL.

Based on the preceding, Project vehicular-source noise would not result in exposure of persons to, or generation of, noise levels in excess of City standards. Potential impacts in these regards are therefore considered less-than-significant.

- b) *Less-Than-Significant Impact.* The Project does not propose or require uses or activities that would be considered substantive sources of on-going vibration. Temporary vibration that may result from Project construction activities are



Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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exempt from Development Code vibration level standards (Development Code Section 17.66.050 D. 4).

For the purposes of this analysis, and to substantiate whether the Project would result in “exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels,” applicable criteria developed by the California Department of Transportation (Caltrans) were employed. The Caltrans Transportation and Construction Vibration Guidance Manual indicates that received vibration levels of 0.10 Peak Particle Velocity (PPV) (equal to 0.071 Root Mean Square Amplitude [RMS]) could be strongly perceptible (Caltrans Transportation and Construction Vibration Guidance Manual (Caltrans) September 2013, p. 38). For the purposes of this analysis, received vibration levels exceeding 0.10 PPV (0.071 RMS) would be considered potentially significant.

Groundborne vibration levels resulting from construction activities occurring within the Project site were estimated by data published by the Federal Transit Administration (FTA). Typical Project construction equipment would generate vibration levels of 0.003 PPV (small bulldozer) to 0.089 PPV (larger bulldozer) as measured at 25 feet. As with received noise levels, received vibration levels attenuate with distance. In general, manmade ground-borne vibrations attenuate rapidly with distance from the source.

Heavy construction equipment could temporarily and intermittently operate within 50 feet of the nearest residential land uses (located northerly and westerly of the Project site). However, even at 25 feet, the maximum anticipated received vibration level (0.089 PPV) would not exceed the 0.10 PPV threshold condition. At distances approximating 50 feet, these vibration levels would be further reduced.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the preceding discussions, there is little (if any) potential for the Project to result in or cause exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise. This potential impact is therefore considered less-than-significant.

- c) *No Impact.* Ontario International Airport, the nearest airport/airfield, is located approximately 7 miles southwesterly of the Project site. While occasional aircraft overflight may occur, substantive aircraft-related noise would not affect the Project area. Moreover, the Project does not propose activities or uses that would cause or otherwise affect airport-related noise impacts. Based on the preceding, there is no potential for the Project to expose people residing or working in the Project area to excessive noise levels related to airports or airport activities.

**Sources:** *Rancho Cucamonga General Plan*, May 19, 2010; *Rancho Cucamonga 2010 General Plan Update, Draft Program Environmental Impact Report*, SCH No. 2000061027 (BonTerra Consulting) February 16, 2010; *Noise Assessment for Banyan Street Homes, City of Rancho Cucamonga* (Greve & Associates, LLC) August 2, 2021; *Caltrans Transportation and Construction Vibration Guidance Manual* (Caltrans) September 2013; Preliminary Plans for the Banyan 9 Residential Project.

<b>14. POPULATION AND HOUSING. <i>Would the project:</i></b>				
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)?	( )	( )	(✓)	( )
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	( )	( )	(✓)	( )

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Comments:**

- a) *Less-Than-Significant Impact.* Official local and regional population projections are predicated upon buildout of the City in accordance with the City General Plan. Single-family residential development proposed by the Project would directly contribute to growth of the City. Notwithstanding, the Project single-family residential land uses and development intensities are consistent with those anticipated under the City General Plan. The Project would therefore not result in population growth beyond that anticipated under the General Plan.

In this regard, per the Environmental Information Form, Initial Study Part I, it is anticipated that there would be approximately 27 persons (3.03 persons per each of the 9 dwelling units) residing within the Project.

Indirect population growth inducement could result from creation of additional jobs and resulting attraction of new residents. Additionally, development of the Project site would generate temporary construction jobs. However, the Project does not propose business or commercial uses that would result in substantive permanent new employment opportunities or substantive population growth related to the creation of new jobs.

The subject site is currently served by all necessary utilities and services, and creation of entirely new infrastructure systems or development of new services is not required.

Based on the preceding, the potential for the Project to induce substantial population growth in the area is considered less-than-significant.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) *Less-Than-Significant Impact.* The Project site is vacant of housing, and does not otherwise involve or propose the displacement of any on-site or off-site housing stock. Based on the preceding, the potential for the Project to displace substantial numbers of people, necessitating the construction of replacement housing elsewhere is considered less-than-significant.

**Sources:** *Rancho Cucamonga General Plan*, May 19, 2010; *Rancho Cucamonga 2010 General Plan Update, Draft Program Environmental Impact Report*, SCH No. 2000061027 (BonTerra Consulting) February 16, 2010; Preliminary Plans for the Banyan 9 Residential Project.

<b>15. PUBLIC SERVICES.</b> <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:</i>				
a) Fire protection?	( )	( )	(✓)	( )
b) Police protection?	( )	( )	(✓)	( )
c) Schools?	( )	( )	(✓)	( )
d) Parks?	( )	( )	(✓)	( )
e) Other public facilities?	( )	( )	(✓)	( )

**Comments:**

- a) *Less-Than-Significant Impact.* Fire suppression and emergency response services are provided by the Rancho Cucamonga Fire District (Fire District). The Project would incrementally contribute to area-wide demands for fire suppression and emergency response services. However, the context and limited scope of the Project (infill development comprising 9 single-family residential units on approximately 5.2 acres) would not substantially contribute to demands for fire protection services.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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As means of offsetting any incremental demands for fire protection services, the Project would be designed and constructed consistent with applicable City and Fire District requirements. Moreover, the Project is required to comply with agency-specific criteria outlined in the Project Conditions of Approval. The Project would comply with these Conditions of Approval and subsequent Fire District requirements that may be identified through the City's final site plan and plan check/building permit review processes. Compliance with these requirements further reduces potential demands for, and impacts on, fire protection and emergency response services.

Additionally, the Project would be required to comply with all applicable federal, state, and local regulations governing fire resistant designs, fire suppression systems, adequate fire access, fire flows, and number and locations of hydrants. In combination, these preventive design measures act to reduce demands for fire protection services and reduce adverse effects of fires. Further, the Applicant would be required to pay City of Rancho Cucamonga Development Impact Fees (DIF), a portion of which would be directed to fire protection services.

Based on the preceding, the potential for the Project to result in substantial adverse physical impacts associated with the provision of the new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts is considered less-than-significant.

- b) *Less-Than-Significant Impact.* Police protection services for the Project area are provided by the San Bernardino County Sheriff's Department under contract to the City of Rancho Cucamonga. The Project would incrementally contribute to area-wide demands for police protection services. However, the context and limited scope of the Project (infill development comprising 9 single-family

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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residential units on approximately 5.2 acres) would not substantially contribute to demands for police protection services.

As means of offsetting any incremental demands police protection services, the Project would be designed and constructed consistent with applicable City and Sheriff's Department requirements. Moreover, the Project is required to comply with agency-specific criteria outlined in the Project Conditions of Approval. The Project would comply with these Conditions of Approval and subsequent Sheriff's Department requirements that may be identified through the City's final site plan and plan check/building permit review processes. Compliance with these requirements further reduces potential demands for, and impacts on, police protection services. Additionally, the Applicant would be required to pay City of Rancho Cucamonga DIF, a portion of which would be directed to police protection services.

Based on the preceding, the potential for the Project to result in substantial adverse physical impacts associated with the provision of the new or physically altered police protection facilities, the construction of which could cause significant environmental impacts is considered less-than-significant.

- c) *Less-Than-Significant Impact.* The Alta Loma School District (Grades K – 8) and the Chaffey Joint Union High School District (Grades 9 – 12), collectively Districts, would accommodate additional school-age populations resulting from the Project. The Project residential uses would increase the student population within the District, increasing demands on Districts' facilities. However, the context and limited scope of the Project (infill development comprising 9 single-family residential units on approximately 5.2 acres) would not substantially contribute to demands for school services.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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In this latter regard, per the *Environmental Information Form*, Initial Study Part I it is anticipated that there would be approximately 7 school-age children (3 elementary, 2 junior high, 2 senior high) residing within the Project.

Incremental demands on school facilities attributable to development projects are addressed through mandated payment of school fees. The Project Applicant would pay requisite school fees, offsetting the Project-related demands on school facilities.

Based on the preceding, the potential for the Project to result in substantial adverse physical impacts associated with the provision of the new or physically altered school facilities, the construction of which could cause significant environmental impacts is considered less-than-significant.

- d) *Less-Than-Significant Impact*. The Project residential uses would result in increased resident populations and associated increased demands for parks facilities. However, the context and limited scope of the Project (infill development comprising 9 single-family residential units on approximately 5.2 acres) would not substantially contribute to demands for parks facilities. Park facilities demands are offset through mandated payment of the City DIF, a portion of which would be directed to parks facilities.

Based on the preceding, the potential for the Project to result in substantial adverse physical impacts associated with the provision of the new or physically altered parks facilities, the construction of which could cause significant environmental impacts is considered less-than-significant.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) *Less-Than-Significant Impact.* Development of the Project would require established public agency oversight including, but not limited to, plan check and permitting actions by the City Planning Department, City Engineering Services Department, City Building and Safety Services Department, City Public Works Services Department, San Bernardino County Sheriff's Department, and the Rancho Cucamonga Fire District. These actions typically fall within the currently assigned responsibilities of these agencies, and are paid for via plan check and inspection fees assessed of the Project. The scale and type of development proposed by the Project (9 single-family residential units on approximately 5.2 acres) within a developed urban environment that is served by all necessary utilities and public services indicates that no new or expanded facilities would be required to accommodate oversight or review of the Project.

Based on the preceding, the potential for the Project to result in substantial adverse physical impacts associated with the provision of the new or physically altered "other" public facilities, the construction of which could cause significant environmental impacts is considered less-than-significant.

**Sources:** *Rancho Cucamonga General Plan*, May 19, 2010; *Rancho Cucamonga 2010 General Plan Update, Draft Program Environmental Impact Report*, SCH No. 2000061027 (BonTerra Consulting) February 16, 2010; Preliminary Plans for the Banyan 9 Residential Project.

<b>16. RECREATION. Would the project:</b>				
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?	( )	( )	(✓)	( )
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	( )	( )	(✓)	( )



Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Comments:**

- a, b) *Less-Than-Significant Impact*. The Project residential uses would result in increased resident populations and associated increased demands for neighborhood and regional parks or other recreational facilities. However, the context and limited scope of the Project (infill development comprising 9 single-family residential units on approximately 5.2 acres) would not substantially contribute to demands for recreational services.

Parks and recreation services demands are offset through mandated payment of the City DIF, a portion of which would be directed to parks and recreational facilities. The City would assign fees assessed of the Project to park and recreation improvements consistent with demonstrated demands and pursuant to the City Park/Recreation Improvements Program(s), acting to ensure that increased use of parks and recreational facilities attributable to the Project resident population would not result in substantial physical deterioration facilities.

Based on the preceding, the potential for the Project to increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur; or to include or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment is less-than-significant.

**Sources:** *Rancho Cucamonga General Plan*, May 19, 2010; *Rancho Cucamonga 2010 General Plan Update*, Draft Program Environmental Impact Report, SCH No. 2000061027 (BonTerra Consulting) February 16, 2010; Preliminary Plans for the Banyan 9 Residential Project.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>17. TRANSPORTATION/TRAFFIC.</b> <i>Would the project:</i>				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	( )	( )	(✓)	( )
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	( )	( )	(✓)	( )
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	( )	( )	(✓)	( )
d) Result in inadequate emergency access?	( )	( )	(✓)	( )

**Comments:**

- a) *Less-Than-Significant Impact.* The Project proposes development of conventional single-family residential uses. The Project does not propose elements or aspects that would inherently conflict with conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.

Development of the City pursuant to the General Plan is reflected in Southern California Association of Governments (SCAG) planning efforts and policies including: *The 2016-2040 Regional Transportation Plan/ Sustainable Communities Strategy* (SCAG) April 2016. The Project is consistent with the General Plan and by extension is reflected in SCAG planning efforts and policies.

The Project is consistent with the Specific Plan and would be required to comply with Specific Plan circulation system design and development standards.

All Project circulation system improvements including roadways, sidewalks, and trails would be designed and constructed consistent with Specific Plan and City standards.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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On a long-term basis, the Project may result in increased demand for public transportation as residences are developed and occupied. Serving transit agencies (in this case, Omnitrans) routinely review and adjust their ridership schedules to accommodate public demand. The need for transit-related facilities, including but not limited to bus shelters and bicycle parking, would be coordinated between the City and the Project Applicant, with input from transit providers as applicable, as part of the City's standard development review process.

Pedestrian walkways would be provided within the Project site with connections to existing and future walkways along adjacent Banyan Street. The Project would facilitate and would not obstruct City goals and policies to provide efficient and safe pedestrian access.

Based on the preceding discussions, the potential for the Project to conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities is less-than-significant.

- b) *Less-Than-Significant Impact.* CEQA Guidelines §15064.3, subdivision (b) specifies Vehicle Miles Traveled (VMT) as the metric to be employed by lead agencies in the evaluation of transportation impacts. Per the City of Rancho Cucamonga VMT screening criteria, a proposed project generating fewer than 250 average daily trips (ADT) is presumed to have a less-than-significant VMT impact (City Resolution No. 2020-056, adopted June 17, 2020). Project-generated ADT is summarized at Table 17-1.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 17-1**  
**Project Trip Generation**

Land Use	Quantity	Units	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Single Family Residential-ITE Land Use Code 210	9	DU	2	5	7	6	3	9	85

**Notes:** Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Tenth Edition (2017).  
 DU = Dwelling Units

As summarized at Table 17-1, the Project would generate approximately 85 ADT. Per City VMT screening criteria, Project VMT impacts would therefore be less-than-significant. On this basis, the potential for the Project to conflict or be inconsistent with *CEQA Guidelines* § 15064.3, subdivision (b) is less-than-significant.

- c, d) *Less-Than-Significant Impact.* The Project does not propose or require elements or aspects that would intrinsically increase transportation/traffic hazards or restrict emergency access. In conjunction with the approval of building permits, the City would review all Project designs and plans to assure compliance with applicable emergency access and safety requirements and thereby preclude or resolve any potential emergency access concerns. The potential for the Project to substantially increase hazards due to a design feature or result in inadequate emergency access is therefore less-than-significant. Please refer also to related discussions at Checklist Item 9. *Hazards and Hazardous Materials*, f) [potential to] *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.*

**Sources:** Rancho Cucamonga General Plan, May 19, 2010; *Rancho Cucamonga 2010 General Plan Update, Draft Program Environmental Impact Report*, SCH No. 2000061027 (BonTerra Consulting) February 16, 2010; Institute of Transportation Engineers (ITE), *Trip*

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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*Generation Manual*, Tenth Edition (2017); Preliminary Plans for the Banyan 9 Residential Project.

<b>18. TRIBAL CULTURAL RESOURCES.</b> <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	( )	(✓)	( )	( )
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	( )	(✓)	( )	( )

**Comments:**

a, b) *Less-Than-Significant With Mitigation Incorporated.* Within the Project site, there are no known Tribal Cultural Resources (TCRs) or other resources that are listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined at Public Resources Code section 5020.1(k). Nor does the Project propose or require uses or activities that would adversely affect off-site TCRs.

Tribal Resources Consultation (Consultation) with requesting Tribes has been initiated as provided for under AB 52, Gatto. *Native Americans: California Environmental Quality Act*. Consultation documentation is provided at IS/MND Appendix J. Through the Consultation process, protective Mitigation Measures

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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developed in consultation with the San Manuel Band of Mission Indians and the Gabrieleño Band of Mission Indians. These measures would act to avoid or minimize potential impacts to cultural resources and TCRs. Please refer to Checklist Item No. 5, *Cultural Resources*, Mitigation Measures CR-1 through CR-5 (presented previously) and Mitigation Measures TCR-1 through TCR-7 presented below.

**Mitigation Measure TCR-1:** *Retain a Native American Monitor/Consultant - The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.*

**Mitigation Measure TCR-2:** *Unanticipated Discovery of Tribal Cultural and Archaeological Resources - Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño*

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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*Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.*

**Mitigation Measure TCR-3:** *Unanticipated Discovery of Human Remains and Associated Funerary Objects - Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to*

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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*believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.*

**Mitigation Measure TCR-4:** *Resource Assessment & Continuation of Work Protocol - Upon discovery, the tribal and/or archaeological monitor/ consultant/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).*

**Mitigation Measure TCR-5:** *Kizh-Gabrieleno Procedures for burials and funerary remains - If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the following treatment measures shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.*

**Mitigation Measure TCR-6:** *Treatment Measures - Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the*



Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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*footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.*

*Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.*

**Mitigation Measure TCR-7:** *Professional Standards - Archaeological and Native American monitoring and excavation during construction projects will be consistent with*

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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*current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.*

Based on the preceding, the potential for the Project to cause a substantial adverse change in the significance of a tribal cultural resource as defined at Public Resources Code 21074 is less-than-significant.

**Sources:** AB 52, Gatto. *Native Americans: California Environmental Quality Act; Rancho Cucamonga General Plan*, May 19, 2010; *Rancho Cucamonga 2010 General Plan Update, Draft Program Environmental Impact Report*, SCH No. 2000061027 (BonTerra Consulting) February 16, 2010; Preliminary Plans for the Banyan 9 Residential Project.

<b>19. UTILITIES AND SERVICE SYSTEMS. Would the project:</b>				
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?	( )	( )	(✓)	( )
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	( )	( )	(✓)	( )
c) Result in a determination by the waste water 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?	( )	( )	(✓)	( )
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?	( )	( )	(✓)	( )

Issues and Supporting Information Sources:		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?	( )	( )	(✓)	( )

**Comments:**

- a) *Less-Than-Significant Impact.*

**Water Treatment/Water Service**

The Project would implement conventional single-family residential development (9 dwelling units), and does not propose or require water treatment or water delivery facilities that could cause significant environmental effects.

Water service is currently provided to the Project site by the Cucamonga Valley Water District (CVWD, District). All CVWD water is treated consistent with State and federal requirements ensuring its safety and potability.

Three (3) plants provide water treatment for CVWD service area customers:

- Arthur H. Bridge Treatment Plant;
- Royer Nesbit Treatment Plant; and
- Lloyd W. Michael Treatment Plant.

The Project proposes conventional single-family residential uses. The Project residential uses require no additional treatment beyond that currently provided by CVWD. Water service and connection fees paid by the Project and other water customers act to fund area water treatment facilities.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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All Project water system improvements would be development-specific and localized to the Project area. The environmental effects of Project water system improvements are reflected in and included in evaluation of other environmental impacts addressed in this IS/MND. These impacts are substantiated to be less-than-significant or less-than-significant as mitigated.

### **Wastewater Treatment/Wastewater Conveyance**

The Project would implement conventional single-family residential development (9 dwelling units), and does not propose or require wastewater treatment or wastewater conveyance facilities that could cause significant environmental effects.

Wastewater conveyance facilities are provided by the City and CVWD, with wastewater treatment services by the IEUA. The Project would pay sewer connection and service fees, which act to fund City, CVWD, and IEUA improvement plans, operations, and maintenance. The IEUA, as a regional wastewater treatment provider, would determine when and in what manner treatment facilities will be constructed and/or upgraded to meet increasing demands of area-wide development, including the incremental demands of the Project.

All Project wastewater system improvements would be development-specific and localized to the Project area. The environmental effects of Project wastewater system improvements are reflected in and included in evaluation of other environmental impacts addressed in this IS/MND. These impacts are substantiated to be less-than-significant.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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### **Stormwater Management**

The Project does not propose or require stormwater management system facilities that could cause significant environmental effects.

As proposed under the Project stormwater management concept, developed stormwater runoff from the Project site will sheet flow and gutterflow southerly to a proposed curb opening inlet at the end of the proposed [Street “A”] cul-de-sac. There, a proposed underground storm drain would route flows to an existing 30-inch Reinforced Concrete Pipe (R.C.P.) storm drain located within an existing drainage easement. The existing storm drain and easement were implemented per the development of Tract 16147 and City of Rancho Cucamonga drawing number 1827-D. The existing storm drain confluences with the Etiwanda Avenue Storm Drain and travels south to a large regional detention basin before entering the San Sevaine Channel (Project Drainage Study, Section A, *Discussion*, n.p.).

Prior to discharge from the Project site, the Design Capture Volume (DCV) will be diverted to an underground stormwater biotreatment and infiltration BMP that would be constructed in the southeasterly portion of the Project site. The Project water quality/infiltration system would be designed to capture and treat the stormwater discharge DCV consistent with City and SARWQCB requirements.

All Project stormwater management systems and improvements would be development-specific and localized to the Project area. The environmental effects of Project stormwater management system improvements are reflected in and included in evaluation of other environmental impacts addressed in this IS/MND. These impacts are substantiated to be less-than-significant.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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### **Electric Power, Natural Gas, Telecommunications Facilities**

The Project site and surrounding areas are currently served by electric power, natural gas, telecommunications services. The Project would connect to these locally available services. All related Project improvements would be development-specific and localized to the Project area. The environmental effects of these Project improvements are reflected in and included in evaluation of other environmental impacts addressed in this IS/MND. These impacts are substantiated to be less-than-significant.

- b) *Less-Than-Significant Impact.* Estimated water demands of the Project is 6,345 gal/day (Environmental Information Form, Initial Study Part I). The 2015 Cucamonga Valley Water District (CVWD, District) Urban Water Management Plan (UWMP) comprehensively addresses water demand and supply throughout the District's service area, including the City of Rancho Cucamonga. Development proposed by the Project is consistent with residential development of the area envisioned under the UWMP.

As documented within the UWMP, water supplies available to District customers are sufficient to meet all existing demands, and anticipated future demands (including the Project's demands) under normal, single-dry year, and extended drought conditions for the 20-year time frame evaluated in the UWMP (UWMP Chapter Six – *Water Supply Reliability Assessment*). Even in the event of water supply shortages or water emergencies, the District has in place water shortage contingency plans which ensure provision of priority water services to all its existing and anticipated customers, including the Project (UWMP Chapter Seven – *Water Shortage Contingency Plan*).

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the preceding, the potential for the Project to require new or expanded water supply entitlements is less-than-significant.

- c) *Less-Than-Significant Impact.* The Project would generate additional demands for wastewater treatment services. Based on planning factors attached to the City's Environmental Information Form, single-family residential uses are anticipated to generate approximately 270 gallons of wastewater per day/dwelling unit (Environmental Information Form Attachment A, *Estimated Water Use and Sewer Flows for New Development*). The Project, at 9 single-family dwelling units, would therefore generate an estimated 2,430 gallons of wastewater per day. This wastewater volume is accounted for and reflected in current and programmed IEUA wastewater treatment facilities planning. That is, IEUA wastewater treatment facilities construction and planning reflect development of the City pursuant to the City General Plan. Because the Project land uses and development intensities are consistent with the General Plan, the Project's incremental wastewater treatment demands are reflected in IEUA current and planned wastewater treatment facilities improvements.

Further, the General Plan EIR determined that wastewater treatment demands associated with the buildout of the General Plan would be less-than-significant (General Plan EIR, p. 4.17-20). The wastewater increment generated by the Project is reflected in that determination. The potential for the Project to exceed current or anticipated wastewater treatment capacities is therefore considered less-than-significant.

- d) *Less-Than-Significant Impact.* The Mid-Valley Landfill (Landfill) is the anticipated primary destination of Project-generated solid waste that is not otherwise diverted or recycled. The Landfill has a daily maximum throughput of 7,500 tons per day,

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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with a remaining capacity of 61,219,377 cubic yards (remaining capacity date 06/30/2019). Maximum permitted capacity of the Landfill is 101,300,000 cubic yards. The Landfill encompasses a total 498 acres, of which 408 acres are designated for waste disposal. The projected closure date of the Landfill is April 1, 2045 (CalRecycle “SWIS Facility/Site Activity Details”). Solid waste collection and transport services within the City are provided by Burrtec Waste Industries, Inc.

To establish a likely maximum Project impact scenario, a baseline solid waste generation planning factor of 12.23 lbs./household/day has been utilized in this analysis. In this regard, a range of residential waste generation planning factors and rates are published by CalRecycle (CalRecycle, “Estimated Solid Waste Generation Rates”). The rate of 12.23 lbs./household/day employed here represents the most recent and upper end single-family residential waste generation rate within the range of estimates provided by CalRecycle.

At a generation rate of 12.23 lbs./household/day, at full occupancy, the 9 dwelling units proposed by the Project would generate approximately 110 pounds (0.055 tons) of solid waste per day. This represents 0.00073 percent (0.0000073) of the Mid-Valley Landfill (Landfill) maximum allowable daily throughput of 7,500 tons. On a yearly basis, the Project would generate approximately 50.2 cubic yards of solid waste, or approximately 0.00008 percent (0.0000008) of the Landfill remaining capacity of 61,219,377 cubic yards.

Assuming the above waste generation rate (12.23 lbs./household/day), the Project’s incremental solid waste management demands would not be substantial in the context of the Landfill’s allowed daily throughput, or in relation to the Landfill’s available capacity. Moreover, the Project land uses and development



Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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intensities are consistent with that anticipated under the City General Plan. The solid waste increment generated by the Project is reflected in the General Plan EIR determination that solid waste management impacts resulting from buildout of the City would be less-than-significant (General Plan EIR, p. 4.17-22).

Further reducing potential solid waste management impacts, the Project would be required to comply with construction and demolition debris reduction, disposal and recycling measures implemented under the California Green Building Code (CALGreen). Specifically, CALGreen Section 5.408.1 requires recycling and/or salvage for reuse a minimum of 65 percent of nonhazardous construction and demolition waste . . . or compliance with a local construction and demolition waste management ordinance, whichever is more stringent. Pursuant to CALGreen Section 5.408.1.1, the Project Applicant would be required to develop and implement a Construction Waste Management Plan demonstrating compliance with state and City recycling/reuse performance standards.

In support of CALGreen requirements, the City of Rancho Cucamonga *Construction and Demolition Diversion Program*, requires Permit applicants for new construction or tenant improvements to submit a deposit before a building and/or demolition permit is issued if the project is valued over \$100,000. Deposits are reimbursable if applicants provide proof that at least 65% of the waste was diverted from landfill disposal. Documentation that at least 65% of the total waste generated was diverted from the landfill by recycling or reuse is required. Acceptable documentation consists of weight tickets or other records of measurement from recycling facilities, processors, transfers stations, and landfills. Weight tickets must have the following information:

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Disposal Date;
- Disposal Business Name;
- Material Type;
- Net Weight;
- Weight Ticket Number; and
- City of Origin: This must be Rancho Cucamonga.

See also: <http://cityofrcdev.prod.acquia-sites.com/construction-development/construction-and-demolition-diversion-program>.

Based on the preceding, Project-generated solid waste can be accommodated at the receiving Mid-Valley Landfill; and there is available throughput capacity to serve the Project and other customers. Solid waste diversion achieved pursuant to existing regulations would further reduce potential Project impacts affecting area landfills. The Project would implement a Construction and Demolition (C&D) program further reducing potential Project solid waste management impacts. On this basis, the potential for Project solid waste to exceed the permitted capacity of receiving landfills is less-than-significant.

- e) *Less-Than-Significant Impact.* The City has implemented programs to ensure compliance with statewide solid waste source reduction targets of 50 percent or more. The Project would comply with applicable City and state waste diversion and recycling mandates. Moreover, the Project would implement conventional urban residential uses and would not establish uses or activities that would conflict with or obstruct local, State and federal solid waste management regulations. All solid waste generated by the Project would be collected and disposed of as part of the City's municipal waste stream. In this latter regard, solid waste management services are provided throughout the City including collection

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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and transfer of refuse, greenwaste, and bulky items. Recycling services are also provided.

Based on the preceding, the potential for the Project to conflict with or obstruct federal, State, and local statutes and regulations related to solid waste is less-than-significant.

**Sources:** *Rancho Cucamonga General Plan*, May 19, 2010; *Rancho Cucamonga 2010 General Plan Update, Draft Program Environmental Impact Report*, SCH No. 2000061027 (BonTerra Consulting) February 16, 2010; 2015 Cucamonga Valley Water District Urban Water Management Plan; CalRecycle. "SWIS Facility/Site Activity Details." *CalRecycle*, <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1880?siteID=2662>, Accessed 15 Mar. 2021; Preliminary Plans for the Banyan 9 Residential Project.

<b>20. WILDFIRE.</b> <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, Would the project:</i>	( )	( )	(✓)	( )
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	( )	( )	(✓)	( )
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?	( )	( )	(✓)	( )
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?	( )	( )	(✓)	( )
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?	( )	( )	(✓)	( )

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Comments:**

The Project site is not located within an area designated by the Rancho Cucamonga Fire District as “High Fire Hazard” (Rancho Cucamonga Fire District “Fire Hazard Property Lookup”). Nor is the Project site or vicinity properties classified as very high fire hazard severity zones. Wildfire prevention and wildfire hazard minimization measures are available through the City at: <https://www.cityofrc.us/public-safety/fire/wildland-fire-area-info>.

- a) *Less-Than-Significant Impact.* The Project proposes conventional single-family residential uses (9 dwelling units) in an area of the City that is developed with similar urban residential uses. The Project site abuts and is provided direct access to improved and City-maintained Banyan Street. Access to the developed Project would be provided consistent with City and Rancho Cucamonga Fire District requirements. There are no adopted emergency response plans or emergency evacuation plans that would be adversely affected by the Project. Additionally, the Project would implement fire hazard protection and suppression measures stipulated by the City and the Rancho Cucamonga Fire District through the Project Conditions of Approval.

Based on the preceding, the potential for the Project to substantially impair an adopted emergency response plan or emergency evacuation plan is less-than-significant.

- b) *Less-Than-Significant Impact.* As noted previously, the Project site is not located within an area designated by the Rancho Cucamonga Fire District as “High Fire Hazard.” Nor is the Project site or vicinity properties classified as very high fire hazard severity zones.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project site slopes gradually downward from north to south. There are no prevailing conditions (slope, winds, and other factors) that would exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Additionally, the Project would implement fire hazard protection and suppression measures stipulated by the City and the Rancho Cucamonga Fire District through the Project Conditions of Approval. Based on the preceding, the potential for the Project to expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire is less-than-significant.

- c) *Less-Than-Significant Impact.* The Project proposes conventional single-family residential uses (9 dwelling units) in an area of the City that is developed with similar urban residential uses. The Project site abuts and is provided direct access to improved and City-maintained Banyan Street. Access to the Project would be provided consistent with City and Rancho Cucamonga Fire District requirements. All utilities and services are currently available to the Project site. Potential Project impacts associated with localized infrastructure improvements and connections to utilities and services is addressed under relevant topical issues within this IS/MND.

The Project does not propose or 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. Impacts in these regards are therefore less-than-significant. Please refer also to related discussions presented at Checklist Item 9. (g).

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) *Less-Than-Significant Impact.* The Project site is generally level without significant gradients. The Project site slopes gradually downward from north to south. Adjacent properties evidence similar gradual slopes and do not evidence landslides or the potential to result in landslides. The Project site is not considered susceptible to substantial primary or secondary seismic hazards (Project Geotechnical Investigation, pp. 7 – 10).

The Project site and surrounding properties lie within an area designated as “Moderate Flood Hazard Area” (500-year floodplain), but are not subject to substantial (100-year) flood hazards (City of Rancho Cucamonga General Plan EIR, Exhibit 4.9-3 Flood Hazard Zones).

The Project stormwater management concept maintains prevailing north-to-south drainage patterns. These patterns would not be affected by wildfires or wildfire prevention/suppression measures. All Project stormwater management system improvements would be subject to City review and approval.

Additionally, the Project would implement fire hazard protection and suppression measures stipulated by the City and the Rancho Cucamonga Fire District through the Project Conditions of Approval.

Based on the preceding, the potential for the Project to 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 is less-than-significant. Please refer also to related discussions presented at Checklist Item 9. (g).

**Sources:** *Rancho Cucamonga 2010 General Plan Update, Draft Program Environmental Impact Report*, SCH No. 2000061027 (BonTerra Consulting) February 16, 2010; Rancho

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Cucamonga Fire District. *Fire Hazard Property Lookup*, 3 Mar. 2021, <https://regis.maps.arcgis.com/apps/webappviewer/index.html?id=fae4130265364768849f90cf309ea6ae> (Fire Hazard information for APN 0225-171-04); Preliminary Plans for the Banyan 9 Residential Project.

<b>21. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	( )	(✓)	( )	( )
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	( )	(✓)	( )	( )
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	( )	(✓)	( )	( )

**Comments:**

- a) *Less-Than-Significant with Mitigation Incorporated.* Certain biological resources described at Initial Study Checklist Item 4. *Biological Resources* may be adversely affected by the Project. Additionally, as yet unknown cultural resources, and as yet unknown paleontological resources could be affected by the Project. This IS/MND incorporates mitigation that reduces potential biological resources impacts, potential cultural resources impacts, and potential paleontological resources impacts to levels that would be less-than-significant. See: Mitigation Measures BIO-1, BIO-2, CR-1 through CR-5, GEO-1. On this basis, with the

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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application of mitigation, the potential for the Project 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 would be less-than-significant.

- b) *Less-Than-Significant with Mitigation Incorporated.* As substantiated herein, no significant or potentially significant unmitigable long-term environmental effects of the Project have been identified. Mitigation measures identified in this IS/MND reduce all potentially significant impacts to levels that would be less-than-significant. See: Mitigation Measures AQ-1, BIO-1, BIO-2, CR-1 through CR-5, GEO-1, NOI-1 through NOI-4.

There are no known past, current, or probable future related projects that would interact with the Project and thereby result in cumulatively considerable impacts. The Project's mitigated impacts are therefore individually limited and are not cumulatively considerable. On this basis, with the application of mitigation, the Project would not result in impacts that are individually limited, but cumulatively considerable.

- c) *Less-Than-Significant with Mitigation Incorporated.* As substantiated herein, all Project environmental impacts would be less-than-significant or less-than-significant as mitigated. The Project would therefore not result in environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.



Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### APPLICANT CERTIFICATION

I certify that I am the applicant for the project described in this Initial Study. I acknowledge that I have read this Initial Study and the proposed mitigation measures. Further, I have revised the project plans or proposals and/or hereby agree to the proposed mitigation measures to avoid the effects or mitigate the effects to a point where clearly no significant environmental effects would occur.

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

## **Part III: Mitigation Monitoring Program**

Mitigation Monitoring Program  
Banyan 9 Residential Project (SUBTT20337)

**Table III-1**  
**Mitigation Monitoring Program (Initial Study Part III)**

<b>General Note:</b> To facilitate coordination and effective implementation of mitigation measures, the mitigation measures provided herein shall appear on all grading plans, construction specifications, and bid documents. Incorporation of required notations shall be verified by the City prior to issuance of first development permit. Unless otherwise specified, the Applicant or Applicant designee(s) is/are responsible for implementation of and compliance with all mitigation measures.						
Mitigation Measure	Responsible for Monitoring	Frequency	Timing of Verification	Method of Verification	Date Verified/ Initials	Sanctions for Non-Compliance
<b>Aesthetics</b>						
No mitigation is necessary.						
<b>Agricultural Resources</b>						
No mitigation is necessary.						
<b>Air Quality</b>						
AQ-1: During grading activities, areas that are actively being graded shall be watered a minimum of three times per day.	BO	C	Throughout site disturbing activities.	A		4
<b>Biological Resources</b>						
BIO-1: If construction occurs between February 1st and August 31st, the Project biologist shall conduct a pre-construction clearance survey for nesting birds. The survey shall be conducted within 3 days of the start of any vegetation removal or ground disturbing activities. The purpose of the survey is to identify any nesting birds that may be present and to ensure that no nesting birds will be disturbed during Project vegetation removal or ground disturbing activities. The Project biologist shall document negative survey results with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is encountered during the pre-construction clearance survey, construction activities shall be excluded from a defined "no-disturbance buffer area." The size and configuration of the no-disturbance buffer area will be determined by the Project biologist and	PD/BO	B/C	Pre-construction survey to be completed within 30 days prior to any site disturbing activities.  Pre-construction survey documentation to be submitted prior to issuance of grading permit.  Active nest monitoring and protection (if required) throughout site disturbing activities.  Final monitoring report (if required) to be completed and submitted to the City within 60 days of completion	A/D		2/4

Mitigation Monitoring Program  
Banyan 9 Residential Project (SUBTT20337)

**Table III-1**  
**Mitigation Monitoring Program (Initial Study Part III)**

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Mitigation Measure	Responsible for Monitoring	Frequency	Timing of Verification	Method of Verification	Date Verified/ Initials	Sanctions for Non-Compliance
<i>will depend on the level of noise and/or surrounding anthropogenic disturbances, line of sight between the nest and the construction activity, type and duration of construction activity, ambient noise, species habituation, and topographical conditions. The Project biologist will evaluate these factors in context when developing the no-disturbance buffer area. Limits of the no-disturbance buffer area shall be established in the field with flagging, fencing, or other appropriate barriers. Construction personnel shall be instructed on the sensitivity of nest areas and to avoid the designated no-disturbance buffer area. The Project biologist shall be present to delineate the boundaries of the buffer area and to monitor any active nest to ensure that nesting behavior is not adversely affected by construction activities. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the no-disturbance buffer area may proceed. At the conclusion of monitoring activities, the Project Biological Monitor shall prepare a final report documenting monitoring activities, monitoring results, and any on-site mitigation actions.</i>			of site disturbing activities and prior to issuance of building permits.			
<b>Cultural/Tribal Resources</b>						
<i>CR-1 In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified</i>	PD	C	Resources monitoring and protection throughout site-disturbing activities.	A		4

Mitigation Monitoring Program  
Banyan 9 Residential Project (SUBTT20337)

**Table III-1**  
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<b>Mitigation Measure</b>	<b>Responsible for Monitoring</b>	<b>Frequency</b>	<b>Timing of Verification</b>	<b>Method of Verification</b>	<b>Date Verified/ Initials</b>	<b>Sanctions for Non-Compliance</b>
<i>archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within MM CR-4, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.</i>						
<i>CR-2 If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within CR-4. The archaeologist shall monitor the remainder of the Project development activities and shall implement the Plan accordingly.</i>	PD	C	Resources monitoring and protection throughout site-disturbing activities.	A		4
<i>CR-3 If human remains or funerary objects are encountered during any activities associated with the Project development, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code</i>	PD	C	Resources monitoring and protection throughout site-disturbing activities.	A		4

Mitigation Monitoring Program  
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**Table III-1**  
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Mitigation Measure	Responsible for Monitoring	Frequency	Timing of Verification	Method of Verification	Date Verified/ Initials	Sanctions for Non-Compliance
enforced for the duration of Project development activities.						
CR-4 The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the Project, should SMBMI elect to place a monitor on-site.	PD	C	Resources monitoring and protection throughout site-disturbing activities.	A		4
CR-5 Any and all archaeological/cultural documents created as a part of the Project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the Applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or Applicant shall, in good faith, consult with SMBMI throughout the life of the Project.	PD	D	Documentation to be submitted within 60 days of completion of site disturbing activities and prior to issuance of building permits.	D		2
<b>Energy</b>						
No mitigation is necessary.						

Mitigation Monitoring Program  
Banyan 9 Residential Project (SUBTT20337)

**Table III-1**  
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<b>Mitigation Measure</b>	<b>Responsible for Monitoring</b>	<b>Frequency</b>	<b>Timing of Verification</b>	<b>Method of Verification</b>	<b>Date Verified/ Initials</b>	<b>Sanctions for Non-Compliance</b>
<b>Geology and Soils</b>						
<p><i>GEO-1 If potential paleontological resources (i.e., plant or animal fossils) are encountered before or during grading, the developer shall retain a qualified paleontologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. The paleontologist shall submit a report of findings that will also provide specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate. Where mitigation monitoring is appropriate, the program shall include, but not be limited to, the following measures:</i></p> <ul style="list-style-type: none"> <li><i>Assign a paleontological monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full-time during the interval of earth-disturbing activities.</i></li> <li><i>Should fossils be found within an area being cleared or graded, divert earth-disturbing activities elsewhere until the monitor has completed salvage. If construction personnel make the discovery, the grading contractor shall immediately divert construction and notify the monitor of the find.</i></li> </ul>	PD	C/D	<p>Resources monitoring and protection throughout site-disturbing activities.</p> <p>Documentation to be submitted within 60 days of completion of site disturbing activities and prior to issuance of building permits.</p>	A/D		2/4

Mitigation Monitoring Program  
Banyan 9 Residential Project (SUBTT20337)

**Table III-1  
Mitigation Monitoring Program (Initial Study Part III)**

<b>General Note:</b> To facilitate coordination and effective implementation of mitigation measures, the mitigation measures provided herein shall appear on all grading plans, construction specifications, and bid documents. Incorporation of required notations shall be verified by the City prior to issuance of first development permit. Unless otherwise specified, the Applicant or Applicant designee(s) is/are responsible for implementation of and compliance with all mitigation measures.						
Mitigation Measure	Responsible for Monitoring	Frequency	Timing of Verification	Method of Verification	Date Verified/ Initials	Sanctions for Non-Compliance
<ul style="list-style-type: none"> <li>Prepare, identify, and curate all recovered fossils for documentation in the summary report and transfer to an appropriate depository (i.e., San Bernardino County Museum).</li> <li>Submit summary report to City of Rancho Cucamonga. Transfer collected specimens with a copy to the report to San Bernardino County Museum.</li> </ul>						
<b>Greenhouse Gas Emissions</b>						
No mitigation is necessary.						
<b>Hazards and Waste Materials</b>						
No mitigation is necessary.						
<b>Hydrology and Water Quality</b>						
No mitigation is necessary.						
<b>Land Use and Planning</b>						
No mitigation is necessary.						
<b>Mineral Resources</b>						
No mitigation is necessary.						
<b>Noise</b>						
<i>NOI-1 Construction Hours. Construction is only allowed between 7:00 a.m. and 8:00 p.m. on weekdays, including Saturdays. Construction is not allowed at any time on Sunday or national holidays.</i>	BO	C	Compliance with the construction day/hour limitations verified throughout construction activities.	A		4



Mitigation Monitoring Program  
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**Table III-1**  
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<b>Mitigation Measure</b>	<b>Responsible for Monitoring</b>	<b>Frequency</b>	<b>Timing of Verification</b>	<b>Method of Verification</b>	<b>Date Verified/ Initials</b>	<b>Sanctions for Non-Compliance</b>
<i>NOI-2 Perimeter Walls. Perimeter walls shall be constructed as soon as is feasible. Most commonly, this can occur after rough grading which will be minimal for this Project since the site is essentially level. The constructed perimeter walls would reduce received noise levels by an estimated by 5 to 8 dBA.</i>	BO	B	Verify perimeter walls subsequent to rough grading and prior to issuance of building permit(s).	A		2/4
<i>NOI-3 Construction Traffic Routing. Construction traffic shall be routed from Banyan Street onto the proposed 'A' Street alignment, which is centrally located with the Project site. This acts to maximize separation between construction traffic movements and potentially affected residential uses, and minimize construction traffic noise received at potentially affected residential uses.</i>	PD/BO	B/C	Construction Traffic Routing Plan (Plan) to be approved by the City approval prior to issuance of the first grading permit.  Compliance with the Plan verified throughout construction activities.	A/C		2/4
<i>NOI-4 Construction Equipment Staging Area. The Project construction equipment staging area shall be centrally located within the Project site. This will maximize the separation between staged construction equipment and potentially affected residential uses, and minimize staged construction equipment noise received at potentially affected residential uses.</i>	BO	C	Monitoring and reporting throughout site-disturbing activities.	A		4
<i>NOI-5 Noise Complaint Response. Legible, durable, weather-proof signs providing Project Superintendent contact information (e.g., name, phone number, email) for submitting noise concerns/complaints shall be posted along the Project site perimeter. Such signs shall be readily visible from off-site vantages.</i>	PD/BO	C	Monitoring and reporting throughout site-disturbing activities.	A		4

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Mitigation Measure	Responsible for Monitoring	Frequency	Timing of Verification	Method of Verification	Date Verified/ Initials	Sanctions for Non-Compliance
<i>All submitted complaints/concerns shall receive a response from the designated contact and measures shall be taken to verify received noise levels and to reduce received noise levels. Pursuant to complaint response, if monitored construction-source noise levels at affected receptors exceed the City's 65 dBA (L25) performance standard, construction activities shall be reduced in intensity or shall be otherwise modified to ensure compliance with the City's noise standards.</i>						
<b>Population and Housing</b>						
No mitigation is necessary.						
<b>Public Services</b>						
No mitigation is necessary.						
<b>Recreation</b>						
No mitigation is necessary.						
<b>Transportation/Traffic</b>						
No mitigation is necessary.						
<b>Tribal Cultural Resources</b>						
<i>TCR-1: Retain a Native American Monitor/Consultant - The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's</i>	PD	B/C	Resources monitoring and protection throughout site-disturbing activities.	C		2

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<b>Mitigation Measure</b>	<b>Responsible for Monitoring</b>	<b>Frequency</b>	<b>Timing of Verification</b>	<b>Method of Verification</b>	<b>Date Verified/ Initials</b>	<b>Sanctions for Non-Compliance</b>
<i>Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.</i>						
<i>TCR-2: Unanticipated Discovery of Tribal Cultural and Archaeological Resources - Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission</i>	PD	C	Throughout site-disturbing activities.	A		4

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<b>Mitigation Measure</b>	<b>Responsible for Monitoring</b>	<b>Frequency</b>	<b>Timing of Verification</b>	<b>Method of Verification</b>	<b>Date Verified/ Initials</b>	<b>Sanctions for Non-Compliance</b>
<i>Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum</i>						

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<b>Mitigation Measure</b>	<b>Responsible for Monitoring</b>	<b>Frequency</b>	<b>Timing of Verification</b>	<b>Method of Verification</b>	<b>Date Verified/ Initials</b>	<b>Sanctions for Non-Compliance</b>
<i>of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.</i>						
<i>TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary Objects - Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.</i>	PD	C	Throughout site-disturbing activities.	A		4
<i>TCR-4: Resource Assessment &amp; Continuation of Work Protocol - Upon discovery, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the burial. The</i>	PD	C	Throughout site-disturbing activities.	A		4

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<b>Mitigation Measure</b>	<b>Responsible for Monitoring</b>	<b>Frequency</b>	<b>Timing of Verification</b>	<b>Method of Verification</b>	<b>Date Verified/ Initials</b>	<b>Sanctions for Non-Compliance</b>
<i>monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).</i>						
<i>TCR-5: Kizh-Gabrieleno Procedures for burials and funerary remains - If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the following treatment measures shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.</i>	PD	C	Throughout site-disturbing activities.	A		4

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<b>Mitigation Measure</b>	<b>Responsible for Monitoring</b>	<b>Frequency</b>	<b>Timing of Verification</b>	<b>Method of Verification</b>	<b>Date Verified/ Initials</b>	<b>Sanctions for Non-Compliance</b>
<i>TCR-6: Treatment Measures - Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate</i>	PD	C	Throughout site-disturbing activities.	A		4

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<b>Mitigation Measure</b>	<b>Responsible for Monitoring</b>	<b>Frequency</b>	<b>Timing of Verification</b>	<b>Method of Verification</b>	<b>Date Verified/ Initials</b>	<b>Sanctions for Non-Compliance</b>
<p>treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.</p> <p>Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.</p>						
TCR-7: Professional Standards - Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a	PD	C	Throughout site-disturbing activities.	A		4



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Mitigation Measure	Responsible for Monitoring	Frequency	Timing of Verification	Method of Verification	Date Verified/ Initials	Sanctions for Non-Compliance
<i>principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.</i>						
<b>Utilities and Service Systems</b>						
No mitigation is necessary.						
<b>Wildfire</b>						
No mitigation is necessary.						

**Key to Checklist Abbreviations**

Responsible Person	Monitoring Frequency	Method of Verification	Sanctions
CDD – Community Development Director or designee	A – With Each New Development	A – Onsite Inspection	1 – Withhold Recordation of Final Map
PD – Planning Director or designee	B – Prior to Construction	B – Other Agency Permit/Approval	2 – Withhold Grading or Building Permit
CE – City Engineer or designee	C – Throughout Construction	C – Plan Check	3 – Withhold Certificate of Occupancy
BO – Building Official or designee	D – On Completion	D – Separate Submittal (Reports/Studies/Plans)	4 – Stop Work Order
PO – Police Captain or designee	E - Operating		5 – Retain Deposit or Bonds
FC – Fire Chief or designee			6 – Revoke CUP
			7 – Citation

# Appendices

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**Please refer to the accompanying CD.**