DRAFT

City of Chino 6th Cycle Housing Element Update (2021-2029)

INITIAL STUDY/NEGATIVE DECLARATION

October 29, 2021

Lead Agency:

City of Chino
Warren Morelion - City Planner
Development Services Department
13220 Central Avenue
Chino, CA 91710
909-334-3332
wmorelion@cityofchino.org

Consultant:

Kimley-Horn and Associates
3880 Lemon Street, Suite 420
Riverside, CA 92501
(951) 543-9875

Kimley»Horn

Table of Contents

Appendices

List of Exhibits

List of Tables

1.0 INTRODUCTION

1.1 Project Overview

This Initial Study/Negative Declaration (IS/ND) was prepared by Kimley-Horn and Associates (Kimley-Horn) for the City of Chino (City) to assess whether there may be significant environmental impacts of future housing development on the candidate housing sites and of the other Project components described in **Section 2.0 Project Description,** associated with the proposed 6th Cycle Housing Element Update (HEU) Project (Project). The Project includes 8,528 candidate housing units within the City's boundaries; see **Appendix A: Candidate Housing Sites Inventory**. The candidate housing sites are comprised of 122 parcels, totaling approximately 738 acres. The Project area and candidate housing site locations are illustrated on **Exhibit 2-3: Map of Candidate Housing Sites**.

Per California Government Code (CGC) §§65580 – 65589.11, also referred to as the California Housing Law, jurisdictions are required to maintain and update Housing Elements within their General Plans. Furthermore, CGC §§65580–65589.8 require that jurisdictions evaluate their Housing Elements every eight (8) years. Currently, this regulation requires jurisdictions to update their Housing Element for the 2021 to 2029 6th Cycle Housing Element Update. The City is preparing an update for its Housing Element, which will include updated goals and policies intended to increase the City's housing potential to combat the growing housing scarcity in the State.

The HEU will provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all within the City. The HEU will be prepared to ensure the City establishes policies, procedures, and incentives in its land use planning and development activities that result in maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in the City. The HEU will consist of four (4) chapters intended to summarize the existing status of the City's communities, the City's existing housing strategy, and provide updated policies to be implemented for the 6th Cycle. To assist the State in mitigating its current housing crisis, in which residents are facing a shortage of housing units, the State Department of Housing and Community Development (HCD) Determines Regional Housing Needs Assessment (RHNA) for all the metropolitan planning organizations (MPOs) statewide. HCD approves and the Southern California Association of Governments (SCAG) adopts SCAG's RHNA allocation methodology for 196 jurisdictions in the SCAG region, which includes the City of Chino.

Based on SCAG's final adopted RHNA allocation in March 20201, the City's RHNA allocation was finalized as 6,978 dwelling units (DUs). This is broken down between each income category as:

- 2,113 units for very low-income households;
- 1,284 units for low-income households;

- 1,203 units for moderate-income households; and
- 2,378 units for above moderate-income households

This IS/ND was prepared consistent with the requirements of the California Environmental Quality Act (CEQA) on the basis that there was no substantial evidence that there may have significant environmental impacts on specific environmental areas. If a potentially significant impact may occur, the most appropriate mitigation measure(s) have been identified and would be applied to avoid or mitigate the potential impact to a level of less than significant.

1.2 Lead Agency

The lead agency is the public agency with primary responsibility for a proposed project. Where two or more public agencies will be involved with a project, CEQA Guidelines §15051 establishes criteria for identifying the lead agency. In accordance with CEQA Guidelines §15051(b) (1), "the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." Pursuant to State CEQA Guidelines §15367 and based on the criterion above, the City of Chino is the lead agency for the proposed Project.

1.3 Purpose and Scope of the Initial Study

In accordance with CEQA (California Public Resources Code [PRC] §21000 et seq.) and its Guidelines (California Code of Regulations [CCR], Title 14, §15000 et seq.), this IS/ND has been prepared to evaluate the potential environmental effects associated with the construction and operation of the project.

Per State CEQA Guidelines, §15070, a public agency shall prepare or have prepared a proposed negative declaration or ND for a project subject to CEQA when:

a) The initial study shows no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or

b) The initial study identifies potentially significant effects, but:

   1) Revisions in the project plans or proposals made by, or agreed to by the applicant before the proposed negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and

   2) There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

1.4 Environmental Resource Topics

This IS/ND evaluates the proposed Project's impacts on the following resource topics:

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

1.5 Document Organization

This IS/ND is divided into the following sections:

Section 1.0: Introduction – This section describes the purpose and organization of the document.

Section 2.0: Project Description describes the whole of the Project in detail. It also identifies any other public agencies whose review, approval, and/or permits may be required.

Section 3.0: Initial Study Environmental Checklist and Evaluation – This section describes the environmental setting and overview for each of the environmental resource topics. It evaluates a range of impacts classified as "no impact," "less than significant impact," "less than significant impact with mitigation incorporated," and "potentially significant impact" in response to the CEQA Appendix G: Environmental Checklist Form (Environmental Checklist).

Section 4.0: References – The section identifies resources used to prepare the initial study.

1.6 Permits and Approvals

Upon its adoption by the Chino City Council, the 6th Cycle Housing Element Update would serve as a comprehensive statement of City's housing policy and program of actions to support those policies. The Project involves approval of the following City of Chino entitlement:

- General Plan Amendment for Housing Element adoption to include the 6th Cycle Housing Element.

1.7 Summary of Findings

Section 3.0 contains the Environmental Checklist that was prepared for the proposed Project pursuant to State CEQA Guidelines Appendix G. The Environmental Checklist indicates that the

proposed Project would not result in significant impacts as identified where applicable throughout this document.

1.8 Initial Study Review Process

The IS and a Notice of Intent (NOI) to adopt a ND will be distributed to responsible and trustee agencies, other affected agencies, and other parties for a 30-day public review period.

Written comments regarding this ND should be addressed to:

Warren Morelion - City Planner
Development Services Department
13220 Central Avenue
Chino, CA 91710
Phone: 909-334-3332
E-mail: wmorelion@cityofchino.org

Comments submitted to the City during the 30-day public review period will be considered and addressed prior to the adoption of the ND by the City.

1.9 Project Applicant(s)/Sponsor(s)

City of Chino
13220 Central Avenue
Chino, CA 91710

2.0 PROJECT DESCRIPTION

2.1 Location

The City of Chino (City) is located within the west end of San Bernardino County (County), specifically bordered by Los Angeles County to the northwest and Riverside County to the southeast and is located two (2) miles north of the Orange County border. The City is located in the Inland Empire, within the Chino Valley and surrounded by Pomona and Montclair to the north, Ontario to the northeast and east, Eastvale to the southeast, Corona to the south, and Chino Hills to the west. Regional access to the City is primarily through State Route 60 (SR-60) and State Route 71 (SR-71). Pomona Freeway (SR-60) runs east-west and bisects the northern portion of the City. SR-71 or Chino Valley Freeway runs north-south along the City's western border. **Exhibit 2-1: Regional Map** displays the City's location in a regional context and **Exhibit 2-2: Vicinity Map** depicts the City in a local context.

This Initial Study considers candidate housing sites to accommodate 8,528 housing units within the City's boundaries. The proposed number of available candidate housing units exceeds the City's RHNA allocation of 6,978 by 1,550 units. See **Appendix A**: **Inventory of Candidate Housing Sites**. Of 8,528 housing units, approximately 8,208 housing units, which include The Preserve and Rancho Miramonte, are located on 122 parcels, totaling approximately 738.46 acres. Additional 320 units are from the Projected accessory dwelling units (ADUs). Approximately 3,773 candidate housing units are located within The Preserve and Rancho Miramonte Specific Plan and the remaining units are located in various locations, spreading throughout the City. The Project area and candidate site locations are illustrated in **Exhibit 2-3: Map of Candidate Housing Sites.** Solely for the analysis purposes, the candidate housing sites identified in **Appendix A** have been assigned a numeric label, as depicted in **Exhibit 2-3.**

2.2 Environmental Setting

Physical Setting

The City covers approximately 18,938 acres of land area or 29.6 square miles. Chino's topography is relatively flat with elevations ranging from approximately 700-800 above mean sea level (amsl).[1] As described above, Chino is constrained for the most part by neighboring municipalities: Pomona and Montclair to the north, Ontario to the northeast and east, Eastvale to the southeast, Corona to the south, and Chino Hills to the west. In addition, the Chino Creek, a major stream, runs diagonally in north-south direction along the City's western border.

[1] USGS. Available at https://ngmdb.usgs.gov/topoview/viewer/#13/33.9864/-117.6677. Accessed on October 15, 2021.

Chino is predominantly comprised of residential land uses, with other major land uses including the California Institution for Men (CIM) and the California Institution for Women (CIW), the Chino Airport, industrial and manufacturing uses. Most of the City's residential development is located north of Schaefer Avenue, though some is located in The Preserve, College Park and in East Chino as well.

Population

The 2010 Census reported a total population for the City to be 77,983 persons, similar to the total population of its neighboring City to the west, Chino Hills; as shown in **Table 2-1: Population Growth (2010 – 2040)**.[2] However, the reported number was smaller than nearby jurisdictions of Ontario and Rancho Cucamonga, who both had over 160,000 persons in 2010. The Southern California Association of Governments (SCAG) compiled a Regional Growth Forecast using data and direction from multiple state entities to produce socio-economic estimates and projections at multiple geographic levels and in multiple years. SCAG's 2016-2040 Regional Transportation Plan and Sustainable Communities (RTP/SCS) estimated Chino's population to be 86,200 persons in 2020.3 From 2010 to 2020, the City's population increased by approximately 10.5 percent (or 8,217 persons), per SCAG. As shown in **Table 2-1**, the City's population is forecasted to grow to approximately 120,400 persons through 2040.4 Therefore, from 2020 and 2040, the City is expected to see a significant increase in population of 39.7 percent, outpacing neighboring jurisdictions such as Chino Hills, Rancho Cucamonga, and Ontario in growth in the next 20 years. **Table 2-1** shows the projected growth for Chino, the Cities of Chino Hills, Rancho Cucamonga, and Ontario, and County of San Bernardino.

Table 2-1: Population Growth (2010 – 2040)

Jurisdictions	Population					Percent Change	
	2010 Actual[1]	2012 Estimate[2]	2020 Estimate[2]	2035 Projected[2]	2040 Projected[2]	2010-2020	2020-2040
Chino Hills	74,799	75,800	76,500	89,000	94,900	2.3%	24.1%
Chino	**77,983**	**79,400**	**86,200**	**114,200**	**120,400**	**10.5%**	**39.7%**
Rancho Cucamonga	165,269	170,100	173,900	198,300	204,300	5.2%	17.5%
Ontario	163,924	166,300	197,600	248,800	258,600	20.5%	30.9%
San Bernardino County	2,035,210	2,068,000	2,197,000	2,638,000	2,731,000	8.0%	24.3%

1. *Department of Finance. May 2021. E-4 Population Estimates for Cities, Counties, and the State, 2011-2021, with 2010 Census Benchmark. https://www.dof.ca.gov/forecasting/demographics/estimates/e-4/2010-21/.*
2. *SCAG 2016-2040 Regional Transportation Plan/ Sustainable Communities Strategy. April 2016. https://scag.ca.gov/sites/main/files/file-attachments/f2016rtpscs.pdf?1606005557.*

[2] United *States Census Bureau. Quick Facts Chino City, California. Retrieved from https://www.census.gov/quickfacts/Chinocitycalifornia* Accessed on October 6, 2021.
[3] Southern California Association of Governments (SCAG). Retrieved from *2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction.* Accessed on October 6, 2021.
[4] Ibid.

Housing

In 2010, the California Department of Finance (DOF) estimated a total of 21,797 housing units in the City. According to the DOF, the City's housing stock increased by 9.5 percent (2,233 housing units) between 2010 and 2020. In addition, from the periods of 2010 through 2015 and 2015 through 2020, the housing stock increased by 8.2 percent and 8.6 percent (1,794 and 2,030 housing units), respectively. Single-family detached housing units were the most common housing type in the City in 2020, comprising approximately 75 percent. **Table 2-2** shows the housing stock from between 2010 and 2020.

Table 2-2: Housing Units (2010-2020)

Jurisdictions	Housing Units			Percent Change		
	2010 Estimate	2015 Estimate	2020 Estimate	2010-2015	2015-2020	2010-2020
Chino Hills	23,617	24,023	25,850	1.72%	7.6%	9.5%
Chino	**21,797**	**23,591**	**25,621**	**8.2%**	**8.6%**	**17.5%**
Rancho Cucamonga	56,618	58,575	59,440	3.5%	1.5%	5.0%
Ontario	47,449	47,871	51,283	0.89%	7.13%	8.1%
San Bernardino County	699,637	709,385	726,680	1.4%	2.4%	3.9%

Source: Department of Finance. May 2021. E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2021 with 2010 Census Benchmark. https://www.dof.ca.gov/forecasting/demographics/estimates/e-5/.

Candidate Housing Sites

Every eight (8) years, SCAG prepares and designates Regional Housing Needs Allocation (RHNA) for each local jurisdiction. For the 2021-2029 planning period, Chino is required to meet the RHNA number of 6,978 housing units. The Housing Element is required to identify potential candidate housing sites by income category to meet the City's RHNA Allocation. The sites identified within the Housing Element represent the City's plan for housing at the designated income levels within the 6th housing cycle planning period. To identify the candidate housing sites, the City applied either an Affordable Housing or Mixed-Use Overlay on top of the base zoning to permit residential development at up to 30 dwelling units per acre (du/ac). The City has identified 122 parcels within a variety of different residentially and non-residentially zoned areas. These 122 parcels would potentially have the capacity to accommodate up to approximately 8,208 total housing units. In addition to these 8,208 housing units, the candidate housing site inventory also includes 320 accessory dwelling units (ADUs). The candidate housing site inventory in **Appendix A** provides a breakdown of the identified candidate housing sites.

General Plan

The Envision Chino General Plan 2025 (Chino GP) was adopted in 2010. It provides the City's long-range planning goals and policies for development within the City; as well as the City's vision for

growth through 2025. The Chino GP covers 12 general elements that set goals, objectives, policies, and actions for each element. These 12 elements include: Healthy City, Land Use, Community Character, Housing, Transportation, Economic Development, Open Space and Conservation, Parks and Recreation, Public Facilities and Services, Air Quality, Safety, and Noise.

The Land Use Element describes the City's existing land use characteristics and development patterns and establishes a plan for future development and redevelopment. The existing Chino GP land use designations on the candidate housing sites are described in **Table 2-3: Candidate Housing Sites - Existing General Plan Land Use Designations**.

The Chino GP also discusses the Focused Growth Plan, which identifies individual parcels within the City to allow more intense development. Some of the land use designations for these areas only permit residential, while others allow for more intense residential development, such as mixed-use. The Chino GP and Chino GP EIR analyzed the impacts of buildout of the City with consideration of these areas. Some candidate housing sites are located in areas identified in the City's Focused Growth Plan.

Table 2-3: Candidate Housing Sites – Land Use Designations

Land Use Designation	Description
RD 1 – Residential (1 DU/AC)	This is a large-lot rural residential designation allowing 1 dwelling unit per adjusted gross acre (1.25 with provision of affordable housing). The purpose of this land use designation is to provide for very large lot residential development in a rural environment. These areas should be typified by rural uses, including horse-keeping and other small-scale agricultural uses consistent with residential areas.
RD 2 – Residential (2 DU/AC)	This is large-lot residential compatible with semi-rural development allowing 1 to 2 dwelling units per adjusted gross acre (2.5 with provision of affordable housing). This land use designation is to provide large lot residential development in a non-urbanized environment. These areas should either create or maintain areas currently typified by large lot development and dominated by semi-rural uses.
RD 4.5 – Residential (4.5 DU/AC)	This is a single-family suburban designation, expected to be primarily detached units. It allows 3 to 4.5 dwelling units per adjusted gross acre (6 with provision of affordable housing). The purpose of this land use designation is to preserve existing single-family suburban residential neighborhoods.

Land Use Designation	Description
RD 8 – Residential (8 DU/AC)	This designation allows 4.5 to 8 dwelling units per adjusted gross acre (10 with provision of affordable housing). This classification is intended for new and existing single-family neighborhoods with slightly higher densities. This designation is mainly located in the older existing neighborhoods in Chino and in transition zones between lower-density residential uses and higher-density commercial, industrial, and multi-family residential land uses.
RD 12 – Residential (12 DU/AC)	This designation allows for a variety of residential land uses, from attached dwellings to townhouses. It allows 8 to 12 dwelling units per adjusted gross acre (15 with the provision of affordable housing). The purpose of this land use designation is to encourage a wide range of residential land uses.
RD 14 – Residential (14 DU/AC)	This land use designation allows for a variety of residential uses, including attached dwelling units and town houses. It allows 12 to 14 dwelling units per adjusted acre (17.5 with the provision of affordable housing). The purpose of this land use designation is to allow slightly more dense multi-family development.
RD 20 – Residential (20 DU/AC)	This high-density residential development tends to be located near major commercial areas, neighborhood shopping centers, and freeway access. It allows 14 to 20 dwelling units per adjusted gross acre (25 with provision of affordable housing). The purpose of this land use designation is to provide for a relatively high-density residential environment typified by four-plex developments and garden apartments.
GC – General Commercial	This designation is to provide commercial uses for Chino residents' daily and occasional needs. It is applied only in existing major commercial areas. General commercial areas include a wide variety of commercial, office, and restaurant uses oriented to retail trade. There is a 2-acre minimum lot size. The FAR is 1.0.
RC – Regional Commercial	This designation is intended for the development of regional shopping centers and accompanying uses. Such uses include department stores, home furnishings and appliance stores, apparel stores, specialty retail stores, and restaurants. The FAR is 0.6.

Land Use Designation	Description
OC – Office Commercial	While office uses are allowed in all commercial designations, the office commercial designation applies to areas to be used predominantly for offices. The FAR is 1.0.
SC – Service Commercial	This designation is for commercial land uses that may not belong with retail commercial, such as lumber yards, nurseries, and auto dealers. There is a 1-acre minimum lot size. The FAR is 0.6
GI – General Industrial	This designation is for heavy industrial or manufacturing uses, many of which may generate heavy traffic, noises, or odors. There is a 1-acre minimum lot size and generally only single-tenant uses are permitted. The FAR is 0.6,
LI – Light Industrial	This designation is for industrial uses with fewer impacts on traffic, noises, odors and pollutants than General Industrial. There is a 1-acre minimum lot size and generally only single tenant uses are permitted. The FAR is 0.6.
UR – Urban Reserve	This designation is for land where urban development will take place in the case of a change in land use, specifically the CIM property. This designation is primarily located on the CIM property, with a small area designated Urban Reserve in College Park. Policy P2 under Goal LU-6 addresses future planning for areas designated Urban Reserve.
R/OS – Recreational/Open Space	Areas designated as Recreation/Open Space are designated green areas. Residential, commercial, and industrial activities are not permitted.
The Preserve Specific Plan and Rancho Miramonte	
HDR 16 – High-Density Residential (16 DU/AC)	The High-Density Residential 16 designation provides for the development of multi-family units, including duplexes, townhouses, clustered units, courtyard units, pocket lots, and postage stamp lots. A density range between 12 and 20 units per adjusted gross acre is permitted.
HDR 20 – High-Density Residential (20 DU/AC)	This designation accommodates a range of multi-family unit types at an average density of 21 units per adjusted gross acre, with a density range of 16 to 24 units permitted.

Land Use Designation	Description
HDR 30 – High-Density Residential (30 DU/AC)	This designation provides for multi-family residential development at the highest density within the Specific Plan area. A density range between 24 and 40 units per adjusted gross acres is permitted.
CC 16 – Community Core (16 DU/AC)	This designation accommodates an integrated combination of retail, commercial, office, high-density residential, civic, institutional, public, recreational, and religious uses. The breakdown of uses is expected to be 55 percent residential, 20 percent commercial, 15 percent office and 10 percent public facilities. The permitted FAR is 0.4 for business park and office uses, and 0.3 for commercial uses.
CC 30 – Community Core (30 DU/AC)	Like Community Core 16, this designation allows for a mix of retail, commercial, office, high-density residential, civic, institutional, public, recreational, and religious uses at a density of 30 units per adjusted gross acre. The designation is expected to be comprised of 55 percent residential uses, 20 percent commercial uses, 15 percent office uses, and 10 percent public facilities. The permitted FAR is 0.4 for business park and office uses, and 0.3 for commercial uses.
MDR – Medium-Density Residential (10 DU/AC)	This designation allows for several unit types, including single-family detached and attached, and multi-family products including duplexes, townhouses, clustered units, courtyard units, pocket lots, and postage stamp lots. The average density is 10 units per adjusted gross acre, with density ranging between 8 and 12 units per adjusted gross acre.
LDR – Low-Density Residential (5.5 DU/AC)	This designation provides for an average density of 5.5 units per adjusted gross acre, with densities between 3 and 8 units per adjusted gross acre permitted. It allows for single-family detached and attached units, townhouses, clustered units, and courtyard units on a variety of lot configurations.
City of Chino. (2010). *General Plan, Land Use Element*. Retrieved from: http://p1cdn4static.civiclive.com/UserFiles/Servers/Server_10382578/File/City%20Hall/Plans/General/NEW%204%20Land%20Use%20GP%20Update%202013.pdf. Accessed on October 15, 2021.	

Zoning

The City's Zoning Code can be found in City of Chino Municipal Code (Chino MC) Title 20. The Zoning Code's intent is to establish permitted land uses and development standards for each

zone. It also is intended to implement GP goals and objectives; guide and manage development within the City in accordance with the GP; as well as reduce hazards to the public resulting from the inappropriate location, use, or design of buildings and other improvements. The existing zoning for each of the candidate housing sites is specified in **Appendix A** and described in **Table 2-4: Candidate Housing Sites - Existing Zoning** below.

Table 2-4: Candidate Housing Sites - Existing Zoning

Zone	Description
RD 4.5 – Residential - Single-Family (3 to 4.5 DU/AC)	The purpose of this district is to encourage a predominately single-family suburban residential development similar to that found in many of the city's existing residential tracts. The RD 4.5 designation allows three to four and a half dwelling units per adjusted gross and up to six dwelling units per adjusted gross acre with the provision of affordable housing.
RD8 – Residential - Single/Multifamily (4.5 to 8 DU/AC)	The purpose of this district is intended as a transition zone from low density single-family areas to higher intensity commercial, industrial and multiple-family residential areas. Attached and detached dwellings are permitted in this district. The RD 8 district allows four and a half to eight dwelling units per adjusted gross acre and up to ten dwelling units per adjusted gross acre with the provision of affordable housing.
RD 20 – Residential – Multifamily (14 to 20 DU/AC)	The purpose of this district is to provide for a relatively high-density residential environment typified by fourplex developments and garden apartments. The RD 20 designation permits fourteen to twenty dwelling units per adjusted gross acre and up to twenty-five dwelling units per adjusted gross acre with the provision of affordable housing.
CG – Commercial General	The purpose of this district is to provide commercial areas to meet the daily and occasional shopping needs of Chino residents. The CG district allows a wide variety of commercial; office and restaurant uses to serve residents, employees and visitors throughout the city. The CG district allows a FAR of up to 1.0.
CR – Commercial Regional	The purpose of this district is to provide an area for commercial uses that serve a regional market. A wide range of commercial uses are permitted in the CR district, including department stores, home furnishings and appliance stores, apparel stores, specialty retail stores and restaurants. The CR district allows a FAR of up to 0.6.

Zone	Description
CO – Commercial Office	The purpose of this district is to accommodate the expansion of the job and economic base of the City of Chino and to provide more Chino residents with the potential to work in the city. The CO district provides sites for office and research and development uses that accommodate high-tech, medical/hospital, legal, insurance, government and similar activities. The CO district allows a FAR of up to 1.0.
AM – Auto Mall	The Auto Mall designation is intended to be a prestigious center for automobile sales, services, and related uses. It is not the intent of this designation to create a shopping strip of auto dealerships, but to provide a center in which buyers can view and purchase automobiles in a quality setting. In addition to new car sales agencies, the Auto Mall designation provides for the development of commercial businesses which are associated with the automobile industry and which will assist in attracting additional customer traffic to the area
C - Commercial	The commercial category is intended to meet a variety of retail, commercial service, and commercial recreational needs of area businesses. Restaurants, business services, and business-oriented retailing will be encouraged. Commercial services and retail uses are limited to retailing of durable and other goods that are not generally purchased on a daily basis. Examples may include furniture and major appliances. Limited commercial recreational uses may also be permitted.
GC – General Commercial	The purpose of this district is to provide basic goods and services to the residents within and adjacent to the East Chino Planning area. General commercial facilities typically include food stores, drugstores, and specialty shops which provide general and neighborhood level goods and services. General commercial facilities located at the intersection of Riverside Drive and Euclid Avenue are intended to provide near-term commercial services as opposed to other General Commercial (Schaefer and Euclid) which will provide for the long-term needs of the planning area.
C/O – Commercial/Office	The primary purpose of areas designated commercial/office is to provide for the establishment of office-based working environments for corporate, general, professional, and administrative businesses. Commercial services that are required to support major business development and retail facilities are

Zone	Description
	also permitted within an overall urban office setting.
OC – Office Commercial	The purpose of this district is to support and accommodate administrative and business professional activities. These uses have been located within the Activity Corridor and are designed to complement other commercial use types. 0.
CS –Commercial Service	The purpose of this district is to provide a central location for heavy commercial and certain light industrial uses, particularly service industries for agricultural, commercial and industrial uses. The CS district allows a FAR of up to 0.6.
CN – Neighborhood Convenience Center	The purpose of this district is to promote shopping centers within close proximity to residential neighborhoods. Typically, centers in the CN district include a larger anchor tenant, such as a supermarket, together with a variety of smaller shops. The CN district is not intended for uses, such as department stores, that serve the city as a whole or the larger region. The CN district allows a FAR of up to 0.3.
RM – Regional Mall Overlay	Regional Mall Overlay contains provisions specifically tailored to the planned regional shopping mall. The Regional Mall Overlay contains standards specifically tailored to the development of the mall. Land Uses with the Regional Mall Overlay are typical of commercial uses found in a fashion mall.
M1 – Light Industrial	The purpose of this district is to provide areas for manufacturing which can be considered light in nature by reason of its size, activity and performance characteristics. It is intended that the M1 zone is used to provide for a wide variety of manufacturing uses that produce relatively limited volumes of traffic, noise, odors or pollutants. The M1 district allows for a maximum FAR of 0.6.
M2 – General Industrial	The purpose of this district is to provide areas for a broad range of industrial uses. The M2 district allows for manufacturing, utilities and related uses that are not compatible with commercial or residential uses. The location of the M2 district is intended to minimize impacts of heavy industrial activities in Chino on nonindustrial land uses. The M2 district allows for a maximum FAR of 0.6.
OS-1 – Open Space Recreational	The purpose of this district is to provide areas for a variety of types of public parks. Permitted uses and

Zone	Description
	structures in the OS 1 district include active playing fields, parks, and recreation facilities, urban parks and plazas, bicycle and walking trails, fountains, landscaped areas and corridors, natural open space and wildlife areas and water recharge and detention facilities.
P - Public	This designation is for major public uses or institutions, including the Civic Center, hospital, post offices, fire stations, and the airport.
The Preserve and Rancho Miramonte Specific Plan	
HDR 16 – Hight Density Residential (16 DU/AC)	Intended to provide for the development of a variety of multi-family residential dwellings.
HDR 30 – High Density Residential (30 DU/AC)	Intended to provide for the development of a variety of multi-family residential dwellings.
CC 16 – Community Core (16 DU/AC)	Allows for a combination of retail, commercial, office, high-density residential uses, as well as civic, institutional, public, recreational uses and places of worship.
CC 30 – Community Core (30 DU/AC)	Allows for mixed uses including residential, commercial, office, civic, entertainment, religious, educational, recreational, and civic uses.
MDR – Medium Density Residential (10 DU/AC)	Intended to provide for the development of a wide range of product types, from small-lot single-family detached/attached to multi-family residential dwellings. units.
LDR – Low Density Residential (5.5 DU/AC)	Intended to provide for the development of a variety of single-family detached or attached homes.
Source: City of Chino. 2010. *City of Chino Municipal Code Title 20*. Available at https://library.municode.com/ca/chino/codes/code_of_ordinances?nodeId=TIT20ZO. Accessed on October 7, 2021. City of Chino. 2003. Development Plan, The Preserve Specific Plan. http://p1cdn4static.civiclive.com/UserFiles/Servers/Server_10382578/File/City%20Hall/Plans/The%20Preserve%20Specific/Section%20V%20-%20Development%20Plan.pdf	

2.3 Background

State Policy And Authorization

California State Housing Element Law (California Government Code Article 10.6), enacted in 1969, establishes the requirements for Housing Elements. California Government Code (CGC) §65583 requires that local governments review and revise the Housing Element of their comprehensive

General Plans not less than once every eight (8) years. Additionally, the California Legislature identifies overall housing goals for the state to ensure every resident has access to housing and a suitable living environment.

Housing Element

Through the Housing Element, all California jurisdictions (cities and counties) are mandated to adequately plan to meet the housing needs of everyone in the community, regardless of economic status.[5] State law requires each city and county to adopt a General Plan as a "blueprint" for its physical development. A General Plan is a key tool that addresses a variety of subject areas and expresses the community's development goals related to the jurisdiction's future land uses. The Housing Element, one of seven State-mandated General Plan elements (i.e., Land Use, Housing, Circulation, Noise, Safety, Open Space, and Conservation), is prepared according to CGC §65583 requirements. California Government Code §65583 sets forth the specific content requirements of a jurisdiction's housing element. Included in these requirements are obligations on the part of local jurisdictions to provide their "fair share" of regional housing needs.

The City's Housing Element is designated as Chino GP Chapter 6. Chino's Housing Element was last adopted in 2013 for the 5th Cycle Update – 2013-2021 planning period. The City of Chino 6th Cycle Housing Element Update 2021-2029 (HEU or Project) is a comprehensive update to the 5th Cycle Update. The HEU is part of a new update cycle for jurisdictions within the SCAG region to allow for synchronization with SCAG's Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The Housing Element sets forth an eight-year strategy to address the City's identified housing needs, including specific implementing programs and activities. Some amendments have been made to Housing Element law since adoption of the City's 5th Cycle Housing Element 2013-2021. These new statutory provisions change the Housing Element's analysis reporting and policy requirements. The Project complies with these amendments to State housing law and all other Federal, State and local requirements.

Household Income

The California State Department of Housing and Community Development (HCD) has identified the following income categories based on the County of San Bernardino Area Median Income (AMI):

- Extremely Low-income: households earning up to 30 percent of the AMI
- Very Low-income: households earning between 31 and 50 percent of the AMI
- Low-income: households earning between 51 percent and 80 percent of the AMI
- Moderate Income: households earning between 81 percent and 120 percent of the AMI

[5] California Department of Housing and Community Development (HCD). Available at https://www.hcd.ca.gov/community-development/housing-element/index.shtml. Accessed on October 6, 2021.

- Above Moderate Income: households earning over 120 percent of the AMI

Lower income groups refer to extremely low, very low, and low-income groups. Chino's household income characteristics can help identify housing types that would be affordable to the City's population. Income characteristics assist in determining what housing types and characteristics are required to meet the population's needs. **Table 2-5: Households by Income Category in Chino** shows that lower income categories represent 28.7 percent of Chino's households, while moderate to above moderate-income households represent 71.3 percent.

Table 2-5: Households by Income Category in Chino

Income Category (% of County AMI)	Households	Percent
Extremely Low (30% AMI or less)	1,695	8.5%
Very Low (31 to 50% AMI)	1,525	7.6%
Low (51 to 80% AMI)	2,525	12.6%
Moderate or Above (over 80% AMI)	14,245	71.3%
Total	19,990	100.0%
Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2012-2016.		

Regional Housing Needs Assessment

As previously noted, CGC §65583 sets forth the specific content requirements of a jurisdiction's housing element. Included in these requirements are obligations on the part of local jurisdictions to provide their "fair share" of regional housing needs. Local governments and Councils of Governments (COGs) are required to determine existing and future housing need and the allocation of this need must be approved by HCD.

The City is a member agency of SCAG, who is responsible for preparing the Regional Housing Needs Assessment (RHNA) for all jurisdictions within the SCAG region and therefore acts as the COG for San Bernardino County in this case. The RHNA is mandated by State Housing Law as part of the periodic process of updating local General Plan Housing Elements.[6] It quantifies the housing need within each jurisdiction for all economic segments of the community (known as RHNA allocation plan) in four (4) income categories: very low, low, moderate, and above moderate.

Per CGC §65584(d), the RHNA allocation plan determines existing and projected housing need with the following objectives:

- Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low-income households.

[6] Southern California Association of Governments (SCAG). *What is RHNA?* Available at https://scag.ca.gov/rhna. Accessed on October 6, 2021.

- Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to CGC §65080.
- Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.
- Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey.
- Affirmatively furthering fair housing.

Each jurisdiction must demonstrate within its Housing Element that it can accommodate its RHNA allocation at all income levels. The California DOF's population estimates and RHNA are also used for regional transportation planning purposes. Senate Bill (SB) 375 integrates RHNA with SCAG's RTP/SCS. In the past, the RHNA was undertaken independently from the RTP. However, in 2008, the California Legislature passed SB 375 as the land use and transportation planning component of the State's effort to reduce vehicle miles traveled (VMT) to achieve the Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32) GHG emission reduction. The law recognizes the importance of planning for housing and land use in creating sustainable communities where residents of all income levels have access to jobs, services, and housing by using transit, walking, or bicycling.

In addition, SB 166 ensures that jurisdictions at all times have sites available and identified in their Housing Elements to meet their RHNA allocation if unmet. In the event that at any time during the 6th Cycle planning period, the City does not have sufficient sites to meet their RHNA need, the City will be required to take remedial action by identifying and, if necessary, rezoning alternative sites to replace the ones not developed at the affordability or densities projected in the candidate housing sites inventory so that there is no net loss of residential unit capacity.

RHNA Allocation

As previously mentioned, RHNA allocates housing need based on future estimates of housing unit growth need over the current RHNA planning period (2021-2029). The RHNA allocation plan identifies the Projected number of housing units that will be needed to accommodate estimated future growth need during the planning period at specified levels of affordability. On March 4, 2021, SCAG adopted the final RHNA allocations and distributed the RHNA allocation to all local jurisdictions. **Table 2-6: City of Chino 2021-2029 RHNA Allocation** provides the final RHNA

allocation to the City. The City's projected housing need for the 6th Cycle planning period is 6,978 housing units, including 2,113 very low-income units and 1,284 low-income units.

Table 2-6: City of Chino 2021-2029 RHNA Allocation

Income Level	% of Average Median Income (AMI)	RHNA Allocation (Housing Units)
Very Low Income	<50%	2,113
Low-income	50-80%	1,284
Moderate Income	80-120%	1,203
Above Moderate Income	>120%	2,378
Total		**6,978**
Source: SCAG, 2021		

In accordance with State Housing law, local governments must be accountable for ensuring that projected housing needs can be fully accommodated at all times during the Housing Element planning period. The HEU provides a framework for evaluating the adequacy of local zoning and regulatory actions to ensure each local government is providing sufficient appropriately designated land throughout the planning period. The Housing Element must identify and analyze the City's housing needs and establish reasonable goals, objectives, and policies based on those needs. The HEU must also identify candidate housing sites with the potential to accommodate housing at higher densities to meet the City's assigned low-income RHNA (extremely low, very low and low-income) category need.

2.4 Project Characteristics

Housing Element Overview and Organization

The City is proposing the 6th Cycle Housing Element (2021–2029 planning period) as a comprehensive update to the City's 5th Cycle (2013-2021) Housing Element. The City's goal for the Project is to achieve HCD certification of its 6th Cycle Housing Element. The Housing Element includes the City's Housing Policy Plan, which addresses the City's identified housing needs, and includes goals, policies, and programs concerning housing and housing-related services, and the City's approach to addressing its share of the regional housing need.

The City of Chino 6th Cycle Housing Element (2021-2029) has been prepared in compliance with State Housing Element law, contains the following components:

- Section 1: Introduction contains a summary of the Housing Element's content, organization, and statutory considerations;
- Section 2: Community Profile contains analysis of the City's population, households and employment base, and the housing stock's characteristics;

- Section 3: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing (AFFH) examines governmental and nongovernmental constraints on housing production, maintenance, and affordability and summarizes housing resources, including identification of housing sites, and funding and financial considerations
- Section 4: Housing Plan addresses Chino's identified housing needs, including housing goals, policies, and programs.
- Appendices:
    - Appendix A: Review of Past Performances
    - Appendix B: Candidate Sites Analysis
    - Appendix C: Community Engagement Summary
    - Appendix D: Glossary of Housing Terms

Candidate Housing Sites Inventory

To demonstrate the availability of sites to accommodate the 2021-2029 RHNA allocation, the City completed a parcel-specific land inventory that identifies potential candidate housing sites appropriate to accommodate the City's 2021-2029 RHNA allocation. **Table 2-7: Summary of RHNA Status and Sites Inventory** identifies the City's 2021-2029 RHNA by income category as well as provides a summary of the sites identified to meet the RHNA allocation. The analysis in **Table 2-7** shows that the City of Chino has the capacity to meet their 2021-2029 RHNA through a variety of methods, including:

- Identification of development capacity on sites which will have overlay zoning which permits development of residential uses up to 30 dwelling units per acre
- Identification of City owned properties suitable for the development of housing
- Future anticipated development of accessory dwelling units (ADUs)

Table 2-7: Summary of RHNA Status and Sites Inventory (Housing Units)

	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
2021-2029 RHNA Allocation	2,113	1,284	1,203	2,378	6,978
RHNA Credit (Units Built)	--	--	--	--	--
Adequate Sites Preservation	--	--	--	--	--
Total RHNA Obligations	**2,113**	**1,284**	**1,203**	**2,378**	**6,978**
	3,397				
Existing Capacity (Units Available)					
The Preserve Specific Plan	87		938	1,925	2,950
Rancho Miramonte Specific Plan	--		303	520	823

	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Total Potential Capacity Based on Existing GP and Zoning	**87**		**1,241**	**2,445**	**3,773**
ADU Construction and Overlays					
Accessory Dwelling Unit Production	184		112	24	320
Mixed Use Overlay (MU-OV)	2,242		--	--	2,242*
Affordable Housing Overlay (AFF-OV)	2,193		--	--	2,193*
Total Potential Capacity Under MU-OV and AFF-OV units					**4,435***
Total Potential Capacity Under MU-OV, AFF-OV and ADU					**4,755**
Site Inventory Total					
Total Units Available	**4,705**		**1,353**	**2,469**	**8,528**
Total Capacity Over/Under RHNA Categories by Units	1,308		150	91	1,550
Total Capacity Over/Under RHNA Categories by Percentage	39%		12%	4%	22%
*The HEU provides potential housing capacities under MU-OV and AFF-OV. The City is not required to develop housing on sites identified within the MU-OV, AFF-OV or any other HEU site within the City. Future housing development on these sites could be constrained by market conditions or various environmental conditions or impacts.					

As previously discussed, the Housing Element identifies potential candidate housing sites by income category to meet the City's RHNA Allocation; see **Appendix A** for further details. The City demonstrates the capacity to accommodate up to a total of 8,528 candidate housing units through existing capacity via The Preserve Specific Plan (**Exhibit 2-4**) and Rancho Miramonte area (**Exhibit 2-5**), proposed Mixed-Use Overlay (MU-OV), Affordable Housing Overlay (AFF-OV), and future ADUs on a total of approximately 738.46 acres and 122 parcels. The Preserve and Rancho Miramonte have the potential capacity to accommodate up to 4,435 housing units. The MU-OV and AFF-OV could potentially accommodate up to 3,773 and the City anticipates approximately 320 ADUs to be constructed during the 2021-2029 planning period.

Each site's development capacity depends on permitted density, site-specific factors, and development assumptions identified for each overlay. **Exhibit 2-3** depicts the candidate housing sites identified for future housing development, as facilitated by Project implementation. The City has identified candidate sites that yield 8,528 potential housing units within the City, which exceeds the total required RHNA growth need of 6,978 housing units and results in a surplus of 1,550 housing units or 22 percent; see **Table 2-7.**

The Preserve Specific Plan Area (Including Rancho Miramonte)

The Preserve is an area of approximately 5,435 acres of former and existing farm and dairy property located south of Merrill Avenue, north of State Route 71, west of Hellman Avenue, and east of Euclid Avenue. The area was annexed to the City of Chino in July 2003. Approximately half

of the area will consist of residential, commercial, industrial, and airport-related development. The other half will remain as open space, for natural, recreational, and agricultural uses. There will be a range of housing types with equestrian estates, contemporary apartments and condominiums, and entry-level housing, all with a unique sense of place and identity.

Development within The Preserve Specific Plan has begun and is anticipated to continue through the 2021-2029 planning period. The City anticipates that approximately 2,950 housing units within The Preserve Specific Plan area may be built within the 2021-2029 planning period. This is not a restriction on the number of units which can ultimately be built. As shown in **Table 2-8: Sites Capacity within The Preserve Specific Plan Area** and **Table 2-9** below, these units are primarily assumed to be in the moderate and above moderate-income categories. This is within the number of units remaining to be permitted within the Specific Plan Area and includes a portion of the Specific Plan area known as Rancho Miramonte. Assumptions of development yield and affordability are consistent with the City's current knowledge of future development within The Preserve. The City has considered existing development agreements with certain property owners when anticipating dwelling unit yield and affordability levels.

Table 2-8: Sites Capacity within The Preserve Specific Plan Area

Land Use	Density Range	Assumed Density	Acreage	Low/ Very Low	Mod	Above Mod	TOTAL
ER	0 – 3	2		--	--	0	**0**
LDR	3 – 8	5.5	134.83	--	--	519	**519**
MDR	8 – 12	10	95.83	--	--	622	**622**
HDR 16	12 – 20	16	51.16	--	572	--	**572**
HDR 20	16 – 24	21	24.93	--	366	--	**366**
HDR 30	24 – 40	30	11.86	9	--	241	**249**
CC 16	12 – 20	16	50	--	--	308	**308**
CC 30	24 – 40	30	27.12	78	--	235	**313**
			TOTAL	**87**	**938**	**1,925**	**2,950**

Table 2-9: Sites Capacity within Rancho Miramonte

Land Use	Density Range	Assumed Density	Acreage	Units	Low/ Very Low	Mod	Above Mod	TOTAL
LDR	3 – 8	5.5	87.7	520	--	--	520	**520**
MDR	8 – 12	10	32.71	303	--	--	303	**303**
				TOTAL	**0**	**0**	**823**	**823**

Exhibit 2-4: The Preserve Specific Plan Adopted Land Use Plan and E**xhibit 2-5: Rancho Miramonte Adopted Land Use Plan** illustrate the land use plans for The Preserve Specific Plan are, including Rancho Miramonte as approved when the respective plans were adopted. These are conceptual and subject to change with potential future amendments of the Specific Plan.

Accessory Dwelling Units

Accessory dwelling units (ADUs) are housing units which may be developed in addition to an existing single- or multi-family residential use. These housing units can be free-standing or attached to a primary structure and are intended to provide additional housing on an existing residential lot. Often ADUs provide housing for family members or are rented to members of the community.

As a result of new legislation and an increased effort by the City to promote ADUs, the City has seen an increase in applications so far in 2021. In 2018, the City permitted nine (9) ADUs, followed by 10 in 2019 and 11 in 2020. Through June 20, 2021, the City has a total of 19 applications for or permitted ADUs. The City is still processing these applications, which will likely grant permits by the end of 2021. In accordance with State law, ADUs are allowed in all zones that permit single-family dwelling units or multi-family dwelling unit development. Junior Accessory Dwelling Units (JADUs) are permitted only in single-family dwelling unit zones.

The City has determined, based on past performance and the SCAG/HCD approved methodology for affordability, that it is appropriate to anticipate the development of 320 ADUs from 2021 to 2029. Approximately 184 of these units are anticipated to be affordable at the low- and very low-income categories. The City anticipates future potential development of 112 ADUs to be affordable at the moderate-income level and 24 ADUs are anticipated at the above moderate-income level.

Overlays

A large number of candidate housing units are located within the Mixed-Use Overlay (MU-OV) and Affordable Housing Overlay (AFF-OV). The intent of the overlays is to permit standalone residential uses on the sites identified with the "AFF-OV" and "MU-OV" naming convention within the "Overlay Zone" column of the Appendix A. The sites identified are largely either vacant or currently consist of non-residential uses. The existing zoning will remain in place and parcels will be eligible to develop residential uses at the identified density if the affordability criteria outlined in the language of the overlay zone is met. While the overlay permits development up to 30 du/ac, the City has made a conservative assumption of development at 25 du/ac within the analysis. The identified 4,435 candidate housing units are predominantly located on existing non-residentially zoned sites that will have an AFF-OV or MU-OV applied.

While the identified potential candidate housing sites within the AFF-OV and MU-OV overlays are part of the HEU's development capacity assumption to meet the 2021-2029 RHNA need and require HCD's approval and certification, the overlays will still need to be approved and established in the future. The City will complete these overlay zoning actions through **Programs 3B and 3C**, under Housing Goal #3 as identified in **Section 4.0**: **Housing Plan** of the HEU (see

below). The development standards, permitted uses, and other development characteristics for the AFF-OV and MU-OV will be determined upon adoption of an ordinance to create the overlay zones, however the zones must permit residential development at up to 30 du/ac. Prior to establishing the overlay zones through a discretionary action, the City's eligible voters would first need to approve "Measure M" ballot initiative.

Measure M Ballot Initiative

Before the City may adopt any ordinance implementing the AFF-OV and MU-OV overlays, to authorize residential uses on sites not previously designated for residential uses or increased densities for sites located within such overlay zone, a ballot measure allowing these changes must be approved by eligible voters of the City pursuant to City Measure M. Measure M is the City's slow growth measure adopted by the City in 1988. Specifically, Chino MC Chapter 20.15 "Measure M General Plan Initiative" establishes "maximum densities for residential lands in the City pursuant to Measure M, passed by voters of the City on November 8, 1988." Measure M restricts the maximum density of land within the City established by zoning maps, zoning ordinances, and development agreements on November 8, 1988. (Chino MC § 20.15.020(A).) Furthermore, Measure M disallows the City from converting "land within the city" designated for non-residential use on or before November 8, 1988 into residential land. (Chino MC § 20.15.020(B).)

Measure M only applies to the properties within the City when the Measure was adopted in 1988, which excludes the Preserve and those areas annexed after passage of Measure M on November 8, 1988. As such, before finalizing the 2021-2029 Housing Element Update and securing HCD certification of its 6th Cycle Housing Element, the City must secure voter approval pursuant to Measure M.

Following HCD review of the draft 2021-2029 Housing Element Update to determine compliance with State law and submittal of written findings to the City, the City Council must therefore authorize a ballot measure in compliance with Measure M to be considered by the City's electorate. The ballot measure would ask the City's electorate whether the additional housing units authorized by the AFF-OV and MU-OV shall be adopted. If the voters approve the ballot measure, the City may then proceed to implement such overlay zone and secure final HCD certification of the 2021-2029 Housing Element Update. Should the voters reject the ballot measure, the City Council will be prohibited from adopting the ordinance implementing the proposed 2021-2029 Housing Element Update. There is no authority for the Council to simply bypass the requirements of Measure M to comply with RHNA. As such, the City could face a legal challenge for failure to meet the requirements of RHNA should the voters defeat that ballot measure.

Low and Very-Low Income RHNA Need Accommodation

AB 1397, which revised the Housing Element law to indicate what could be included in a jurisdiction's inventory of land suitable for residential development, requires Housing Element inventory sites to be 0.5 acre to 10 acres in size, as the State determined these size parameters to be the most adequate to accommodate lower income housing need. In addition to size parameters, the inventory sites are required to have sufficient infrastructure, or to be included in a program to provide such infrastructure, to support and be accessible for housing development. Further, the jurisdiction must specify the realistic unit count for each site and whether it can accommodate housing at various income levels. All the candidate housing sites identified within the inventory are consistent with the requirements set forth by AB 1397 as they have a capacity (or have a specific justification for their inclusion) to accommodate extremely low-/very low-/low-income units. The City recognizes that, even with the identified programs to incentivize affordable housing partnerships and development, some parcels may not develop at this assumption. In order to account for differences in actual future development compared to what is assumed in the Housing Element, the City has identified sites which not only meet the 3,397 unit low and very-low income RHNA need, but also accommodate a 39 percent buffer for those income categories. This is demonstrated in **Table 2-7**. The City understands that a "No Net Loss" scenario may occur during the 2021-2029 planning period and will identify additional sites to accommodate any shortfall of capacity should that scenario occur.

The HEU Project analyzed in this IS/ND is limited to the City's housing policy and program of actions to support those policies in order to support the City's compliance with State housing regulations. Therefore, this IS/ND evaluates The Preserve Specific Plan Area including Rancho Miramonte's existing capacity to accommodate housing units, future changes from the proposed overlay programs, and future ADUs at a policy level and does not evaluate their implementation. Implementation of the overlay programs is a future action that will be evaluated in future CEQA analysis. Potential environmental impacts from The Preserve and Miramonte candidate housing units were previously evaluated in The Preserve Chino Sphere of Influence – Subarea 2 Environmental Impact Report (Preserve EIR).7 Mitigation measures for The Preserve SP were identified in The Preserve EIR to reduce potential significant impacts related to land use, agriculture, hydrology and water quality, biological resources, geology and soils, hazards, transportation and circulation, noise, air quality, population and housing, public services, fire service/emergency medical service, library services, parks/recreation, water supply, wastewater, electricity, solid waste, and cultural resources.

Future AFF-OV and MU-OV areas of approximately 229 acres or 91 parcels could potentially accommodate up to 4,435 candidate housing units on existing non-residentially zoned parcels,

[7] City of Chino. *Preserve Chino Sphere of Influence – Subarea 2 Final Environmental Impact Report SCHS#2000121036 Certified March 25, 2003.* Available at https://www.cityofchino.org/city_hall/departments/community_development/planning/plans/the_preserve. Accessed on October 7, 2010.

which are currently either vacant or contain non-residential development located in urbanized area of the City. Impacts related to future construction of the proposed candidate housing sites, facilitated by the HEU could potentially result in increased environmental impacts. As such, all future developments will be subject to the City's development review process, which may include review pursuant to CEQA, and required to comply with Chino GP policies, Chino Municipal Code (Chino MC) regulations and standards, and all applicable requirements.

Goals and Policies

As required by State Housing Element law, the Housing Plan facilitates and encourages the provision of housing and identifies sites to accommodate RHNA growth need. The plan would implement strategies and programs intended to address the City's housing needs and meet the City's current housing goals, which are:

- **Housing Goal #1:** Maintenance and improvement of the existing housing stock.
- **Housing Goal #2:** Adequate housing opportunities to meet the affordable housing needs of the community, including those groups with special housing needs.
- **Housing Goal #3:** Adequate housing sites identified to accommodate the City's Regional Housing Needs Allocation (RHNA).
- **Housing Goal #4:** Mitigation of governmental constraints to housing production and affordability.
- **Housing Goal #5:** Fair housing opportunity for all residents to reside in the housing of their choice.

The goals listed above are described below and on following pages with accompanying policies and programs to achieve them.

Implementation Programs

The Implementation Programs proposed to implement each goal and policy are included in their entirety in the Housing Element Section 4 - Housing Plan.

Housing Goal 1 - Implementing Programs

- Program Action 1A: Ownership Rehabilitation Programs
- Program Action 1B: Code Compliance
- Program Action 1C: Condominium Conversion
- Program Action 1D: Preservation of At-Risk Housing

Housing Goal 2 - Implementing Programs

- **Program Action 2A**: Affordable Housing Opportunities
- **Program Action 2B:** Homebuyer Assistance Program
- **Program Action 2C**: Housing Choice Vouchers (Section 8)
- **Program Action 2D**: Supportive Services for Persons with Special Needs
- **Program Action 2E**: Persons with Physical and Developmental Disabilities
- **Program Action 2F**: Development of Environmental Justice Policies
- **Program Action 2G**: Farmworker Housing
- **Program Action 2H**: Housing for Persons with Developmental Disabilities
- **Program Action 2I**: Manufactured Housing
- **Program Action 2J**: Condominium Conversion
- **Program Action 2K**: Single-Room Occupancy (SRO)
- **Program Action 2L**: Alternative Housing Concepts

Housing Goal 3 - Implementing Programs

- **Program Action 3A**: Adequate Sites
- **Program Action 3B**: Establish an Affordable Housing Overlay
- **Program Action 3C**: Establish a Mixed-Use Overlay
- **Program Action 3D**: Promote the Development of Accessory Dwelling Units (ADUs)
- **Program Action 3E**: ADU and JADU Monitoring Program
- **Program Action 3F**: Candidate Sites Used in Previous Housing Elements
- **Program Action 3G**: Water and Sewer Resources
- **Program Action 3H**: Tenant-Based Rental Assistance

Housing Goal 4 - Implementing Programs

- **Program Action 4A**: Permit Processing
- **Program Action 4B**: Development Fees
- **Program Action 4C**: Zoning Code
- **Program Action 4D**: Availability of Zoning, Development Standards, Fees and Inclusionary Requirements Online

Housing Goal 5 - Implementing Programs

- **Program Action 5A**: Fair Housing Programs
- **Program Action 5B**: Affirmative Marketing Plan
- **Program Action 5C**: Low Barrier Navigation Centers

2.5 Development Capacity Projections for Future Site Development

A "project" as defined by State CEQA Guidelines §15378(a) "means the whole of an action, which has a potential for resulting in either a direct physical change in the environment" or a reasonably foreseeable indirect physical change in the environment." The HEU portion of the Project is comprised of 122 identified candidate housing parcels with the potential of generating 8,528 future housing units to meet the City's allocation of 6,978 RHNA housing units.

The purpose of the City identifying specific candidate housing sites is to show where there is currently or will be zoning in place which facilitates the development of housing as identified in the Housing Element. The City is not required to develop housing on sites identified within the Housing Element or any other site within the City. Future housing development may occur on these candidate housing sites/parcels or others within the City as determined by need within the market. This IS/ND evaluates development of the proposed overall candidate housing units of 8,528. See **Appendix A** for a list of potential HEU housing sites. The HEU candidate housing sites were evaluated in this IS/ND at a programmatic level based on information available to the City where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered.

Future housing development facilitated by the HEU could be constrained by market conditions or various environmental conditions or impacts. Market constraints on potential future housing development are created by environmental and regulatory frameworks that reduce the potential profitability of housing development. Environmental constraints on potential future housing development are created by the time, effort, and costs associated with mitigating environmental impacts. The Project's intent is to demonstrate capacity (i.e., land use designations and zoning). Actual construction is contingent on the housing market's ability to construct housing for all income groups, rather than generating the full development capacity housing within the planning cycle. The Project further directs the development capacity to occur where planned growth is best suited to occur. Therefore, to provide a conservative analysis (i.e., a "worst-case" scenario environmentally), this IS/ND assumes Project buildout by the end of the planning period (2029).

2.6 Project Approvals

The City is the Lead Agency under CEQA and is responsible for reviewing, approving, and adopting this IS/ND. The candidate housing sites in The Preserve Specific Plan Area, including Rancho Miramonte have already been approved as part of The Preserve Specific Plan adoption. The

proposed candidate housing sites would be located in previously approved residential land use designation. The candidate housing sites in the AFF-OV and MU-OV areas will be considered and evaluated on a case-by-case basis in the future. The City will consider the following discretionary approvals for the Project:

- Adoption by Resolution, the 6th Cycle Housing Element Update (2021-2029)

The Project additionally requires the following approval from HCD following the City's final adoption of the 2021-2029 Housing Element Update:

- Review of the draft 2021-2029 Housing Element Update to determine compliance with State law and submittal of written findings to the City.

No discretionary approvals from other agencies are required.

Exhibit 2-1: Regional Map

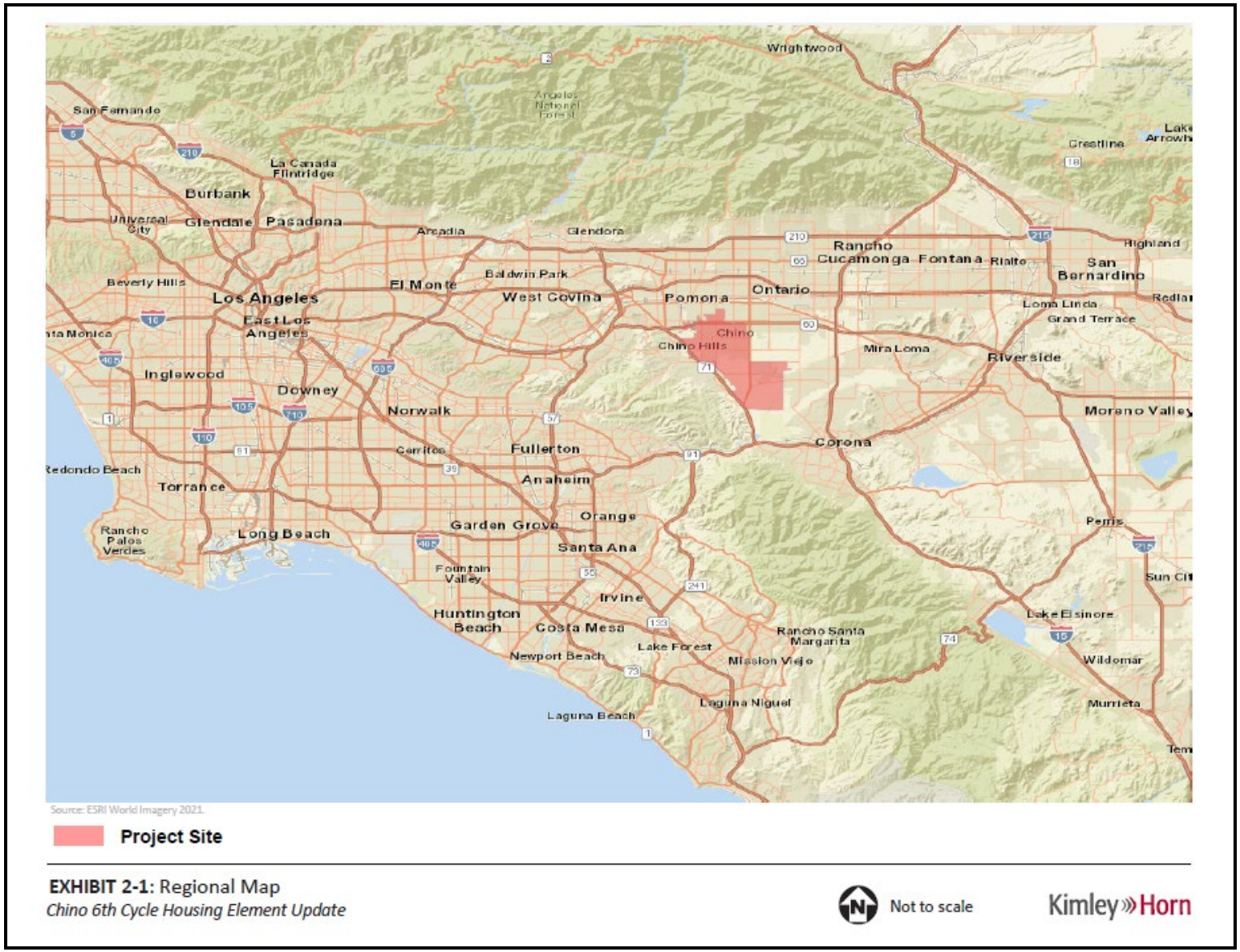
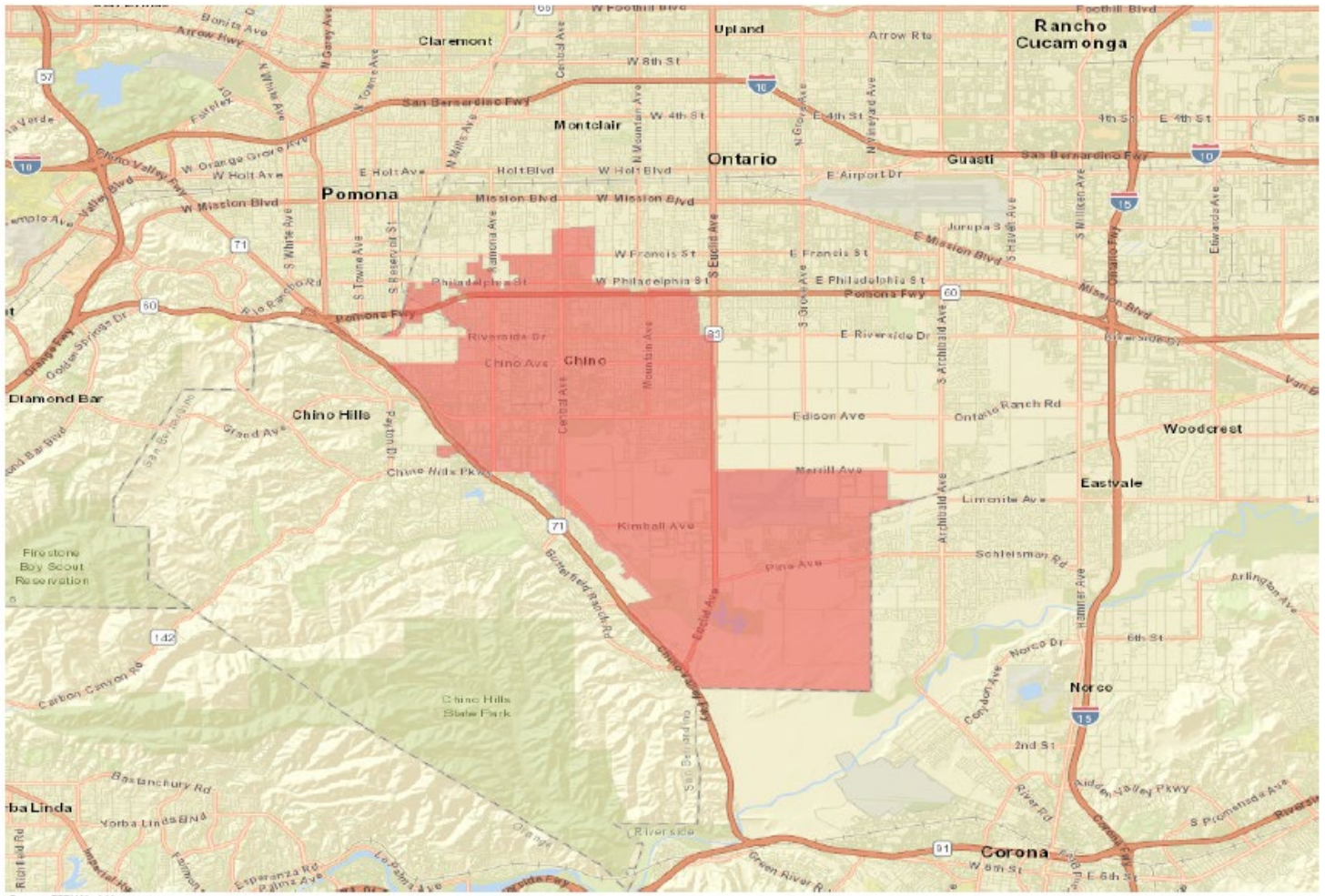


Exhibit 2-2: Vicinity Map



Source: ESRI World Imagery

EXHIBIT 2-2: Vicinity Map
Chino 6th Cycle Housing Element Update

Not to scale

Kimley»Horn

Exhibit 2-3: Map of Candidate Housing Sites (All Income Categories)

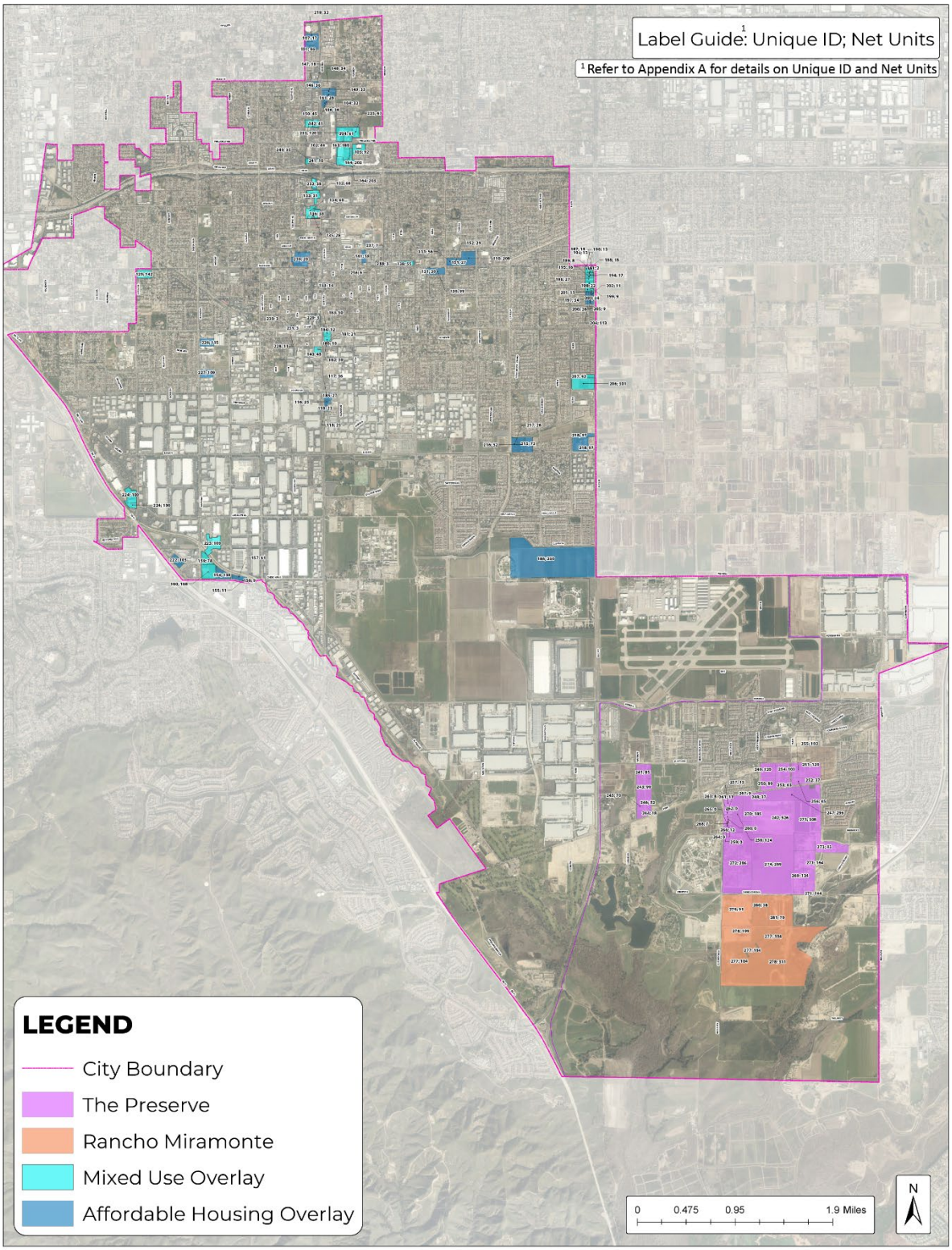


Exhibit 2-4: The Preserve Specific Plan Adopted Land Use Plan

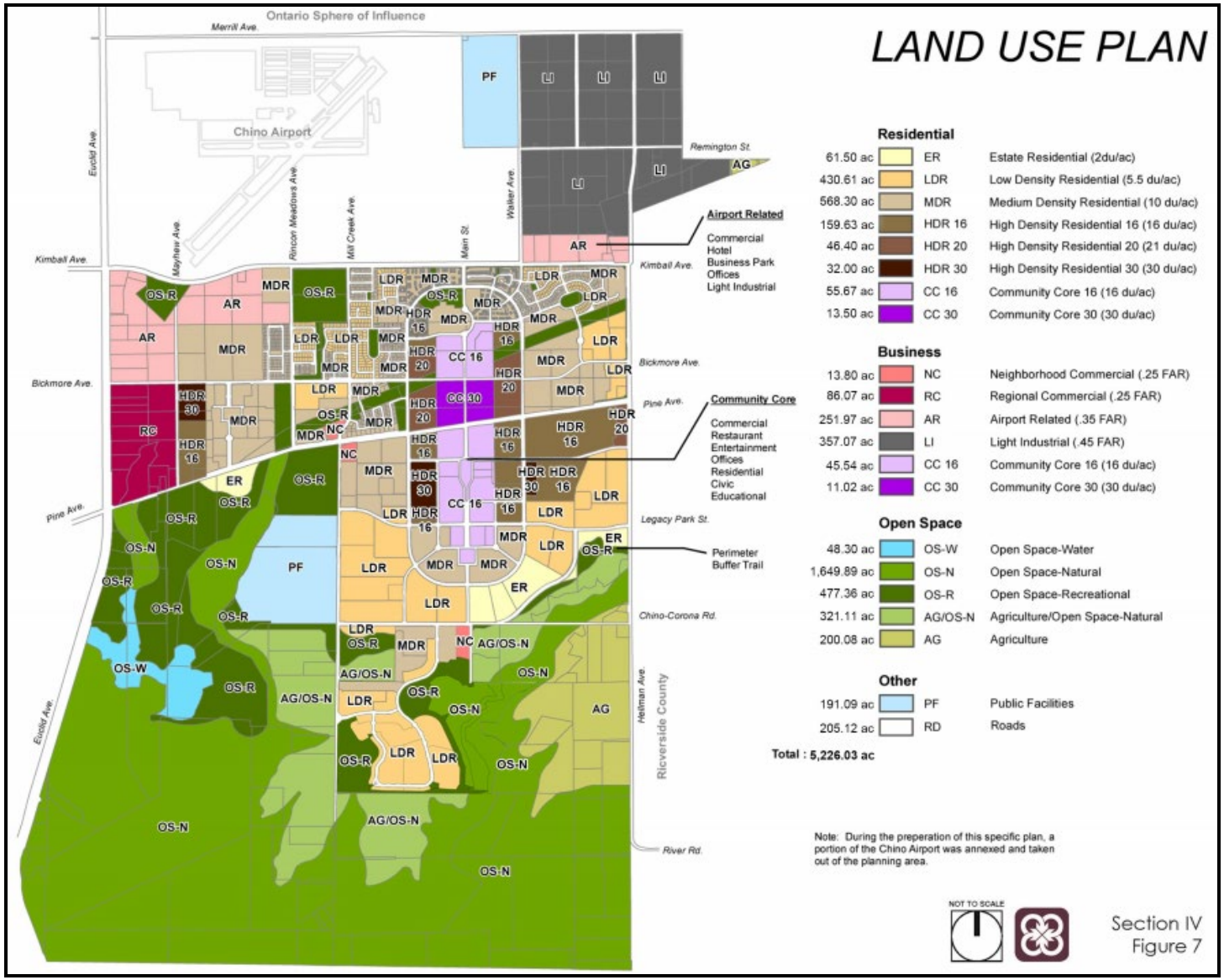


Exhibit 2-5: Rancho Miramonte Adopted Land Use Plan

3.0 INITIAL STUDY CHECKLIST

1. Project Title

City of Chino 6th Cycle Housing Element Update

2. Lead Agency Name and Address

City of Chino
13220 Central Avenue
Chino, CA 91710

3. Lead Agency Contact Person and Phone Number

Warren Morelion - City Planner
909-334-3332
wmorelion@cityofchino.org

4. Project Location

The Project site is comprised of the entire City of Chino.

5. Other public agencies whose approval is required

California State Department of Housing and Community Development (HCD)

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

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and Project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See PRC section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's (NAHC) Sacred Lands File per PRC section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation (OHP). Please also note that PRC section 21082.3(c) contains provisions specific to confidentiality.

On May 14, 2021 and June 1, 2021, the City initiated tribal consultation with interested California Native American tribes consistent with Assembly Bill (AB) 52 and Senate Bill (SB) 18. No responses were received from any of the California Native American tribe representatives regarding AB 52 and SB 18.

3.1 Environmental Factors Potentially Affected by the Project

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

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

Determination

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

I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	**X**
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 or a potentially significant unless mitigated impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier IS/MND or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier IS/MND or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

CITY OF CHINO

Warren Morelion, City Planner
(Prepared by)

Signature

10·27·2021
Date

3.2 Evaluation of Environmental Impacts

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an IS/MND is required.

4) "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from a "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5) Earlier analyses may be used where, pursuant to the tiering, program IS/MND, or other CEQA process, an effect has been adequately analyzed in an earlier IS/MND or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analyses Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

6) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

AESTHETICS

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Except as provided in Public Resources Code Section 21099, Would the Project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) 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?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

1(a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. According to the Chino GP, scenic resources and views in the City include the San Gabriel Mountains and Chino Hills as scenic vistas. A substantial adverse effect to visual resources could result in situations in which a development project introduces physical features that are not characteristic of current development, obstructs an identified public scenic vista, impairs views from other properties, or has a substantial change to the natural landscape.

The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. All future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process, which may include review pursuant to CEQA, and be required to demonstrate consistency with Chino GP policies and compliance with Chino MC standards. Specifically, future housing developments would be required to adhere to the Chino GP policies – Community Character Goal CC-6, Objective CC-6.1, Policy P1, Policy P2 – which would preserve views of the surrounding environment through building design and orientation to ensure that new development does not obstruct, detract from, or negatively affect views of the San Gabriel mountains to the north and the Chino Hills to the south.

Future housing developments would be required to demonstrate consistency with the above Chino GP policies and specific plan design guidelines to ensure that any proposed building heights

would be consistent with the scale of surrounding and existing development. For these reasons, impacts to scenic vistas would be less than significant.

1(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

Less than Significant Impact. The City does not have any eligible or officially designated scenic highways.[8] The nearest eligible State scenic highway is State Route (SR) 91 between Post Mile (PM) 0.028 and PM R3.032.[9] This eligible highway is approximately 0.25 miles south of the City's southern boundary. The nearest officially designated highway is SR 55 between PM R9.2 and R13.4, which is approximately 4 miles southwest of the City's southern boundary.

Despite the lack of officially designated and eligible highways within the City, all future housing development facilitated by the HEU would be subject to the City's development review process and required to demonstrate consistency with Chino GP policies and compliance with Chino MC standards, including those intended to protect scenic resources. Therefore, project implementation would not substantially damage scenic resources associated with a scenic highway, historic building, or scenic resource. Impacts in this regard would be less than significant.

1(c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. As previously noted, the Project would not result in direct housing construction but would facilitate future housing development in the City. The Chino GP contains goals and policies that govern scenic quality through high quality design, specifically Community Character Goal CC-1, Objective CC-1.1, Policy P1, Policy P3, Policy P7, and Policy P8.

All future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process, and required to demonstrate compliance with Chino MC standards, including those that protect against degradation of visual resources by requiring project modifications, conditions of approval or mitigation measures, as needed. Because future housing development consistency with Chino GP policies and compliance with Chino MC standards would be verified through the City's development review process, the Project would not conflict with applicable policies or standards governing scenic quality. For these reasons, impacts in regard to visual character and quality would be less than significant.

[8] City of Chino. (2010). *Envision Chino – City of Chino General Plan Environmental Impact Report*. Available Online at: http://p1cdn4static.civiclive.com/UserFiles/Servers/Server_10382578/File/City%20Hall/Plans/General/04.01_Aesthetics_PR.pdf Accessed on October 7, 2021.

[9] Caltrans. (2021). California State Scenic Highway System Map. Available at: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. Accessed on October 7, 2021.

1(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. As previously noted, the Project would not result in direct housing construction, but would facilitate future housing development throughout the City. Future housing development could add a new source of substantial light and glare. Potential new light sources include exterior nighttime lighting fixtures, parking area lighting, light glow from windows, doors and skylights, and accent lighting. The introduction of concentrated or multiple sources of nighttime lighting near low-density areas could result in potential impacts.

All future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process, and required to comply with all applicable requirements concerning light and glare as required in the California Green Building Standards Code (Title 24 Part 11) and Chino GP Goal CC-1, Objective CC-1.1, Policy P5, which calls for lighting on lighting on private and public property that minimizes light spillage to adjacent properties and the night sky. Candidate housing development of approximately 3,773 units that are located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve Environmental Impact Report (Preserve EIR) and the Edgewater EIR and 2016 Addendum to EIR (2016 Addendum). The Preserve EIR includes a list of design guidelines that are applicable to future HEU candidate housing sites within The Preserve area. Therefore, future housing development within The Preserve would adhere to the design guidelines contained in The Preserve SP. For these reasons, the HEU would not create a new source of substantial light or glare. Impacts would be less than significant.

Standard Conditions and Requirements

The Preserve Design Guidelines:

- Landscape & Streetscape Guidelines
- Paseo Treatments
- Gateway Treatments
- Landscape Planting Criteria
- Non-Residential Design Guidelines
- Community Core Design Guidelines
- Lighting Guidelines

AGRICULTURE AND FORESTRY RESOURCES

ENVIRONMENTAL IMPACTS Issues		Potentially Significant Impact	Potentially Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2.	**AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the Project:**				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
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))?				X
d)	Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?			X	

2(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?

Less Than Significant Impact. As acknowledged in the Chino GP, buildout of the City would result in conversion of agricultural areas into urban use. At the time the Chino General Plan Environmental Impact Report (Chino GP EIR) was prepared, a majority of the lands in agricultural use were located in College Park, the California Institution for Men (CIM), the Chino Airport, The Preserve, City's Sub Area 1, as well as along Euclid Avenue in East Chino. Since adoption of the Chino GP EIR, portions of these areas, including College Park and the City's Sub Area 1 are no

longer used for agricultural operations. The Chino GP EIR found that conversion of these agricultural resources and farmlands that are within The Preserve or Rancho Miramonte (Edgewater) areas to urbanized uses would result in impacts considered to be less than significant.

The candidate housing sites within the future MU-OV (Site ID Nos. 159, 160, 206, and 207) and AFF-OV (Site ID Nos. 154 and 186) are located in areas identified as Prime Farmland, totaling approximately 47.6 acres. However, these sites are currently designated for commercial uses in the Chino GP and Chino MC Title 20 Zoning Code (Chino ZC). The Chino GP EIR concluded that these areas are either already developed or relatively small and surrounded by urban development and therefore, conversion of these sites from farmland to residential use via future overlay zones would result in a less than significant impact. The proposed 10-acre site in the CIM lies within future AFF-OV is also designated as Prime Farmland. The 10-acre CIM site is designated as Urban Reserve (UR) in the Chino GP Land Use Designations and is zoned as Open Space-Recreation (OS-1). Future housing development of the 10-acre CIM site, facilitated by the HEU, would be subject to comply with Right-to Farm provisions and requirements for use compatibility findings that would promote continued agricultural use on areas specifically designated for long-term agricultural use, the City's development review process, which may include review pursuant to CEQA to evaluate environmental impacts including impacts associated with farmland conversion of the 10-acre site, and required to comply with Chino GP policies, Chino MC standards, as well as all applicable requirements.

Candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum. Future housing development within The Preserve would adhere to Mitigation Measures AG-1 and AG-2 as identified in The Preserve EIR and in the Rancho Miramonte would adhere to Mitigation Measures AG-1, as identified in the Edgewater EIR. Adherence to these mitigation measures would ensure impacts from future housing development within The Preserve and Rancho Miramonte areas would not be any greater than previously analyzed in The Preserve EIR and Edgewater EIR. While a small amount of proposed candidate housing sites, not including the 10-acre CIM site, would result in the conversion of Prime Farmland to non-agricultural uses, the Chino GP EIR, The Preserve EIR, and the Edgewater EIR had previously determined conversion of these Important Farmlands to non-agricultural uses as part of the City's Focused Growth Plan. Thus, the Project would not result in a greater impact to Important Farmlands than what was previously identified in the Chino GP EIR, The Preserve EIR, and the Edgewater EIR. Therefore, impacts would be considered less than significant in this regard.

2(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

Less Than Significant Impact. The City has lands zoned for General Agricultural (AG) and Agricultural/Open Space-Natural (AG/OS-N) in the southern portion of the City. As shown in

Exhibit 2-3, candidate housing sites located in The Preserve SP and Rancho Miramonte areas do not cross lands currently zoned for agricultural uses.

Per Chino GP EIR, almost all the active Williamson Act contracts in the City are located within the boundary of The Preserve SP.[10] The Preserve EIR adequately analyzed the loss of Williamson Act contacts and discussed that the cancellation and non-renewal of Williamson Act contracts in The Preserve area were accelerated where land had been designated for urban uses.[11] The Chino GP, Focused Growth Plan, and The Preserve SP identified the loss of Williamson Act contracts as an unavoidable significant impact with buildout of The Preserve. The impact with respect to Williamson Act contracts was previously evaluated in The Preserve EIR and the Edgewater EIR.

As shown in **Exhibit 2-3**, candidate housing sites do not cross any active Williamson Act contracts but do cross contracts in non-renewal within The Preserve and Rancho Miramonte areas. However, the contracts in non-renewal have already been planned for urban uses and impacts in this regard were determined to be significant and unavoidable. Thus, future candidate housing sites planned for development would not result in any greater conflict with the existing zoning or Williamson Act contracts as previously determined in the Chino GP EIR and Preserve EIR.

2(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))?

No Impact. There is no forest land or timberland located within the City. Consequently, the HEU would not conflict with existing zoning nor would it cause rezoning of forest land, timberland, or timberland zoned Timberland Production. Project implementation would not rezone or convert forest land or timberland. Therefore, the Project would not be in conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production and no impact would occur in this regard.

2(d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. There is no forest land located within the City. Consequently, the HEU would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur in this regard.

2(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 land?

Less Than Significant Impact. As discussed above, buildout of the City would result in the conversion of agricultural areas into non-agricultural uses. The candidate housing sites proposed

[10] City of Chino. *General Plan Environmental Impact Report.* Available at https://www.cityofchino.org/city_hall/departments/community_development/planning/plans/general. Accessed on October 29, 2021.
[11] Ibid.

by the Project would convert 47.6 acres of prime farmland to urbanized uses. However, this conversion of farmland to non-agricultural uses was previously analyzed in the Chino GP, Preserve SP (including Rancho Miramonte), and a part of the City's Growth Plan. As noted throughout the document, the Project would not result in direct housing construction, but would facilitate future housing development in the City. Future development would be subject to comply with Right-to Farm provisions and requirements for use compatibility findings that would promote continued agricultural use on areas specifically designated for long-term agricultural use, the City's development review process, which may include review pursuant to CEQA, and required to comply with Chino GP policies, Chino MC standards, as well as all applicable requirements. As such, the Project would not result in a greater impact to Important Farmlands than what was previously identified in the Chino GP EIR. As such, the Project would not result in the direct conversion of Important Farmland to non-agricultural uses. Thus, there would be no direct impact in this regard. Impacts would not be any greater than previously analyzed in the Chino GP and Preserve EIR.

Standard Conditions and Requirements

Chino Right-To-Farm Ordinance

The ordinance seeks to reduce the premature conversion of farmland to urban uses. Since agricultural operations are frequent subjects of nuisance complaints, the ordinance specifically limits the circumstances under which an agricultural operation may be considered a nuisance. The ordinance declares that legal agricultural operations in the City are a priority use and inconveniences or discomforts arising from such a use shall not be considered a nuisance if they were not considered a nuisance at the time they began.

The Preserve EIR Mitigation Measures:

Agricultural Resources

AG-1 Agricultural Land Preservation

The City of Chino will propose to participate in the Williamson Act Easement Exchange Program (WAEEP) and any plan that may be adopted pursuant to SB 831.

AG-2 Agency Coordination and Planning for Agricultural Uses

The City of Chino shall participate in a coordinated multi-agency planning program for sustainable agricultural uses within the Lower Chino/Prado Basin. This program should involve the principal public landowners within the basin, including but not limited to the U.S. Army Corps of Engineers, Orange County Flood Control District, and County of San Bernardino. Components of this program may include an agricultural feasibility study, acquisitions plan, and management plan for sustainable agricultural uses within the basin.

The Edgewater (Rancho Miramonte) EIR Mitigation Measures:

Agricultural Resources

AG-1 Agricultural Land Preservation.

The applicant shall mitigate the loss of 170.4 acres of agricultural lands, on a one-to-one basis, by selecting one or more of the items described below. The applicant shall submit written verification of the applicant's compliance with this mitigation measure to the Director of Development Service's satisfaction at the time of recordation of final tract maps and parcel maps for urban development or support facilities as contemplated in the proposed Project. Compliance with this condition may be phased as the Project is developed. The amount of agricultural land to be mitigated shall be equal to the amount of land being developed as each phase is developed.

a) Funding and/or purchase of agricultural conservation easements. Such easements shall be accepted or purchased and monitored and enforced by a land trust or another appropriate entity. Funds may be used for easement purchases, ongoing monitoring and enforcement, transaction costs, and reasonable administrative costs; or
b) Contribution of agricultural land or equivalent funding to an organization that provides for the preservation of farmland in California. Funds may be used for purchases, ongoing monitoring and enforcement, transaction costs, and reasonable administrative costs; or
c) Purchase of credits. Purchase of credits from an established agricultural farmland mitigation bank approved by an applicable governmental authority.

During the life of the Project, if the City of Chino or other responsible agency adopts an agricultural land mitigation program that provides equal or more effective mitigation than the measures listed above, the applicant may choose to participate in that alternate program to mitigate loss of agricultural land impacts. Prior to participation in the alternate program, the applicant shall obtain written approval from the City of Chino agreeing to the participation, and the applicant shall submit written verification of compliance with the alternate program at the same time.

Agricultural land used for mitigation shall be of at least equal agricultural classification as the land being converted, or be capable of being developed as such. Alternately stated, mitigation land shall be classified or developed as Prime Farmland, Unique Farmland, etc. (as established by the California Department of Conservation in the Farmland Mapping and Monitoring Program), the mitigation acreage being at least equivalent in classification to the converted land, or being capable of producing the same or equivalent crops as the land being converted.

Completion of the selected mitigation measure, or with the Director of Development Services, a combination of the selected mitigation measures, can be on qualifying

agricultural land within the Chino area, or outside the area with written evidence presented by a qualified professional that the same or equivalent crops can be produced on the mitigation land.

AIR QUALITY

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3. AIR QUALITY. 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:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
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?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

3(a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. The South Coast Air Quality Management District (SCAQMD) and SCAG are responsible for developing and implementing the clean air plans for attainment and maintenance of ambient air quality standards in the South Coast Air Basin (SoCAB) - specifically, the State Implementation Plan (SIP) and SCAG's Connect SoCal RTP/SCS, which includes all of San Bernardino County and the urbanized portions of Los Angeles, Riverside, and Orange Counties.

The SCAQMD develops rules and regulations; establishes permitting requirements for stationary sources; inspects emissions sources; and enforces such measures through educational programs or fines, when necessary. In 2016, the SCAQMD adopted the Air Quality Management Plan (AQMP) that integrated strategies and measures needed to meet the national ambient air quality standards (NAAQS) and the California ambient air quality standards (CAAQS). The 2016 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving State and national air quality standards. The primary purpose of an air quality plan is to bring an area that does not attain Federal and State air quality standards into compliance with the requirements of the Federal Clean Air Act and California Clean Air Act. In addition, air quality plans are developed to ensure that an area maintains a healthful level of air quality based on the NAAQS and CAAQS.

Air quality impacts were assessed in accordance with methodologies recommended by California Air Resources Board (CARB) and the SCAQMD. Where criteria air pollutant quantification was

required, emissions were modeled using the California Emissions Estimator Model (CalEEMod). The CARB mobile source emission projections and SCAG growth projections are based on population forecasts, vehicle trends, and land use plans developed by SCAG and the member counties, cities, as part of their general plan development.

The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. A total potential development capacity of 8,528 units would be provided within a variety of different residentially and non-residentially zoned areas. 4,435 candidate sites would either be applied with an Affordable Housing or Mixed-Use overlay zones (to be approved in the future under a separate discretionary action) on top of the base zoning to permit residential development at up to 30 du/ac. In addition to these 4,435 housing units, the candidate housing site inventory also includes 320 ADU units. Thus, the Project would result in approximately 4,755 new housing units not previously planned for (i.e., not within entitled private specific plans or existing zoning). The forecast population growth associated with these 4,755 new housing units is approximately 16,310 persons; see Response 14(a).

Candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum. With regard to air quality impacts, future candidate housing development within The Preserve would adhere to Mitigation Measures AQ-2 and future candidate housing development within the Edgewater area would adhere to Mitigation Measures AQ-1 through AQ-8. Adherence to these mitigation measures would ensure any construction impacts from future candidate housing development within The Preserve and Edgewater areas be reduced to less than significant.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies, Chino MC standards, as well as required to adhere to all Federal, State, and local regulations for minimizing construction and operational pollutant emissions, including the SCAQMD Rules listed below:

- **Rule 402 (Nuisance) –** This rule prohibits the discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. This rule does not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.
- **Rule 403 (Fugitive Dust) –** This rule requires fugitive dust sources to implement best available control measures for all sources, and all forms of visible particulate matter are prohibited from crossing any property line. This rule is intended to reduce PM_{10}

emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. PM_{10} suppression techniques are summarized below.

- Portions of a construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized.
- All on-site roads are paved as soon as feasible, watered regularly, or chemically stabilized.
- All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times.
- Where vehicles leave a construction site and enter adjacent public streets, the streets will be swept daily or washed down following the workday to remove soil from pavement.

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

Future housing development would be required to be consistent with the Chino GP, including Goal AQ-1 which encourages future land use patterns to preserve and improve the air quality in the City and the region.

The City's goal for the Project is to achieve California State Department of Housing and Community Development (HCD) HEU certification; therefore, the Project must comply with applicable Federal, State, regional, and local housing laws, and policies. As a result, it is not anticipated that future housing development facilitated by the HEU would interfere with SCAQMD goals for improving air quality in the SoCAB or conflict with or obstruct implementation of applicable air quality plans. The Project would be consistent with the standards and policies set forth in the 2016 AQMP and would not conflict with or obstruct implementation of the AQMP. Therefore, anticipated air quality impacts would be less than significant.

3(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?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated

in urbanized areas, which would occur as market conditions allow and at the discretion of the individual property owners. Future housing development could result in temporary, short-term pollutants from construction-related soil disturbance, fugitive dust emissions, and combustion pollutants from on-site construction equipment, as well as from off-site trucks hauling construction materials. Construction emissions would be temporary, with construction activities and associated emissions ceasing once housing development is complete. Further, construction emissions can vary substantially from day to day depending on activity level, the specific operation type, and, for dust, prevailing weather conditions.

California has 35 specific air districts, which are each responsible for ensuring that the criteria pollutants are below the NAAQS and CAAQS. Air basins that exceed either the NAAQS or the CAAQS for any criteria pollutants for set periods are designated as "non-attainment areas" for that pollutant. The cumulative setting for air quality includes Chino and the SoCAB. The SoCAB is designated as a nonattainment area for State standards of ozone, PM_{10}, and $PM_{2.5}$. Cumulative growth in population and vehicle use could inhibit efforts to improve regional air quality and attain the ambient air quality standards.

The SCAQMD's approach to assessing cumulative impacts is based on the AQMP forecasts of attainment of ambient air quality standards in accordance with the requirements of the Federal and California Clean Air Acts. The AQMP is designed to assist the region in attaining the applicable State and national ambient air quality standards and is intended to bring the SoCAB into attainment for all criteria pollutants.

Candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum. With regard to air quality impacts, future candidate housing development with The Preserve would adhere to Mitigation Measure AQ-2 and future candidate housing development within the Edgewater area would adhere to Mitigation Measures AQ-1 through AQ-8. Adherence to these mitigation measures would ensure any construction impacts from future candidate housing development within The Preserve and Edgewater areas be reduced to less than significant.

All future housing development facilitated by the HEU would also be subject the City's development review process and required to demonstrate compliance with Federal, State, and local regulations in effect at the time of development, including the Chino GP policies and Chino MC standards. The City's environmental and development review processes may require future housing development to conduct air quality assessments (among others) to demonstrate compliance with SCAQMD air quality construction thresholds. SCAQMD Rules 402 and 403 (e.g., prohibition of nuisances, watering of inactive and perimeter areas, track out requirements, etc.) would be applied to future developments on a project-by-project basis in order to minimize those potential negative air quality effects. Emissions resulting from construction would be temporary and construction activities and associated emissions would cease following completion of each housing development.

Concerning operational thresholds, future housing development facilitated by the HEU would likely generate VOC, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$ operational emissions from mobile sources (i.e., vehicle trips), use of consumer products, architectural coatings for repainting, and landscape maintenance equipment; and energy sources (i.e., combustion of fuels used for space and water heating and cooking appliances). In analyzing cumulative impacts for future housing development facilitated by the HEU, an analysis must specifically evaluate a development's contribution to the cumulative increase in pollutants for which the SoCAB is designated as nonattainment for the CAAQS and NAAQS. The nonattainment status is the result of cumulative emissions from all sources of these air pollutants and their precursors within the SoCAB. Future housing developments would be required to demonstrate that VOC, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$ emissions would be below the significance thresholds for both construction and operational activities. All future housing development would require further evaluation under this criterion to demonstrate that both daily construction emissions and operations would not exceed SCAQMD's significance thresholds for any criteria air pollutant. Additionally, future housing development construction activities would be subject to SCAQMD Rule 403: Fugitive Dust, which requires actions to restrict visible emissions of fugitive dust beyond the property line. Compliance with Rule 403 would limit fugitive dust (i.e., PM_{10} and $PM_{2.5}$) that may be generated during grading and construction activities.

Future housing developments also would be subject to SCAQMD Rule 1113: Architectural Coatings, which establishes maximum VOC contents. All future development facilitated by the HEU would also be subject to environmental review under CEQA, the City's development review process, and required to adhere to relevant Federal, State, and local regulations for minimizing construction and operational pollutant emissions. Future housing development, at a minimum, would be required to meet California Green Building Standards Code (CALGreen) and Energy Code (Title 24, Part 6 of the California Code of Regulations) mandatory energy requirements in effect at the time of the development application. Projects would benefit from the efficiencies associated with these regulations as they relate to building heating, ventilating, and air conditioning mechanical systems, water heating systems, and lighting. Considering these requirements, future housing development facilitated by the HEU would not result in a cumulatively considerable net increase of any criteria pollutant for which the SoCAB is in nonattainment under an applicable Federal or State ambient air quality standard. Therefore, impacts would be less than significant.

3(c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas and would be consistent with State Housing laws. The candidate housing sites were evaluated in this IS/ND at a programmatic level, as discussed above. Future housing

development would be evaluated on a case-by-case basis. As a result, no air modeling was conducted for this analysis.

Toxic Air Contaminants

Future housing development facilitated by the Project could include emissions of pollutants identified by the State and Federal government as toxic air contaminants (TACs) or hazardous air pollutants (HAPs). The greatest potential for TAC emissions during construction would be diesel particulate matter (DPM) emissions from heavy equipment operations and heavy-duty trucks and the associated health impacts to sensitive receptors. Compliance with various measures (e.g., 13 California Code of Regulations (CCR) 2449 and 13 CCR 2485) would be required by State law to reduce DPM emissions. Due to the scale of the candidate housing sites, it is unlikely that future housing development facilitated by the HEU would require the extensive operation of heavy-duty construction equipment, or extensive use of diesel trucks, which would be subject to a CARB Airborne Toxics Control Measure for in-use diesel construction equipment to reduce diesel particulate emissions. The following measures are required by State law to reduce DPM emissions:

- Fleet owners of mobile construction equipment are subject to the CARB Regulation for in-use off-road diesel vehicles (13 CCR 2449), the purpose of which is to reduce DPM and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles.
- All commercial diesel vehicles are subject to Title 13, Section 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

Carbon Monoxide Hot Spots

Mobile-source impacts, including those related to CO, occur essentially on two scales. Regionally, construction travel associated with future housing development would add to regional trip generation and increase the vehicle miles traveled (VMT) within the local airshed and the SoCAB. Locally, construction traffic would be added to the roadway system in the vicinity of future housing development sites. There is a potential for the formation of microscale CO “hotspots” to occur immediately around points of congested traffic. Hotspots can form if traffic occurs during periods of poor atmospheric ventilation that is composed of a large number of vehicles cold-started and operating at pollution-inefficient speeds, and/or is operating on roadways already congested with existing traffic.

Typically, high CO concentrations are associated with congested roadways. Traffic associated with future housing development facilitated by the HEU could contribute to traffic congestion that could result in the formation of CO hotspots. Because of continued improvement in vehicular

emissions at a rate faster than the rate of vehicle growth and/or congestion, the potential for CO hotspots in the SoCAB is steadily decreasing.

All future housing development facilitated by the HEU would require further evaluation under this criterion through the City's development review process to demonstrate that both daily construction emissions and operations would not exceed SCAQMD's significance thresholds for any criteria air pollutant.

Future construction activities would be subject to environmental review under CEQA and compliance with SCAQMD Rules. Candidate Housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum. As such, future candidate housing development within The Preserve would be required to adhere to Mitigation Measures AQ-2 and future candidate housing development within the Edgewater area would be required to adhere to Mitigation Measures AQ-1 through AQ-8. Adherence to these mitigation measures would ensure any construction impacts from future candidate housing development within The Preserve and Edgewater areas be reduced to less than significant. Therefore, following compliance with the established regulatory framework described above and implementation of the applicable mitigation measures, future housing development facilitated by the HEU would result in less than significant impacts concerning potential exposure of sensitive receptors to substantial pollutant concentrations.

3(d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. The SCAQMD CEQA Air Quality Handbook identifies certain land uses as sources of odors. These land uses include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. The Chino GP EIR had previously acknowledged that future development of residential uses could potentially expose additional people to odors from the listed uses including dairy operations that ultimately be phased out in the City with urbanized development. However, the City's Focused Growth Plan does not propose any of these specific new sources of odors that could affect sensitive receptors. As identified throughout this document, while some of the candidate housing sites are located on vacant areas, the proposed vacant sites are in urbanized locations that have already been designated for development in the Chino GP EIR. The future overlays, AFF-OV and MU-OV, would create more opportunities for residential uses that would generally not create more odor intensive uses than what these sites were designated for, such as commercial, industrial, and mixed uses. In addition, Goal AQ-1, Objective AQ-1.1, Policy P5 in the Air Quality Element requires the City to the extent practicable to separate sensitive land uses from significant sources of air pollutants, toxic air contaminants, or odor emissions. As such, this would ensure sensitive land uses (e.g., residences) to be separated from odor generators. Impacts were determined to be less than significant. The

Project would not include any of the land uses that have been identified by the SCAQMD as odor sources.

However, future housing development facilitated by the Project could result in odors generated from vehicles and/or equipment exhaust emissions during construction. These odors are a temporary short-term impact that is typical of construction projects and would disperse rapidly. The HEU Project does not propose any development nor include any of the land uses that have been identified by the SCAQMD as odor sources. Therefore, the Project would result in a less than significant impact concerning the generation of objectionable odors.

Standard Conditions and Requirements

The Preserve EIR Mitigation Measures:

Air Quality

AQ-2 Construction Emissions. Per SCAQMD Rule 403, the City shall enforce the following measures:

- During all construction activities, construction contractors shall use low emission mobile construction equipment where feasible to reduce the release of undesirable emissions.
- During all construction activities, construction contractors shall encourage rideshare and transit programs for project construction personnel to reduce automobile emissions.
- During all grading and site disturbance activities, construction contractors shall water active grading sites at least twice a day, and clean construction equipment in the morning and/or evening to reduce particulate emissions and fugitive dust.
- During all construction activities, construction contractors shall, as necessary, wash truck tires leaving the site to reduce the amount of particulate matter transferred to paved streets as required by SCAQMD Rule 403.
- During all construction activities, construction contractors shall sweep on and off site streets if silt is carried over to adjacent public thoroughfares, as determined by the City Engineer to reduce the amount of particulate matter on public streets.
- During all construction activities, construction contractors shall limit traffic speeds on all unpaved road surfaces to 15 miles per hour or less to reduce fugitive dust.
- During grading and all site disturbance activities, at the discretion of the City's Planning Director, construction contractors shall suspend grading operations during first and second stage smog alerts to reduce fugitive dust.

- During grading and all site disturbance activities, at the discretion of the City's Planning Director, construction contractors shall suspend all grading operations when wind speeds (including instantaneous gusts) exceed 25 miles per hour to reduce fugitive dust.
- During all construction activities, the construction contractors shall maintain construction equipment engines by keeping them tuned.
- During all construction activities, the construction contractors shall use low sulfur fuel for stationary construction equipment as required by AQMD Rules 431.1 and 431.2 to reduce the release of undesirable emissions.
- During all construction activities, the construction contractors shall use existing on site electrical power sources to the maximum extent practicable. Where such power is not available, the Contractor shall use clean fuel generators during the early stages of construction to minimize or eliminate the use of portable generators and reduce the release of undesirable emissions.
- During all construction activities, the construction contractors shall use low emission, on site stationary equipment (e.g., clean fuels) to the maximum extent practicable to reduce emissions, as determined by the City Engineer.
- During all construction activities, the construction contractors, in conjunction with the City Engineer, shall locate construction parking to minimize traffic interference on local roads.
- During all construction activities, the construction contractors shall ensure that all trucks hauling dirt, sand, soil or other loose materials are covered or should maintain at least two feet of freeboard (i.e. minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirements of the California Vehicle Code Section 23114 to reduce spilling of material on area roads.

The Edgewater (Rancho Miramonte) EIR Mitigation Measures:

AQ-1. Prior to construction of the Project, the Project proponent shall provide a Fugitive Dust Control Plan that would describe the application of standard best management practices to control dust during grading and construction. The plan shall be consistent with the South Coast Air Quality Management District (SCAQMD) requirements. The Fugitive Dust Control Plan shall be submitted to the City of Chino and SCAQMD prior to the start of grading or construction. Best management practices to be included in the Plan shall include the following:

- Application of water on disturbed soils a minimum of two times per day;

- Covering haul vehicles;
- Replanting disturbed areas as soon as practical;
- Restricting vehicle speeds on unpaved roads to 15 miles per hour;
- Installing wheel washers where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip;
- Sweeping off site streets if silt is carried over to adjacent public thoroughfares;
- Suspend grading operations when instantaneous wind gust speeds exceed 25 miles per hour;
- Ensure that all trucks hauling dirt, sand, soil, or other loose materials are covered or maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirements of California Vehicle Code Section 23114;
- Cessation of grading operations during first and second stage smog alerts; and
- Other measures, as deemed appropriate to the site, to control fugitive dust.

AQ-2. During Project construction, construction equipment shall be properly maintained at an offsite location; maintenance shall include proper tuning and timing of engines. Equipment maintenance records and equipment design specification data sheets shall be kept onsite during construction.

AQ-3. During Project construction, the developer shall require all contractors to turn off all construction equipment when not in use.

AQ-4. Prior to Project construction, the Project proponent shall provide a traffic control plan that would describe in detail safe detours around the Project construction site and provide temporary traffic control (i.e., flag person) during demolition debris transport and other construction related truck hauling activities.

AQ-5. During mass grading activities, off-road construction vehicles shall: 1) be Tier II equipment; 2) be Tier III equipment; 3) utilize lean NOx catalysts; and/or 4) utilize oxidized-diesel catalysts.

AQ-6. During Project construction, onsite electrical hook ups shall be provided for electric construction tools including saws, drills and compressors, to eliminate the need for diesel powered electric generators.

AQ-7. During Project construction, asphalt paving shall not take place on the same day as other activities involving off-road construction equipment.

AQ-8. Installation of open-hearth wood-burning fireplaces shall be prohibited. Natural gas-burning fireplaces shall be installed where builders are including fireplaces for their projects.

BIOLOGICAL RESOURCES

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES. Would the Project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
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?			X	
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?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
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?			X	

4(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant Impact. The California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) may list species as threatened or endangered under the California Endangered Species Act (CESA) or Federal Endangered Species Act (FESA), respectively. The USFWS can designate critical habitat that identifies specific areas that are essential to the conservation of a listed species.

The HEU is a policy document and would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. Biological resources in the City are influenced by its location within the Santa Ana River drainage area. In general, the northern portion of the City is urbanized and has limited biological resources. Biologically diverse areas are concentrated in the southeastern portion of the City and include Prado Regional Park, Prado Lake, City's Subarea 1 and The Preserve. As such, future housing development could potentially impact candidate, sensitive, or special status wildlife or plant species through direct or indirect disturbance or elimination of essential habitat, if located near such resources.

Seven (7) riparian corridors cross the City, which include the San Antonio Channel, Chino Creek, West State Street Storm Drain, Chino Storm Drain, Cypress Channel, Magnolia Channel, and Cucamonga Creek.

Candidate housing sites that are located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve FEIR and the Edgewater FEIR and 2016 Addendum. The Preserve EIR previously analyzed biological resources in the northern portion of The Preserve SP (e.g., lands above the 566-foot elevation) and southern portion of The Preserve SP (e.g., lands below the 566-foot elevation). Lands below the 566-foot elevation were found to have areas of high biological sensitivity within the Chino Creek and Mill Creek floodways and are identified as an extreme resource area. Given the high level of biological sensitivity in the lands below 566-foot elevation, The Preserve SP has applied a 566-foot Dam Inundation Elevation Overlay (DIO) to this southern portion of The Preserve SP. This overlay requires that all specific development proposals be submitted for the United States Army Corps of Engineers (USACE) review and ensures that allowable land uses comply with provisions of any existing cooperative management plans developed for the Lower Chino Basin/Prado area. Lands south of the 566-foot elevation are planned for various agricultural and open space uses, which are generally protective of biological species.

Critical habitats for special-status species (e.g., least Bell's vireo, southwestern willow flycatcher, western yellow-billed cuckoo habitat, and Delhi sands flower-loving fly (DSF) were found to have a potential occurrence within The Preserve SP. Buildout of The Preserve SP and Edgewater areas determined that there would be no direct loss of critical habitats for special-status species (e.g. least Bell's vireo, southwestern willow flycatcher, western yellow-billed cuckoo habitat, and Delhi sands flower-loving fly (DSF). Much of the agricultural lands and other open space areas within The Preserve SP and Edgewater areas provide roosting and foraging habitat for several population for raptor species, including burrowing owl. These habitats are generally north of the 566-foot inundation line that would be lost as a result of buildout of The Preserve SP. As such, The Preserve SP EIR found this would have a significant impact on the local burrowing owl population.

Candidate housing sites are located within The Preserve SP (including Rancho Miramonte), which are crossed by the Chino Creek and Mill Creek. As such, the candidate housing units could potentially result in substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species, as identified in The Preserve SP EIR. The potential environmental impacts resulting from the implementation of The Preserve SP were previously analyzed and evaluated in The Preserve SP EIR.

Four (4) sensitive plant habitats within The Preserve SP were found to have a low to very low potential to occur below the 566-foot elevation line. One sensitive natural community, the Southern Cottonwood Riparian Forest, occurs below the 566-foot inundation line and along the southern boundary of The Preserve along Mill Creek. However, no urban development is allowed in this area of the Specific Plan. Thus, no significant impacts to naturally occurring vegetation and plant communities are expected to occur.

Approximately 26 parcels (or 72.91 acres) of the candidate housing sites within the future MU-OV and AFF-OV overlays are vacant and spread throughout the northern half of the City. As such, there is a potential for the vacant housing sites to have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species. The existing underlying land use and zoning designations for parcels in the AFF-OV and MU-OV were designated and analyzed for development within the Chino GP EIR.

As previously discussed, future housing development facilitated by the HEU that are located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum. As such, these future developments would also be required to incorporate measures from The Preserve SP EIR for protecting biological resources from construction-related activities. Future housing development within The Preserve would adhere to Mitigation Measures B-1 through B-3 as identified in The Preserve EIR and future housing development within the Rancho Miramonte area would adhere to Mitigation Measures BR-1 through BR-8 as identified in the Edgewater EIR. Adherence to these mitigation measures would ensure impacts from future housing development within The Preserve and Edgewater areas be reduced to less than significant concerning adverse effects, either directly or indirectly, or through habitat modifications to special status wildlife and plants.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA which includes site-specific analysis where habitat exists, and would be required to demonstrate compliance with Federal, State, and local regulations, including the Chino GP Policies OSC-1.1 P4 and OSC-1.2 P1 aimed at protecting biological resources.

4(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant Impact. As mentioned in Threshold 4(a), the Chino Creek and Mill Creek floodways are identified as an extreme resource area for high biological sensitivity, such as having critical habitat for vegetation communities (e.g., Southern Cottonwood Riparian Forest) and wildlife habitat (e.g., least Bell's vireo, southwestern willow flycatcher, western yellow-billed cuckoo habitat, several raptor species (including burrowing owl), and DSF habitat).

Candidate housing sites located within the existing Preserve and Edgewater areas include 3,773 housing units. These housing units would be within the future AFF-OV and MU-OV overlays and fall within critical habitats, as identified in The Preserve EIR and Edgewater EIR. As discussed throughout this document, candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum. Future housing development within The Preserve would adhere to Mitigation Measures B-1 through B-3 as identified in The Preserve EIR. Adherence to these mitigation measures would ensure impacts from future housing development within The Preserve be reduced to less than significant.

The Preserve EIR and Edgewater EIR evaluated potential environmental impacts resulting from the buildout of The Preserve and Rancho Miramonte. The HEU Project would not result in direct housing construction but would facilitate future housing development throughout the City. All future housing development includes the units within the specific plans, facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, which includes site-specific analysis where sensitive vegetation communities are assumed to be present. Surveys would verify and confirm the presence of sensitive vegetation communities and determine the extent of any potential impacts and the need for mitigation.

All future housing development facilitated by the HEU would be required to demonstrate compliance with Federal, State, and local requirements aimed at protecting biological resources, including those in the Chino GP, as discussed in Threshold 4(a) above. Therefore, the HEU would result in a less than significant impact concerning adverse effects, either directly or indirectly, on any riparian habitat or other sensitive natural community.

4(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?

Less Than Significant Impact. As discussed in The Preserve EIR, most development will occur above the 566-foot elevation line where wetlands and jurisdictional waters are extremely limited and will not have an impact on these sensitive biological resources. However, all developments within wetlands and jurisdictional drainages require coordinated review and permitting with the

USACE, CDFG, and/or the Regional Water Quality Control Board. No Federally protected wetlands or other jurisdictional waters overlap the areas to be disturbed by buildout of the Edgewater area. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. As previously noted, there are candidate housing sites proposed within the existing Preserve SP areas, which are crossed by the Chino Creek and Mill Creek.

As discussed in Response 4(a), candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum. Future housing development with The Preserve would adhere to Mitigation Measures B-1 through B-3 as identified in The Preserve EIR. Adherence to these mitigation measures would ensure impacts from future housing development within The Preserve be reduced to less than significant. For these reasons, the Project would not result in any greater or more adverse effect, either directly or indirectly, on any known wetlands or other waters of the U.S. and State. Impacts would be less than significant in this regard.

4(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?

No Impact. Wildlife movement in Chino is generally constrained by traffic on major roadways such as SR-71 Highway, SR-60 Highway, SR-83 Freeway (Euclid Avenue), and Central Avenue. Wildlife spaces uses the open spaces in the southernmost portion of The Preserve to move between the south to the north of the City. However, buildout of the City would not allow expanded development in this southern portion of the City, allowing existing wildlife connects to remain.

Additionally, the Resource Management Plan (RMP) for The Preserve would require development to maintain an urban buffer or transition area in the southernmost portions of the development in The Preserve area. This buffer area would protect the open spaces to the south for use as wildlife habitat and for the movement of wildlife species. Per the Chino GP EIR, the RMP for The Preserve provides the framework for coordinating the City's actions with other agencies, including the County, the CDFG, the USFWS, the USACE, and associated water districts. It is intended to protect biological resources identified in The Preserve EIR, including burrowing owl habitat, raptor foraging habitat, migratory bird and waterfowl habitat, Federally- and State-listed species, waters of the U.S., waters of California and other water resources available to wildlife.[12] As such, candidate housing site that are located within The Preserve would adhere to measures identified in the RMP to protect biological resources identified in The Preserve EIR. Adherence to

[12] City of Chino. *City of Chino General Environmental Impact Report.* Page 4.4-7. Available at http://p1cdn4static.civiclive.com/UserFiles/Servers/Server_10382578/File/City%20Hall/Plans/General/04.04_BiologicalResources_PR.pdf. Accessed on October 12, 2021.

RMP measures would ensure impacts from future housing development within The Preserve be reduced to less than significant.

Future housing development facilitated by the HEU may have the potential to impact nesting birds which have acclimated to urban life and nest and forage in the local trees and shrubs. These bird species are protected under the Migratory Bird Treaty Act (MBTA). Although the MBTA is no longer interpreted to protect migratory birds and raptors from incidental take, State Fish and Game Commission §3503 and §3503.5 still provide these protections. If vegetation clearing would occur during the bird breeding season (February 1 to July 15 for raptors and January 15 to August 31 for other birds), direct impacts to nesting birds could occur

Therefore, the Project would not interfere 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. No impact would occur in this regard.

4(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant Impact. The Chino MC Chapter 12.16 protects important street trees in the City. Future development allowed in the City are subject to these regulations. The Edgewater EIR found a significant impact associated with conflicts with local policies and ordinances protecting biological resources. However, the provision of conservation easements and the management and maintenance of biological resources protected by these easements would reduce this impact to a less-than-significant level. Given candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum, future housing development with The Preserve would adhere to Mitigation Measures B-1 through B-3 as identified in The Preserve EIR. Adherence to these mitigation measures would ensure impacts from future housing development within The Preserve be reduced to less than significant.

4(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?

Less Than Significant Impact. The County of San Bernardino Riparian Plan Conservation Ordinance, and the RMP are plans related to biological resources in the Chino region that would be applicable to the City of Chino. The County of San Bernardino Riparian Plan Conservation Ordinance prohibits the removal of any vegetation within two hundred feet of the bank of a stream or in an area indicated as a protected riparian area. The Edgewater EIR found potentially significant impacts associated with RMP. These conflicts include loss of a portion of a candidate conservation area for burrowing owl habitat, loss of open land below the 566-foot elevation and relocation of the urban buffer/transition area. The Edgewater EIR found this impact would remain significant after mitigation.

The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. However, the City's GP does include various policies protecting biological resources; see Chapter 2: Managing Our Land Supply – Conservation, GP Policies OSC-1.1 P1 through P7, OSC-1.2 P1 through P3. As discussed in Response 4(a), candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum. Future housing development with The Preserve would adhere to Mitigation Measures B-1 through B-17 as identified in the Edgewater EIR. Adherence to these mitigation measures would ensure impacts from future housing development within The Preserve would not be any greater than previously analyzed in the Edgewater EIR. Impacts would remain significant and unavoidable. All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies, Chino MC standards, as well as be required to demonstrate compliance with Federal, State, and local regulations regarding biological resources, including GP policies. The Project would not conflict with any local policies or ordinances protecting biological resources, and impacts would be any greater than analyzed in the GP EIR and Edgewater EIR in this regard.

Standard Conditions and Requirements

The Preserve EIR Mitigation Measures:

Biological Resources

B-1 Zoning and Land Use Regulation

1. All areas below the 566-foot dam inundation line, except such areas located north of Pine Avenue, will be retained within an open space or agricultural land use designation in order to provide protection for existing wildlife habitat values found in such areas and those to be created by the habitat enhancement activities described under mitigation B-3, below, as well as to avoid any new impacts.
2. Any new development or expansions of existing land uses within the open space designations of The Preserve Specific Plan (i.e., Agriculture, Agriculture/Open Space-Natural, Open Space-Recreation, Open Space-Natural and Open Space-Water) shall comply with the requirements and provisions of the Resource Management Plan (see Mitigation No. B-3, below) in order to mitigate potential adverse project-specific impacts on biological resources.

B-2 Required Biological Studies

1. Conduct a biological assessment of each specific project site to characterize the habitat types and the potential for the site to support any sensitive species or habitat.

2. Where a sensitive species has the potential to occur, determine the level of potential for occurrence as low, moderate, or high. Provide scientific justification for this determination.
3. If the potential for occurrence is moderate or high (e.g., the required habitat elements for this species are present and/or there has been a sighting of this species in the vicinity of the Project site), conduct focused surveys within suitable habitat to determine the presence or absence of the species on the Project site.
4. Any surveys deemed necessary must be conducted by a biologist qualified to perform the needed survey(s). The City of Chino, or its consultant, will review and approve the personnel and methodology for any such proposed surveys.
5. If a sensitive species or habitat is found to occur on a proposed project site, or occupies habitat that may be impacted directly or indirectly by the proposed project, this must be called to the City's immediate attention and documented in the biological assessment for the Project.
6. Mitigation measures to offset any potential impact to sensitive species and habitats must comply with the RMP and shall be included in the biological assessment. All lands set aside for conservation and/or other mitigation measures must be clearly documented in the final biological assessment.

B-3 Resources Management Plan

A Resources Management Plan (RMP) shall be prepared by the City of Chino to provide for the implementation of the mitigation measures described below, in order to avoid, lessen and reduce impacts on the biological resources within The Preserve Specific Plan Area. The Resources Management Plan will be approved by the Chino City Council at the time of certification of the Final EIR. The RMP will formalize the City's balanced approach to land use and resource management and provides the framework for coordinating the City's actions with other agencies, such as County of San Bernardino, CDFG, USFWS, USACE, OCFWD, and OCWD with regard to specific conservation measures and resource management initiatives within The Preserve. The RMP will focus on the development and implementation of wildlife habitat enhancement and restoration activities, primarily funded by a mitigation fee imposed on all urban development within the Project area.

CULTURAL RESOURCES

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES. Would the Project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			X	
c) Disturb any human remains, including those interred outside of dedicated cemeteries?			X	

5(a) Cause an adverse change in the significance of a historical or archaeological resource pursuant to §15064.5?

Less Than Significant Impact. Based on National Register of Historical Places (NRHP) guidelines, in general, structures 50 years of age or older could be a historic resource. According to the Chino GP, the City's historical or cultural resources are listed in **Table 5-1: City of Chino Historical and Cultural Resources.**

Table 5-1 also summarizes the historical resources' locations, and any nearby candidate housing sites based on Chino GP information. Additional historic resources could also be identified at the time of future housing development applications.

Table 5-1: City of Chino Historical and Cultural Resources

Resource	Location
Chino School House Museum	11th and B Streets
Chino Community Building	10th and B Streets
O.J. Newman Residence	Southwest corner of 7th and B Streets
The Gray Building	13150 7th Street
Constable Tebo Residence	Southwest corner of 6th and B Streets
First National Bank	13191 6th Street
American Beet Sugar Refinery	13613 Central Avenue
Walnut Packing House	North side of Chino Avenue, west of Monte Vista Avenue
W. Jacob Schaefer House	West side of Oaks Avenue, one block south of Schaefer Avenue
Victory Baptist Church	Southwest corner of San Antonio and Edison Avenues
Westside School	12279 Pipeline Avenue

Resource	Location
Gonzales Residence	13526 Central Avenue
Yorba-Slaughter Adobe*,**	17127 Pomona-Rincon Road
Opera House	North side of the City Hall building
Chino Valley Champion	D Street near City Hall (13220 Central Avenue)
Cornerstone to Chino's First Reservoir	17127 Pomona-Rincon Road
Notes: *National Register of Historic Places; **California Historical Landmarks and Points of Interest	
Source: City of Chino. (2010). The City of Chino General Plan EIR. Retrieved from: http://p1cdn4static.civiclive.com/UserFiles/Servers/Server_10382578/File/City%20Hall/Plans/General/04.05_Cultural_and_Paleontological_Resources_PR.pdf. Accessed on October 12, 2021.	

The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. However, future housing development facilitated by the HEU could cause a substantial adverse change in the significance of a historical resource through demolition, destruction, relocation, or alteration, if such a resource is present, such as near the seven historic pending sites (P871-8H, P871-9H, P871- 10H, P871-11H, P871-12H, P871-16H, and P871-22H) in Rancho Miramonte area. None of the candidate housing sites within the future AFF-OV and MU-OV overlay zones contains the historical and cultural resources listed in **Table 5-1.**

Candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum. Future housing development with The Preserve would adhere to Mitigation Measures CR-1 through CR-2 as identified in The Preserve EIR and Mitigation Measures CR-1 through CR-6 identified in the Edgewater EIR. Adherence to these mitigation measures would ensure impacts from future housing development within The Preserve and Rancho Miramonte areas be reduced to less than significant.

Additionally, all future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies, Chino MC standards, as well as be required to adhere to all Federal, State, and local regulations for avoiding impacts to historical resources, including the National Historic Preservation Act. Chino GP Goal OSC-7, Objective OSC7.1, and Policy 1 and Policy 2 to preserve the City's significant historical resources and provide public understanding and involvement of the unique heritage of the City.

Cultural resources database searches and field surveys would be performed prior to any ground-disturbing activity, to determine the presence of any significant historic resources. Following compliance with the established regulatory framework and implementation of the aforementioned mitigation measures, the Project's potential impacts concerning adverse changes in the significance of a historical resource would be less than significant.

5(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. Therefore, ground-disturbing activities such as grading or excavation, associated with future housing development facilitated by the HEU could impact archaeological resources. The likelihood of encountering archeological resources on undeveloped sites is greatest given these have been minimally disturbed in the past (e.g., undeveloped parcels, vacant lots, and lots containing undeveloped areas). Alternately, previously disturbed sites are generally considered to have a lower potential for archeological resources, since previous construction activities may have already removed or disturbed soil that may have contained resources. Future housing development could disturb and potentially destroy subsurface prehistoric/historic archaeological resources through ground disturbances.

On May 14, 2021 and June 1, 2021, the City initiated tribal consultation with interested California Native American tribes consistent with Assembly Bill (AB) 52 and Senate Bill (SB) 18. No responses were received from any of the California Native American tribe representatives regarding AB 52 and SB 18. Accordingly, Native American consultation for the Project has been concluded. See additional details regarding tribal consultation in **Section 18: Tribal Cultural Resources**.

All future housing development on the candidate housing sites in the City would be reviewed to confirm compliance with all applicable requirements, including the City's development review process, and required to adhere to all Federal, State, and local requirements for avoiding impacts to archeological resources. This includes compliance with the Chino GP, which includes goals aimed at reducing archeological impacts. In the likelihood that future housing development within The Preserve SP and Rancho Miramonte could impact archeological resources, compliance with Mitigation Measures CR-1 through CR-2 as identified in The Preserve EIR and Mitigation Measures CR-1 through CR-6 identified in the Edgewater EIR would be required. Adherence to these mitigation measures would ensure impacts from future housing development within The Preserve and Rancho Miramonte areas be reduced to less than significant. CR-2 in The Preserve EIR and CR-1 in the Edgewater EIR require monitoring by trained archeological crews working under the direction of a qualified professional during construction when work is done in areas where the City has deemed a potential impact to archaeological resources. Compliance with the established regulatory framework and CR-1 and CR-2 would reduce any potential impacts to archaeological resources to less than significant.

5(c) Disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact.

Human remains could be accidentally uncovered during grading and ground moving activities occurring during future housing development facilitated by the Project. Thus, future construction

of the candidate housing sites has the potential to disturb sacred human remains through grading, thereby resulting in a potentially significant impact.

In the unlikely event that human remains are discovered, the provisions set forth in California PRC §5097.98 and State HSC §7050.5 would be implemented in consultation with the assigned most likely descendant as identified by the NAHC. In this event, no further construction activities would be permitted until the coroner is contacted, as well as any applicable Native American tribes. The City would be required to comply with the California Native American Graves Protection and Repatriation Act (2001) and the Federal Native American Graves Protection and Repatriation Act (1990). These regulations would address inadvertent uncovering of human remains during grading. Following compliance with the established regulatory framework, the Project would result in a less than significant impact concerning the potential to disturb human remains interred outside of dedicated cemeteries.

Standard Conditions and Requirements

The Preserve EIR Mitigation Measures:

CR-1. Survey and Mitigation Report

Phase 1 field surveys (surface survey and collection) by a certified archaeologist shall be conducted prior to all earth disturbing activities within the plan area. Existing natural open space, agricultural open space and dairy sites are included in this survey requirement. Excluded would be heavily disturbed areas, lagoons and detention ponds, and paved areas. The archaeologist will identify all prehistoric and historic resources observed during the field survey, complete a preliminary evaluation of the resources, and recommend appropriate measures for the disposition and treatment of significant resources. A technical report shall be prepared including discussion of cultural site significance (depth, nature, condition, and extent of the resources), final mitigation recommendations, and cost estimates. Excavated finds shall be offered to the City of Chino, or its designee on a first refusal basis. Final mitigation shall be carried out based upon the report recommendations and a determination as to site disposition by the City. Possible determinations include, but are not limited to, preservation, salvage, partial salvage, or no mitigation necessary.

CR-2. Archaeological Monitoring

Where recommended in culturally-sensitive areas pursuant to Survey and Mitigation Reports (CR-1 above), archeological monitoring of earth-disturbing activities shall be conducted. The monitoring certified archaeologist will identify any prehistoric or historic resources exposed, complete a preliminary evaluation of the resource, and recommend appropriate resource management for the treatment of the resource. If additional or unexpected archaeological features are discovered, the archaeologist shall report such

findings to the City. If the resources are found to be significant, the archaeologist shall determine, in consultation with the City, appropriate actions for further exploration and/or salvage recovery.

The Edgewater (Rancho Miramonte) EIR Mitigation Measures:

CR-1. A City-approved Project Archaeologist with background in the historic resources of the City of Chino shall create a mitigation monitoring plan to direct archaeological monitoring prior to earthmoving in the Project area, as directed in

CR-2. A pre-grade meeting to review the details of that plan must occur between the monitoring archaeologist(s) and the grading contractor before grading begins. The plan must discuss contingency plans associated with Native American tribal representation if any prehistoric artifacts are found during earthmoving. These artifacts may potentially be considered sacred items by one or more Native American tribes. The mitigation monitoring plan must contain a description of how and where artifacts will be curated if found during monitoring.

CR-2. Once a depth below the modern ground surface of 3 feet is reached, fulltime monitoring shall be required during all construction-related earthmoving. The Project Archaeologist may, at his or her discretion, terminate monitoring if and only if no buried cultural resources have been detected after 50 percent of the qualifying ground has been graded. If buried cultural resources are detected during monitoring, monitoring must continue until 100 percent of virgin earth within the Project area has been disturbed and inspected by the monitor(s).

CR-3. Should previously unidentified cultural resource sites, prehistoric or historic cultural resources be encountered during monitoring, they should be Phase II tested and evaluated for significance following CEQA Guidelines prior to allowing a continuance of grading in the area.

CR-4. The locations of seven (7) historic pending sites (P871-8H, P871-9H, P871- 10H, P871-11H, P871-12H, P871-16H, and P871-22H) shall be carefully monitored during grading of the Project area. Should subsurface manifestations of these sites be uncovered during grading, their qualities shall be documented by the monitoring archaeologist for inclusion in the monitoring report.

CR-5. If geotechnical investigations must take place within 250 feet of any known cultural resource site in the Project area, the geotechnical investigation must be monitored by a qualified archaeologist.

CR-6. Construction-related earthmoving must be monitored by one (1) qualified Native American monitor. The monitor must belong to the Tribe or be a known descendant of the Gabrieliño Band of Mission Indians.

ENERGY

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
6. ENERGY. Would the Project:				
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

6(a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?

Less Than Significant Impact.

Construction

The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. Therefore, future housing development facilitated by the HEU would result in the direct consumption of electricity and natural gas resources. Energy use from construction activities would primarily result from the use of diesel fuel (e.g., mobile construction equipment), fuel use by vehicles and construction equipment and vehicle trips associated with workers commuting to and from construction sites, and electricity (e.g., power tools) and fuel use. During construction, some incidental energy conservation would occur through compliance with State requirements. Construction equipment would also be required to comply with the latest Environmental Protection Agency (EPA) and CARB engine emissions standards. Construction-related energy consumption associated with future housing developments would be subject to project-level review, approval by the City, and environmental review under CEQA.

Future construction activities associated with future housing development would also be required to minimize air quality emissions using applicable regulatory guidance per SCAQMD. This requirement indirectly relates to construction energy conservation because when air pollutant emissions are reduced as a result of the efficient use of equipment and materials, this results in reduced energy consumption. There are no aspects of the HEU that would foreseeably result in the inefficient, wasteful, or unnecessary consumption of energy during construction activities of future housing developments.

There are no unusual characteristics that would necessitate the use of construction equipment that would be less energy efficient than at comparable construction sites in the region or State. Future housing developments would be subject to environmental review under CEQA and project-specific review and approval to verify compliance with applicable City goals, policies, and code requirements. Therefore, it is expected that construction fuel consumption associated with the HEU would not be any more inefficient, wasteful, or unnecessary than other similar projects of this nature. Impacts to energy resources associated with the future developments' construction activities would be less than significant. Project implementation would not grant any entitlements or building permit issuances that would result in wasteful, inefficient, or unnecessary consumption of energy resources.

Operations

The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. Future housing development facilitated by the HEU would consume energy during operations through building electricity, water, and natural gas usage, as well as fuel usage from on-road vehicles. Passenger vehicles would be mostly powered by gasoline, with some fueled by diesel or electricity. Public transit would be powered by diesel or natural gas and could potentially be fueled by electricity.

Candidate housing sites that are located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve FEIR and the Edgewater FEIR and 2016 Addendum. All future housing development facilitated by the HEU would be subject to the City's development review process and required to adhere to all Federal, State, and local requirements for energy efficiency, including Senate Bill (SB) 32's Scoping Plan that includes a 50 percent reduction in petroleum use in vehicles and the latest Title 24 standards. The Project design and materials would be subject to compliance with the most current Building Energy Efficiency Standards. Prior to issuance of a building permit, the City would review and verify that the Project plans demonstrate compliance with the current version of the Building and Energy Efficiency Standards. The Project would also be required to adhere to the provisions of CALGreen, which establishes planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. Therefore, the Project would not result in a substantial increase in transportation-related energy uses, such that it would result in a wasteful, inefficient, or unnecessary consumption of energy resources.

6(b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. Future housing development facilitated by the Project would be required to

comply with State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards. Project development would not cause inefficient, wasteful, and unnecessary energy consumption, and no adverse impact would occur. Further, the Project would also be required to comply with the policies included in the Chino GP Goal OSC-4, Objective OSC-4.1 in the Open Space and Conservation Element and Policy P1 through P7, and Objective OSC-4.2 and Policy P1 through P3, aimed at reducing energy consumption.

Future housing development facilitated by the HEU would be required to obtain permits and comply with Federal, State, and local regulations aimed at reducing energy consumption. Federal and State energy regulations, such as the California Energy Code Building Energy Efficiency Standards (CCR Title 24, Part 6), the CALGreen Code (CCR Title 24, Part 11), and SB 743 transportation-related impact analysis requirements would also be imposed through future development permit review to minimize future energy consumption. Therefore, future housing development facilitated by the HEU would be required to be consistent with applicable Federal, State, and local laws, policies, and regulations related to renewable energy and energy efficiency. No direct physical environmental impacts would occur.

GEOLOGY AND SOILS

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
7. GEOLOGY AND SOILS. Would the Project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
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?			X	
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?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

7(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?

Less than Significant Impact. The Alquist-Priolo Earthquake Fault Zoning Act (Act) was passed in 1972 to address the hazard of surface faulting to structures for human occupancy. Alquist-Priolo fault zones are those that contain active faults that have erupted within the last 11,000 years. Alquist-Priolo fault zones prohibit the development of structures which allow for human occupancy within their boundaries or along their fault lines. A structure for human occupancy must be set back from the fault at a minimum of 50 feet (in general). According to the USGS, there is only one active fault, Chino-Central Avenue Fault, that crosses the City. This fault has two (2) segments that run roughly south-east to north-west and are found on the western edge of the City and just to the west in the City of Chino Hills. This fault is not expected to rupture and therefore is not mapped according to the Alquist-Priolo Act. Numerous faults in the vicinity of Chino have seismic potentials that can result in severe shaking. However, no Alquist-Priolo Earthquake Fault Zones are mapped on the site.

Candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum. Future housing development with The Preserve would adhere to Mitigation Measures GS-1 through GS-3 as identified in The Preserve EIR. Adherence to these mitigation measures would ensure impacts from future housing development within The Preserve be reduced to less than significant.

The HEU would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to demonstrate compliance with Federal, State, and local regulations in effect at the time of development, including the Chino GP policies and Chino MC standards. All future development projects would also be required to demonstrate conformance with seismic design guidelines and requirements contained in the current Title 24 - California Standards Building Code (CBC). The CBC contains design and construction regulations pertaining to seismic safety for buildings, which covers issues such as ground motion, soil classifications, redundancy, drift, and deformation compatibility. Implementation of the aforementioned mitigation measures and compliance with the requirements of the CBC, Chino GP, and Chino MC would reduce potential impacts to less than significant in this regard.

ii) Strong seismic ground shaking?

Less Than Significant Impact. The City of Chino, like the rest of Southern California, is located in a seismically active region due to being located near the active margin between the North American and Pacific tectonic plates. As discussed above, there is one active fault, the Chino-Central Avenue fault, that crosses the City. While this fault is a sub-surface fault that is not expected to rupture, the potential still exists for seismic and ground shaking impact.

Candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum. Future housing development with The Preserve would adhere to Mitigation Measures GS-1 through GS-3 as identified in The Preserve EIR. Adherence to these mitigation measures would ensure impacts from future housing development within The Preserve be reduced to less than significant.

Additionally, all future housing development would be required to demonstrate conformance with seismic design guidelines and requirements contained in the current Title 24 - California Standards Building Code (CBC). The CBC contains design and construction regulations pertaining to seismic safety for buildings, which covers issues such as ground motion, soil classifications, redundancy, drift, and deformation compatibility. Following compliance with these policies and standards and implementation of the aforementioned mitigation measures, project impacts associated with the exposure of people or structures to potential substantial adverse effects involving strong seismic ground shaking would be less than significant.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction is the loss of strength where loose, saturated, relatively cohesion-less soil deposits lose shear strength during strong ground motions. Chino GP EIR Figure 4.6-3, Expansive Soils, depicts the area most susceptible to liquefaction to be in the southern portion of The Preserve, near the Prado Dam. There are areas of moderate to very high liquefaction susceptibility areas in The Preserve, and as such, candidate housing sites have the potential to be in these susceptibility areas.

Candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum. Future housing development with The Preserve would adhere to Mitigation Measures GS-1 through GS- 3 as identified in The Preserve EIR. Adherence to these mitigation measures would ensure impacts from future housing development within The Preserve be reduced to less than significant in regard to impacts related to liquefaction.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies, Chino MC standards, as well as be required to adhere to all Federal,

State, and local requirements. The City requires inclusion of a Soils Engineering Report, per the Chino MC Chapter 19.08, to be included in grading plans. Therefore, future housing development would be subject to the requirements of the Chino MC Chapter 19.08. With implementation of the aforementioned mitigation measures, including the preparation of Soils Engineering Reports for future housing developments as required by City Code, future housing development facilitated by the HEU would not create substantial risks to life or property associated with expansive soils. Therefore, impacts would be less than significant.

iv) Landslides?

No Impact. Landslides are mass movements of the ground that include rock falls, relatively shallow slumping and sliding of soil, and deeper rotational or transitional movement of soil or rock. Landslides usually take place on steep slopes. As the City is located on relatively flat[13] topography, the candidate housing sites would accordingly, be located within urbanized areas that are relatively flat. Therefore, no impact is anticipated to occur with regard to landslides.

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

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. Therefore, future development facilitated by the HEU would involve grading activities that would disrupt soil profiles, and thereby result in potential increased exposure of soils to wind and rain. Erosion on graded slopes could cause downstream sedimentation impacts. Other related impacts resulting from substantial short-term erosion or loss of topsoil include topography changes and the creation of impervious surfaces.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with Chino GP policies, Chino MC standards, as well as be required to adhere to all Federal, State, and local requirements for avoiding and minimizing impacts concerning soil erosion or loss of topsoil.

Prior to initiation of ground disturbing activities, future project applicants would be required to demonstrate compliance with the Chino MC including requirements pertaining to erosion control to the satisfaction of the City Engineer. Short-term construction-related erosion would be addressed through compliance with the National Pollution Discharge and Elimination System (NPDES) program, which requires implementation of a Storm Water Pollution Prevention Plan (SWPPP) and best management practices (BMPs) intended to reduce soil erosion. Following compliance with the established regulatory framework, future housing development facilitated

[13] City of Chino. *City of Chino General Plan Environmental Impact Report (2010).* Available at https://www.cityofchino.org/city_hall/departments/community_development/planning/plans/general. Accessed on October 11, 2021.

by the HEU would not result in substantial soil erosion or loss of topsoil. Therefore, impacts would be less than significant.

7(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?

7(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?

Less Than Significant Impact. See Response 7(a)iii & iv above concerning liquefaction and landslides.

Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas. Soils that are particularly subject to subsidence include those with high silt or clay content.

The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. However, there is a potential that some candidate housing sites could be located on a geologic unit or soil that is unstable, or on expansive soil. The HEU is a policy document and would not result in direct housing construction. As such, all future housing developments facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to adhere to all Federal, State, and local requirements, including the City's Building and Construction codes (Chino MC Title 15) to ensure the implementation of HEU would not create substantial direct or indirect risks to life or property. Therefore, impacts in this regard would be less than significant.

Candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum. Future housing development with The Preserve would adhere to Mitigation Measures GS-1 through GS-3 as identified in The Preserve EIR, including the preparation of Soils Engineering Reports for future housing developments, and be in compliance with all Federal, State, and local requirements including the City's CBC codes.

7(e) Soil capability to support wastewater disposal, including septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. All future housing development facilitated by the HEU would be in urbanized areas served by the City's existing sanitary sewer system and would therefore not use septic tanks or other alternative wastewater disposal systems. Therefore, no impact would occur in this regard.

7(f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. According to the Chino GP EIR, paleontological resources have been discovered in the City and as such, buildout of the City may designate areas for development on sites known to contain paleontological resources. During construction activities, such as excavation and other earthmoving activities unknown paleontological resources could be discovered or disturbed as development of the City occurs.[14] The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. However, many of the candidate housing sites are developed to varying degrees with residential and non-residential uses. The urbanized nature of these sites has inevitably reduced surface soil and shallow subsurface sediments for intact, potentially significant paleontological resources. Notwithstanding, if previously unknown paleontological resources are discovered during grading/other earth-moving activities associated with future development, a substantial adverse change in the significance of such a resource could occur. The potential exists that earthwork activities associated with future housing development facilitated by the HEU would encounter a paleontological resource. Direct impacts to paleontological resources could occur when earthwork activities (e.g., grading) cut into sensitive paleontological areas, thereby directly damaging the resource, or exposing paleontological resources to potential indirect impacts (e.g., surficial erosion, uncontrolled specimen collection).

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies, Chino MC standards, as well as be required to adhere to all relevant Federal and State regulations regarding paleontological resources. Mitigation Measures CR-3 as identified in The Preserve EIR and Mitigation Measures CR-7 through CR-10 identified in the Edgewater EIR would be required. Adherence to these mitigation measures would ensure impacts from future housing development within The Preserve and Rancho Miramonte areas be reduced to less than significant. Additionally, the City's development review process may require additional studies if paleontological resources are suspected to be impacted by future development on future candidate housing sites. Following compliance with the established regulatory framework, potential impacts from future housing development concerning the destruction of a unique paleontological resource or unique geologic feature would be less than significant.

[14] City of Chino. Envision Chino – City of Chino General Plan 2025 (2010). Available at https://www.cityofchino.org/city_hall/departments/community_development/planning/plans/general. Accessed on October 11, 2021.

Standard Conditions and Requirements

The Preserve EIR Mitigation Measures:

Geology and Soils

GS-1. All applications for individual development projects shall include a detailed Geotechnical and Soils Engineering Study which addresses potential hazards associated with fault rupture, seismicity and ground shaking, liquefaction, subsidence and near-surface groundwater. Such studies shall:

- Conform to code requirements, and standards and guidelines established by the City of Chino;
- Fully and accurately reflect site conditions regarding the possible hazards identified herein; and
- Include all mitigation measures necessary for reducing risks posed by geologic hazards on the project site.

GS-2. All individual developments shall be constructed according to requirements established in geologic studies pertaining to the project site, and general engineering practices established by the City of Chino.

GS-3. Grading operations on all former dairy lands and other agricultural properties will be conducted in accordance with the soils report prepared by a registered soils engineer approved by the City of Chino. The soils engineer will make recommendations concerning removal of any organic material or the proper handling of such material during grading. All manure from dairy corrals and other surface areas shall be stripped and removed prior to grading operations, in accordance with applicable codes and regulations. The potential for methane in remaining soils shall be specifically addressed in soils reports on all former dairy lands and other agricultural properties. Where the potential for methane accumulation or release is identified, soils testing shall occur with results and remedial measures identified in the soils report.

Paleontological Resources

CR-3. Paleontological Monitoring

Monitoring for fossil material by a qualified paleontologist is required during construction grading activities within older alluvium (Pleistocene), in order to avoid any disturbances to possible unknown or unidentified paleontological resources.

The Edgewater (Rancho Miramonte) EIR Mitigation Measures:

Paleontological Resources

CR-7. Prior to any clearing and grubbing and/or earthmoving activities on the Project area, a qualified Project Paleontologist retained by the Project Proponent and approved by the

City shall review the approved development and construction plans. The Project Paleontologist shall participate in a pre-construction Project meeting with the development Staff to ensure an understanding of the mitigation measures required during construction.

CR-8. Once a depth of 5 feet is reached during grading or trenching, paleontological monitoring of any earthmoving will be conducted by a qualified monitor, under direct guidance of a Project Paleontologist. Earthmoving in areas of the Project site where previously undisturbed sediments will be buried but not otherwise disturbed will not be monitored. Non-virgin soils need not be monitored.

CR-9. If fossil remains are found, the Project Paleontologist shall develop a storage agreement with a museum repository acceptable within the City or County to allow for the permanent storage and maintenance of any fossil remains recovered in the Project area as a result of the mitigation program, and for the archiving of associated specimen data and corresponding geologic and geographic site data. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum repository fossil specimen numbers and corresponding fossil site numbers, as appropriate, placed in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued. Associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized databases) at the museum repository by a laboratory technician. The remains then will be accessioned into the museum repository fossil collection, where they will be permanently stored and maintained. The associated specimen and site data will be made available for future study by qualified investigators.

CR-10. A final report of findings shall be prepared by the Project Paleontologist for submission to the City, and the museum repository following accessioning of the specimens into the museum repository fossil collection. The report will describe Project site geology/stratigraphy, summarize field and laboratory methods used, include a faunal list and an inventory of curated/catalogued fossil specimens, evaluate the scientific importance of the specimens, and discuss the relationship of any newly recorded fossil site within the Project site to relevant fossil sites previously recorded from other areas.

GREENHOUSE GAS EMISSIONS

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
8. GREENHOUSE GAS EMISSIONS. Would the Project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

8(a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. As noted in **Section 14: Population and Housing**, the future housing development facilitated by the HEU would result in an unplanned population growth of 16,310 persons or a 19-percent increase from the estimated 2020 population of 86,200, as shown in **Table 2-1**.

Future housing development facilitated by the HEU could potentially result in an increase in GHG emissions due to increased VMT, construction activities, stationary area sources (i.e., natural gas consumption for space and water heating devices, landscape maintenance equipment operations, and use of consumer products), energy consumption, water supply, and solid waste generation. Increased GHG emissions could contribute to global climate change patterns and the adverse global environmental effects thereof. GHG emissions associated with future development are anticipated to include CO_2, N_2O, and CH_4. At the time of their initiation, new developments facilitated by the Project would be required to comply with applicable Federal, State and local regulations regarding GHG emission. This includes policies instituted by SCAQMD in which developers would be required to comply with one of five exclusion tiers in order to avoid significant environmental impacts. Future housing development would be subject to the City's development review process, CEQA evaluation, and plan check process, which may require that future applicants prepare air quality and greenhouse gas emission studies using the California Emissions Estimator Model (CalEEMod). CalEEMod relies upon project-specific land use data to calculate emissions. Site-specific details are not available for this HEU analysis, which is programmatic in nature.

The proposed candidate housing sites, including projected ADUs and future AFF-OV and MU-OV sites, are located in urbanized areas of the City in either existing residential or non-residential land use designation and zoning and were evaluated in the Chino GP EIR. As discussed in the Chino GP EIR, the Chino GP objectives AQ-1.1 and AQ-1.2 aim to preserve and improve air quality in the City and the region by reducing emissions through VMT reduction.[15] The Chino GP EIR analyzed the VMTs in the City boundary for the Chino GP, which included the candidate housing site areas. Therefore, the Chino GP EIR considered the VMT for the currently allowed development of the candidate housing site areas and would offset the VMT from future residential development facilitated by the HEU. VMT varies with the specifics of land uses and as such, future housing development would be evaluated as part of site-specific development proposals on a case-by-case basis. Future housing development facilitated by the Project would also be required to meet the mandatory energy requirements of California Green Building Standards Code (CALGreen) and the Energy Code (CCR Title 24, Part 6) in effect at the time of development. These regulations require that new development incorporate design features to capture energy efficiencies associated with building heating, ventilating, and air conditioning mechanical systems, water heating systems, and lighting. Therefore, the Project's potential impact concerning generating GHG, either directly or indirectly, that may have a significant impact on the environment would be less than significant.

8(b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Less Than Significant Impact. The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. These candidate housing sites are spread throughout the City, as depicted in **Exhibit 2-3: Map Candidate Housing Sites**. As summarized in **Section 14: Population and Housing**, additional unplanned housing developments from projected ADUs and future AFF-OV and MU-OV sites would exceed growth projections estimated by SCAG. Therefore, the additional housing associated with the Project could inherently generate GHG emissions that exceed previous estimates or established limitations. Thus, future housing development facilitated by the Project could result in an increase in GHG due to increased VMT, construction activities, stationary area sources (i.e., natural gas consumption for space and water heating devices, landscape maintenance equipment operations, and use of consumer products), energy consumption, water supply, and solid waste generation. Increased GHG emissions could contribute to global climate change patterns and the adverse global environmental effects thereof. GHG emissions associated with future development are anticipated to include CO_2, N_2O, and CH_4. However, these proposed candidate sites are located in already urbanized areas of the

[15] City of Chino. *General Plan EIR,* Page 4.3-34. Available at http://p1cdn4static.civiclive.com/UserFiles/Servers/Server_10382578/File/City%20Hall/Plans/General/04.03_Air_Quality_GHGs_PR.pdf. Accessed on October 25, 2021.

City in either existing residential or non-residential land use designations and zoning. As discussed above, the Chino GP EIR considered VMT for the current development of these areas would offset the VMT from future residential development facilitated by the HEU. VMT varies with the specifics of land uses and as such, future housing development would be evaluated as part of site-specific development proposals on a case-by-case basis.

At the time of their initiation, new developments facilitated by the Project would be required to comply with applicable Federal, State, and local regulations regarding GHG emission. This includes policies instituted by SCAQMD in which developers would be required to comply with one (1) of five (5) exclusion tiers in order to avoid significant environmental impacts. Furthermore, future projects facilitated by the Project would continue to be required to comply with the California Building Code, which includes Title 24, Part 11. This requires residential developments to be planned and developed in a manner that is consistent with any applicable regulations involving energy efficiency, water efficiency/conservation, material conservation and resource efficiency, and environmental quality.

The Chino GP EIR had previously acknowledged that while the Chino GP has objectives, policies, and actions to reduce emissions related to buildout of the City, implementation would result in emissions that are greater than 85 percent of the GHG emissions generated in 2005. This includes adoption of a Climate Action Plan within 18 months of adoption of the Chino GP. Since adoption of the Chino GP in 2010, the City has adopted a Climate Action Plan in 2013 (CAP), which was developed in coordination with SANBAG and SCAQMD. This was an identified objective in the Chino GP for the City to achieve the needed reductions of GHG emissions.. In November 2020, the City adopted Climate Action Update 2020-2030 (2020 CAP). The updated 2020 CAP includes the new GHG inventory emissions for the City, forecast and target setting through 2030, reduction measures to meet the GHG reduction goals for 2030, adaptation, and implementation. Future development of the proposed candidate housing sites, facilitated by the HEU, would adhere to the 2020 CAP GHG reduction measures and would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, a less than significant is anticipated in this regard.

Candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum. Future housing development within the Rancho Miramonte area would adhere to Mitigation Measures GCC-1 through GCC-5 as identified in the Edgewater EIR. Adherence to these mitigation measures would ensure impacts from future housing development within the Rancho Miramonte area be reduced to less than significant.

The HEU would not directly generate additional GHG emissions within the City, however, the Project would facilitate and provide a policy framework for future housing development on

candidate housing sites throughout the City, which are situated in urbanized areas. The Project is proposed in accordance with State Housing Law and general plan laws. To be in compliance with the laws, the Project would need to be created within the framework provided by State law and would therefore not conflict with other established State laws such as GHG regulations. Further, future development facilitated by the Project would be required to comply with existing GHG regulations and the Chino Climate Action Plan. Therefore, potential impacts to GHG levels as a result of Project implementation would be less than significant.

Standard Conditions and Requirements

The Edgewater (Rancho Miramonte) EIR Mitigation Measures:

Greenhouse Gas Emissions

GCC-1 To increase energy efficiency, the Project shall implement the following:

a) Consistent with the California Climate Action Team strategies for reducing greenhouse gas emissions to 1990 levels by 2020 (Green Buildings Initiative), all buildings/units are required to be designed to meet 2008 Title 24 requirements. If Project building permits are obtained when post-2008 Title 24 requirements are in place, the Project shall be designed to meet those requirements.

b) Consistent with the California Air Resources Board, AB 32 Early Action Measures: all buildings within the Project shall use cool paints; the Project shall incorporate cool pavements in the driveway areas; and the Project shall incorporate a minimum of two shade trees on the south and west sides of each of the low-density residential units.

c) Consistent with the California Climate Action Team strategies for reducing greenhouse gas emissions to 1990 levels by 2020 (California Solar Initiative), the Project developer shall offer photovoltaic cells (solar panels) to the single-family residential units. The Project shall install solar panels to generate a minimum of 500,000 kilowatt-hours per year collectively from the solar panels located on the roofs of the structures within the Project.

d) Consistent with the California Climate Action Team strategies for reducing greenhouse gas emissions to 1990 levels by 2020 (Appliance Energy Efficiency Standards in Place and in Progress), the Project shall incorporate energy efficient appliances (i.e., dishwashers, washer, dryer, refrigerator, stoves, etc.) where they are provided by the developer. The Project shall also incorporate energy efficient exterior lighting and compact fluorescent lights in residential units.

GCC-2 Consistent with the California Climate Action Team strategies for reducing greenhouse gas emissions to 1990 levels by 2020 (Zero Waste - High Recycling and Achieve 50 percent Statewide Recycling Goal), the Project shall do the following:

a) Prior to issuance of a grading permit, the applicant shall prepare a Waste Management Plan for review and approval by the Community Development Department with the goal of reducing waste during construction by 50 percent.
b) As possible, the soil removed from the Project during demolition shall be used in the re-grading of the Project site and/or for landscape purposes to avoid placement in a landfill.
c) Recycling shall be mandated at the multi-family housing residential areas. Appropriate collection and storage space for recycling shall be allocated at the multi- family housing areas.

GCC-3 Consistent with the California Climate Action Team strategies for reducing greenhouse gas emissions to 1990 levels by 2020 (Water Use Efficiency), a comprehensive water conservation strategy shall be prepared and submitted for review and approval by the Community Development Department prior to the issuance of grading permits. The strategy shall include the specific items that follow, plus other innovative measures that are appropriate for the location.

a) Tankless water heaters shall be installed in all of the residential units.
b) The landscaping in the open space areas shall use drought-resistant plants. The residential areas shall have a limit on the amount of turf (grass) of a maximum of 25 percent of the total yard.
c) Water efficient design shall be used for buildings.
d) Homeowner's Association(s) shall be audited for their water use to promote efficient water use.

GCC-4 To reduce vehicle miles traveled and emissions associated with trucks and vehicles, the following measures shall be implemented:

a) Onsite bicycle storage parking shall be provided where designated by the City of Chino Community Development Department in areas that are nonresidential land uses.
b) The applicant shall pay its fair share contribution in traffic impact fees and coordinate with the City regarding intersections within the Project vicinity, such that traffic passes more efficiently through congested areas. If signals are installed as part of the Project, Light Emitting Diode traffic lights shall be installed.

c) Landscape equipment used to maintain the public areas in the development shall be electric. This measure would be applicable to the Homeowner's Association.

d) Information regarding public transit shall be displayed at the church and school.

GCC-5 The Project shall either plant 500 canopy-type trees onsite or contribute to an organization that plants trees sufficient funds to plant a minimum of 500 trees in California. Information regarding the area that the trees are to be planted, the organization (if applicable), and the date the trees will be planted shall be provided to the City prior to complete buildout of the Project.

HAZARDS AND HAZARDOUS MATERIALS

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
9. HAZARDS AND HAZARDOUS MATERIALS. Would the Project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
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?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
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?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

9(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. Exposure of the public or the environment to hazardous materials can occur through transportation accidents; environmentally unsound disposal methods; improper handling of hazardous materials or hazardous wastes (particularly by untrained personnel); and/or emergencies, such as explosions or fires. The severity of these potential effects varies by type of activity, concentration and/or type of hazardous materials or wastes, and proximity to sensitive receptors.

The HEU is a policy document and would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. Demolition and construction activities associated with future housing development would require transport of hazardous materials (e.g., asbestos containing materials, lead-based paint, and/or contaminated soils). This transport would be limited in duration.

Candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum. Future residential uses from the proposed candidate housing sites, including projected ADUs and future AFF-OV and MU-OV sites would likely represent reduced quantity and types of hazardous materials than that of more intense uses such as commercial, industrial, and mixed uses. Future housing development with The Preserve would adhere to Mitigation Measure HM-1 through HM-3 as identified in The Preserve EIR and Mitigation Measures HHM-1 in the Edgewater EIR. Adherence to these mitigation measures would ensure impacts from future housing development within The Preserve and Rancho Miramonte areas be reduced to less than significant in regard to the routine transport, use, or disposal of hazardous materials. Additionally, compliance with handling measures is required by the City and the State Department of Toxic Substances Control (DTSC) during construction of future development projects. These measures include standards and regulations regarding the storage, handling, and use of hazardous materials.

Future housing development facilitated by the HEU would not involve ongoing or routine use of substantial quantities of hazardous materials during operations (occupancy of future housing). Only small quantities of hazardous materials would be anticipated including cleaning solvents, fertilizers, pesticides, and other materials used in regular maintenance. Impacts associated with the transport, use, or disposal of hazardous materials would be less than significant following compliance with the established regulatory framework.

9(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?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. Therefore, excavation and grading activities associated with future housing development could expose construction workers and the general public to unknown hazardous materials present in soil or groundwater. All future housing development on the candidate housing sites in the City would be reviewed to confirm compliance with all applicable requirements, including the City's development review process, and be subject to compliance

with the established regulatory framework for minimizing upset associated with hazardous materials.

As discussed above, residential uses from the proposed candidate housing sites, including projected ADUs and future AFF-OV and MU-OV sites would include likely represent reduced quantity and types of hazardous materials than that of more intense uses such as commercial, industrial, and mixed use. Consequently, there would be less quantity of hazardous waste and materials used, and less likely to result in the release of hazardous materials into the environment. Additionally, future housing development within The Preserve would adhere HM-3, which requires preparation of a project-specific Phase I Environmental Site Assessment (ESA) for any property currently or historically involving hazardous materials or waste, would be required. The Phase I ESA may require further sampling/remedial activities if necessary, to reduce any identified hazards to acceptable levels. The future developments facilitated by the Project would be required to comply with all applicable Federal, State, and local regulations hazardous materials. Following compliance with the established regulatory framework, potential impacts involving the accidental discovery of unknown wastes or suspect materials during construction would be less than significant.

9(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. Future housing development facilitated by the HEU could potentially be located within 0.25-miles of an existing or proposed school. However, by its nature, and compared to existing land uses, future residential uses from the proposed candidate housing sites, including projected ADUs and future AFF-OV and MU-OV sites would not typically emit hazardous materials, substances, and wastes that are more hazardous than that of more intense uses such as commercial, industrial, and mixed uses. Further, all future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with Chino GP policies, Chino MC standards, as well as be required to adhere to regulations related to the emissions or handling of hazardous materials, substances, or wastes near schools to reduce the potential for impacts to schools. Adherence to California Hazardous Waste Control Law, California Health and Safety Code, and Resource Conservation and Recovery Act (RCRA) regulations would reduce potential impacts associated with the accidental release of hazardous materials. As a result, future housing development facilitated by the HEU would not conflict with any State or local plan aimed at preventing emissions or handling of hazardous materials near schools. Therefore, impacts would be less than significant.

9(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?

No Impact. The Department of Toxic Substance Control (DTSC) is a department of Cal/EPA and is the primary agency in California that regulates hazardous waste, clean-up existing contamination, and looks for ways to reduce the hazardous waste produced in California. Government Code §65962.5 (commonly referred to as the Cortese List) includes DTSC-listed hazardous waste facilities and sites, the State Department of Health Services' lists of contaminated drinking water wells, sites listed by the State Water Resources Control Board (SWRCB) as having underground storage tank leaks and having had a discharge of hazardous wastes or materials into the water or groundwater; as well as, lists from local regulatory agencies of sites that have had a known migration of hazardous waste/material. As discussed in the Chino GP EIR, a search of the Federal Superfund sites, State response sites, voluntary cleanup sites, school cleanup sites, permitted sites, and corrective action sites revealed that there are four (4)[16] contaminated sites in the City. Leaking Underground Fuel Tanks (LUFT) cleanup sites and Spills, Leaks, Investigation and Cleanups (SLIC) sites regulated by the California State Water Board are listed in Table 4.7-2 of the GP EIR. Most of the listed have been cleaned and their cases are closed. The remaining sites are a combination of open cases that are being assessed, monitored, or remediated through Federal and State programs.

Candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum. None of the listed hazardous materials sites within The Preserve EIR were found to pose an immediate threat to human or environmental health within or surrounding The Preserve area. The Edgewater EIR did not identify any hazardous materials sites within the Rancho Miramonte area. As such, none of the candidate housing sites are included on the hazardous sites list compiled pursuant to California Government Code §65962.5. However, some candidate housing sites may have land use restrictions for future development. Specifically, the types of permitted uses and other development characteristics will be determined upon adoption of an ordinance to create the future overlay areas (MU-OV and AFF-OV). These future overlay areas would permit residential development at up to 30 du/ac. Therefore, no impact would occur in this regard.

9(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?

No Impact. The City is within the Chino Airport Comprehensive Land Use Plan (ACLUP). The Chino Airport is a public airport owned by the County of San Bernardino that is still in operation. Any

[16] *City of Chino General Plan EIR, Table 4.7-1*

future development within the candidate housing sites would be subject to adhering to existing ACLUP and Chino Airport Master Plan. Additionally, the Chino GP contains goals and policies that would assure risks associated with airport hazards, specifically Goal SAF-5, Objective SAF-5.1, and Policy P1. Compliance with Chino MC standards and Chino GP policies would ensure all construction of future development be consistent with the required setback and height restrictions for the Chino Airport as determined by the FAA, Chino Airport Master Plan and the Chino ACLUP. Therefore, the Project would not result in a safety hazard or excessive noise for people residing or working in the HEU area. No impact would occur in this regard.

9(f) Impair implementation of an emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The City has developed a Standardized Emergency System Management Plan (Emergency Operations Plan) and a Local Hazard Mitigation Plan (LHMP), which intend to improve accessibility to and for emergency response personnel and vehicles and reduce and/or eliminate risk in the City. Roadway and emergency access design for future housing development facilitated by the HEU would be developed in compliance with this plan and City standards. All new development in the City is required to comply with existing fire codes and ordinances regarding emergency access, such as widths, surfaces, vertical clearance, brush clearance, and allowable grades. The City would implement emergency response measures to address emergency management, including notifications, evacuations, and other necessary measures in the event of an emergency.

Chino GP Goal SAF-6, Objective SAF-6.1, and Policies P1 through P6 also outlines emergency response and preparation guidelines.

The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. Future housing development facilitated by the HEU would be within The Preserve Specific Plan, Rancho Miramonte area, future ADUs, and future AFF-OV and MU-OV overlays, which would permit residential development at up to 30 ac/du. This increase in density could result in an increased demand on emergency evacuation services in the event of a citywide or partial city emergency. However, no changes in the City's existing circulation network are anticipated under the HEU and no impact to emergency response or evacuation is anticipated. All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies, Chino MC §19.06, which requires developers to include suitable site access for emergency vehicles. With continued coordination with the City during the building permit stage, use of the City Standardized Emergency System Multi-Hazard Functional Plan, and implementation of the City's GP policies, the Project would result in less than significant impacts concerning emergency response plans. Impacts would be less than significant.

9(g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less Than Significant Impact. Refer to **Section 20: Wildfire**.

Standard Conditions and Requirements

The Preserve EIR Mitigation Measures:

Hazardous Materials

HM-3. Prior to City consideration of any specific development projects within the plan area, developers will be required by the City to submit a completed Phase 1 Environmental Site Assessment (ESAs), which at a minimum, meets with the requirements of the most current standards of investigation established by the American Society of Testing and Materials (ASTM Standard E 1527). The recommendations of such ESAs, including testing and soil remediation, if necessary, shall be adhered to reduce any identified hazards to acceptable levels.

HM-4. Prior to issuance of permits by the City of Chino for major renovation or demolition of any pre-1979 structure within the project area, the project developer will be required to submit documentation to the City Building Department that asbestos and lead-based paint issues are not applicable to their property, or that appropriate actions will be taken to correct any asbestos or lead-based paint issues prior to development of the site.

HM-5. In order to minimize risks to life and property, projects within the plan area will be required to demonstrate compliance with all applicable Federal, State and local laws and regulations governing the handling, transport, treatment, generation and storage of hazardous materials.

The Edgewater (Rancho Miramonte) EIR Mitigation Measures:

Hazardous Materials

HHM-1 Prior to demolition of any onsite structures and prior to issuance of grading permits, the Applicant shall submit a site Remediation Program to the Building Division and Public Works Department for review and approval to address the existing hazardous materials identified in Section 4.7 of the Draft EIR. This Remediation Program shall:

- Incorporate the recommendations of the URS and Laguna Geosciences Phase I Environmental Site Assessments, and the URS Phase II Soil Investigation for testing and remediation not yet satisfied;
- Incorporate a plan for State-regulated abandonment of water wells onsite;

- Require the evaluation of onsite structures for the presence of asbestos and lead-based paint, and the removal of such materials according to the applicable regulations and guidelines established by the South Coast AQMD, Department of Toxic Substances Control, and the US Environmental Protection Agency; and
- Specify further soil testing once mass grading has occurred to determine if any soils contain elevated levels of nitrates/nitrites, and incorporate remediation measures to address elevated levels of nitrates/nitrites if discovered.

HYDROLOGY AND WATER QUALITY

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
10. HYDROLOGY AND WATER QUALITY. Would the Project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?			X	
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:			X	
i. Result in substantial erosion or siltation on- or off-site?			X	
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
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?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

10(a) Violate water quality or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Less Than Significant Impact. The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. Future housing development could result in potential impacts related to water quality over three (3) different periods:

- During the earthwork and construction phase, where the potential for erosion, siltation, and sedimentation would be the greatest.

- Following construction, before the establishment of ground cover, when the erosion potential may remain relatively high; and
- After project completion, when impacts related to sedimentation would decrease markedly but those associated with urban runoff would increase.

Urban runoff, both dry and wet weather, discharges into storm drains, and in most cases, flows directly to creeks, rivers, lakes, and the ocean.

Construction

Short-term impacts related to water quality can occur during the earthwork and construction phases of future housing development projects. During this phase, the potential for erosion, siltation, and sedimentation would be the greatest. Additionally, impacts could occur prior to the establishment of ground cover when the erosion potential may remain relatively high. All future housing developments facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies, Chino MC standards, and adhere to the established regulatory framework pertaining to water quality. If future developments disturb more than one acre of land surface, they would be required to obtain coverage under the National Pollution Discharge Elimination System (NPDES) storm water program. The NPDES Construction General Permit program calls for the implementation of best management practices (BMPs) to reduce or prevent pollutant discharge from these activities to the Maximum Extent Practicable for urban runoff and meeting the Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology standards for construction storm water. Construction activities would be required to comply with a project-specific Stormwater Pollution Prevention Program (SWPPP) that identifies erosion-control and sediment-control BMPs that would meet or exceed measures required by the Construction Activity General Permit to control potential construction-related pollutants. Erosion-control BMPs are designed to prevent erosion, whereas sediment controls are designed to trap sediment once it has been mobilized.

Additionally, the future development projects facilitated by the HEU would be required to comply with the City's Stormwater Drainage System Regulations Ordinance (Chino MC Chapter 13.25). The Ordinance establishes requirements for the management of storm water flows from development projects, both to prevent erosion and to protect and enhance existing water-dependent habitats. The Ordinance assures consistency with the purpose and intent of this chapter and shall implement the requirements of an NPDES Permit.

Operations

Due to the City's built-out nature, particularly in the northern portion, most surface flows are directed toward existing stormwater drainage facilities. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the

City, which are situated in urbanized areas. Therefore, the Project's operations could potentially violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.

According to the Chino GP EIR, some areas in Chino are prone to ponding due to debris accumulation in storm drains and in flood control channels and drainage systems. As a result, all new development within the City of Chino would be subject to the following Standard Conditions of Approval in order to address drainage and water quality issues. These Conditions include the following: (1) Prepare and submit a drainage study, including supporting hydraulic and hydrological data for approval. The study must identify the Project's impact and all downstream drainage-mitigating measures, including, but not limited to, detention facilities; (2) Prepare and submit a grading plan showing drainage routes and other pertinent information; and (3) Prepare and submit a Water Quality Management Plan (WQMP) to mitigate impacts to stormwater quality and quantity through the implementation of post-construction Best Management Practices (BMPs).

All future housing development facilitated by the HEU would be subject to the above Standard Conditions, the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies and the Chino MC Chapter 13.25 to install, implement, and maintain the BMPs, including but not limited to, erosion management; materials storage; inspection, maintenance, repair, upgrade of BMPs; and preparation of a SWPPP. Additionally, future developments would be required to comply with Chino MC Chapter 13.25 (Part III – Residential Requirements) pertaining to residential stormwater discharge prohibitions.

All new development would also be required to comply with existing water quality standards and waste discharge regulations set forth by the State Water Quality Control Board (SWQCB). Future developments facilitated by the HEU would comply with these regulations and waste discharges would be connected to the public wastewater system.

Future housing development facilitated by the HEU would be required to adhere to all Federal, State, and local requirements for avoiding violation of water quality standards during construction and operations. Considering these requirements, any potential impacts caused by future housing developments facilitated by the HEU would be reduced and not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. Therefore, impacts would be less than significant.

10(b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. In 2014, the State of California adopted the Sustainable Groundwater Management Act (SGMA) to help manage its groundwater. The SGMA requires that local Groundwater Sustainability Agency (GSAs) be formed for all high and medium priority basins

in the State. These GSAs must develop and implement Groundwater Sustainability Plans (GSPs) for managing and using groundwater without causing undesirable results.

The City's potable water supply is served by the City of Chino's Water Utility, which is operated by the City's Public Works Department. The Water Utility provides water to an area of about 27 square miles and is a sub-agency of the Inland Empire Utilities Agency (IEUA). The City's water supply come from three (3) types of water resources: imported water delivered from outside of the City, local water from the local groundwater supply, and recycled water processed locally by the IEUA. The Chino Basin is located within the Upper Santa Ana Valley with a surface area of approximately 154,000 acres (or 240 square miles). According to the City of Chino 2020 Urban Water Management Plan (2020 UWMP), the Chino Basin's groundwater production has ranged from 133,275 acre-feet per year (AFY) to 188,910 AFY.[17] The Chino Basin Optimum Basin Management Program (OBMP) monitors the Chino Basin's groundwater production and level and administers water quality and provides safe yield limits to prevent over drafting of the Chino Basin groundwater resources.

Approximately 26 of 91 parcels (or 72.91 of 229.14 acres) of the candidate housing sites within the MU-OV and AFF-OV are vacant and spread throughout the northern half of the City. The areas within The Preserve Specific Plan and Rancho Miramonte were previously evaluated in the 2003 Preserve Master Plan Environmental Impact Report (Preserve EIR), and the 2009 Edgewater Communities Environmental Report (Edgewater EIR) and 2016 Addendum to Edgewater EIR (2016 Addendum), respectively. Mitigation Measures HWQ-1 through HWQ-7 were identified in The Preserve EIR to reduce any significant impacts to less than significant levels with regards to water quality, stormwater, urban runoff, drainage, and other impacts with respect to hydrology.

Future developments facilitated by the Project could potentially increase the City's impervious surface area from development of these 26 vacant parcels. Increased impervious surface area on the remaining 65 parcels is anticipated to be nominal as these sites have already been improved. However, because these sites are located in predominantly built-out areas throughout the northern half of the City, future housing development would be served by the City of Chino Water Utility. Given approximately 72.91 acres of increased impervious surface area is anticipated, the Project is not anticipated to interfere substantially with groundwater recharge such that the Project would impede sustainable groundwater management of the basin. Future housing development within The Preserve would adhere to Mitigation Measures HWQ-1 through HWQ-7 as identified in The Preserve EIR. Adherence to these mitigation measures would ensure impacts from future housing development within The Preserve be reduced to less than significant.

[17] City of Chino. 2020 *Urban Water Management Plan.* Page 6-11. Available at https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_10382578/Image/City%20Hall/Departments/Public%20Works/Environmental/UWMP%202021%20Combined.pdf. Accessed on October 10, 2021.

Additionally, construction of any potential project that would involve excavation into or below the water table would require dewatering and those dewatering operations would need to comply with all dewatering requirements to protect groundwater quality and supply. As laid out in the SWPPP, this is coupled with the BMPs that will be utilized during construction to limit the amount of pollution in stormwater that recharges groundwater basins. With the proper implementation of stormwater BMPs, the impact of potential projects on groundwater resources would be minimized and these impacts would be less than significant.

10(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial erosion or siltation on- or off-site?

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff??

iv) Impede or redirect flood flows?

Less Than Significant Impact. The Project would not result in direct housing construction but would facilitate future housing development throughout the City. Most candidate housing sites are developed and contain impervious surfaces, which direct surface flows toward existing City facilities. Thus, construction of future housing developments facilitated by the HEU would not substantially alter the existing drainage pattern through the addition of impervious surfaces. The drainage areas, as well as the drainage characteristics/patterns in the implementation condition would be similar to existing conditions since most of these existing sites are already paved.

All future housing development facilitated by the HEU would be subject to the Standard Conditions, as discussed in Threshold 10(a) above, City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies, Chino MC standards, and required to adhere to all Federal, State, and local requirements for avoiding impacts that could substantially alter the existing drainage pattern or alter the course of a stream or river, including the City's Stormwater Drainage System Regulations Ordinance (Chino MC Chapter 13.25). In addition, future housing development with The Preserve would adhere to Mitigation Measures HWQ-1 through HWQ-7 as identified in The Preserve EIR. Adherence to these mitigation measures would ensure impacts from future housing development within The Preserve be reduced to less than significant.

Considering these requirements, future housing development facilitated by the HEU would not substantially alter the existing drainage pattern of the site or area. This includes no alteration of

the course of a stream or river, in a manner which would result in 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 off-site, 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. Therefore, impacts would be less than significant.

10(d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundations?

Less Than Significant Impact. The City of Chino is located approximately 42 miles inland eastward from the Pacific Ocean. Given the distance from the coast, the potential for the Project site to be inundated by a large, catastrophic tsunami is extremely low. No steep slopes are in the vicinity of the City; therefore, the risk of mudflow is insignificant. Additionally, as previously noted the Federal Emergency Management Agency (FEMA) identifies most of the City of Chino to be in Flood Hazard Zone X, which is identified as 500-year Floodplain, an area of minimal flood hazard.

Furthermore, all future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies, Chino MC standards, and required to adhere to all Federal, State, and local requirements for avoiding and minimizing impacts related to flood hazards, tsunami, or seiches, including the Chino GP policies and Chino MC codes. Considering these requirements, the future housing development facilitated by the HEU would not result in significant increased risk concerning release of pollutants due to inundation, tsunami, or seiche zones. Therefore, HEU impacts would be less than significant.

10(e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. As previously discussed in Threshold 10(b), in 2014, the California SGMA was passed. The SGMA provides authority for agencies to develop and implement groundwater sustainability plans (GSP) or alternative plans that demonstrate the water basins are being managed sustainably. The City is unlikely to face groundwater impacts through the implementation of the Project, as the groundwater resources are managed and monitored by the OBMP. Therefore, future housing development facilitated by the HEU would not obstruct implementation of the Sustainable Groundwater Management Act (SGMA).

The City's Stormwater Drainage System Regulations Ordinance (Chino MC Chapter 13.25) aims to protect water resources and improve water quality. The Ordinance requires use of best management practices by the City and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the State and control contribution of pollutants to the City's municipal separate storm sewer systems (MS4s), and to ensure that the City is compliant with RWQCB and with applicable State and Federal law.

Future developments facilitated by the HEU would be required to prepare a stormwater management plan and incorporate stormwater standards manual requirements into design documents to minimize potential impacts to water quality. Submitted materials would be required to demonstrate how the requirements of this stormwater ordinance would be met, and the permit or approval would not be approved unless the decision maker determines that the application complies.

Further, dischargers 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 (1) or more acres, are required to comply with the General Permit for Discharges of Stormwater Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ). The Construction General Permit requires the development of a SWPPP by a certified Qualified SWPPP Developer.

Future housing development with The Preserve would adhere to Mitigation Measures HWQ-1 through HWQ-7 as identified in The Preserve EIR. Adherence to these mitigation measures would ensure impacts from future housing development within The Preserve be reduced to less than significant.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies, Chino MC standards, and required to adhere to all Federal, State, and local requirements for avoiding and minimizing conflicts with or obstruction of implementation of a water quality control plan or sustainable groundwater management plan. Further, future housing development facilitated by the HEU would not prevent the City's Clean Water Program from ensuring that MS4 Permit and the OBMP's Chino Basin Plan requirements are met. As a result, future housing development facilitated by the HEU would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Therefore, impacts would be less than significant.

Standard Conditions and Requirements

Chino General Plan EIR

Drainage and Water Quality Standard Conditions of Approval for New Development:

(1) Prepare and submit a drainage study, including supporting hydraulic and hydrological data for approval. The study must identify the Project's impact and all downstream drainage-mitigating measures, including, but not limited to, detention facilities;

(2) Prepare and submit a grading plan showing drainage routes and other pertinent information; and

(3) Prepare and submit a Water Quality Management Plan (WQMP) to mitigate impacts to stormwater quality and quantity through the implementation of post-construction Best Management Practices (BMPs).

The Preserve EIR Mitigation Measures:

HWQ-1 All development shall comply with the National Pollutant Discharge Elimination System (NPDES) regulations. Prior to the issuance of a grading permit, applicants shall demonstrate compliance with NPDES Stormwater Permit requirements to the satisfaction of the City of Chino. Applicable BMP provisions shall be incorporated into the NPDES Permit.

HWQ-2 Individual projects within the specific plan area shall be reviewed by the City of Chino for the inclusion of appropriate structural and non-structural Best Management Practices (BMPs) to control stormwater discharges and protect water quality. Structural controls may include, but are not limited to filtration, common area efficient irrigation, common area runoff-minimizing landscape design, velocity dissipation devices, oil/grease separators, inlet trash racks, and catch basin stenciling. Non-structural BMPs can include education for property owners, tenants and occupants, activity restrictions, common area landscape management, litter control, and catch basin inspection, BMP maintenance; and street sweeping.

The following are examples of BMPs that may be included within NPDES permit requirements for individual projects:

- Use of sandbags and temporary desilting basins during project grading and construction during the rainy season (October through April) to prevent discharge of sediment-laden runoff into stormwater facilities.
- Installation of landscaping as soon as practicable after completion of grading to reduce sediment transport during storms.
- Hydroseeding soil binders or other measures to retain soil on graded building pads if they are not built upon before the onset of the rainy season.
- Incorporation of structural BMPs (e.g., grease traps, debris screens, continuous deflection separators, oil/water separators, drain inlet inserts) into the Project design to provide detention and filtering of contaminants in urban runoff from the developed site prior to discharge to stormwater facilities.
- Stenciling of catch basins and other publicly visible flood control facilities with the phrase “No Dumping-Drains to the Ocean.”

HWQ-3 The City shall review subsequent development projects within the specific plan area for the application of Best Management Practices (BMPs) to reduce water pollution from urban runoff. Among the source-reduction BMPs that may be required by the City for application to such projects are the following:

- Animal waste reduction
- Exposure reduction
- Recycling/waste disposal
- Parking lot and street cleaning
- Infiltration (exfiltration) devices
- Oil and grease traps
- Sand traps
- Filter strips
- Regular/routine maintenance

The specific measures to be applied shall be determined in conjunction with review of required project hydrology and hydraulic studies and shall conform to City standards and the standards of the County's Municipal Stormwater Permit, under the NPDES program.

HWQ-4 A water quality monitoring program should be implemented to regularly test the water quality at the Project storm drainage outlets to Prado Lake, Chino Creek and Mill Creek. The program should be devised to differentiate the pollutant contributions of project development from dairies during the transitional period. If test results determine that the water quality standards established by the RWQCB are not being met, corrective actions acceptable to the RWQCB would be taken to improve the quality of surface runoff discharged from the outlets to a level in compliance with the adopted RWQCB standards.

HWQ-5 In implementing the Storm Drainage Plan, the City should review subsequent development projects within the plan area for opportunities to provide 'mini-basins' for purposes of detention, filtration and recharge to groundwater. Such basins may have the corollary benefit of providing habitat for waterfowl. Appropriate locations may include storm drain outlets to earthen channels, within or adjacent earthen channels, and at storm drain outlets to the natural open space system.

HWQ-6 The City of Chino shall assure that storm drain facilities and outlets to Prado Regional Park and the natural open space system are designed in a manner that minimizes

disruption of park operations and protects park and open space resources. Specific drainage facility designs at outlets to the major open space system below the 566' elevation shall be made available for review by the County of San Bernardino Flood Control District and U.S. Army Corps of Engineers, as appropriate.

HWQ-7 Prior to any development approvals, a plan for managing urban runoff to protect sensitive drainages within the open space system shall be approved by the City of Chino. This Urban Runoff Management Plan (URMP) will be integrated with the Project Storm Drain Plan, and provide the framework and mechanism for:

1) Phased implementation of structural and non-structural best management practices (BMP's) to control stormwater discharges and protect water quality;

2) Review of subsequent projects for inclusion of 'mini-basins' for detention, filtration and recharge to groundwater;

3) The design and location of Natural Treatment Systems (NTS) for water quality purposes within drainages; and

4) Implementation of a water quality monitoring program at storm drain outlets to Prado Lake, Chino Creek and Mill Creek.

The URMP shall be made available for review and comment by the Flood Control Districts of the counties of San Bernardino and Orange, the U.S. Army Corps of Engineers, and Orange County Water District during the City of Chino's review and approval process. The URMP shall assure to the satisfaction of the City of Chino that project development that drains into Chino Creek and Mill Creek will not unacceptably contribute to flooding, scour and erosion, or water quality degradation of these environmentally sensitive drainages.

LAND USE AND PLANNING

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
11. LAND USE AND PLANNING. Would the Project:				
a) Physically divide an established community?			X	
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?			X	

State Housing law requires that the Housing Element identify specific sites that are potentially suitable for residential development. The City has compiled an inventory of candidate housing sites, which includes properties that are dispersed throughout the community to minimize the potential for adverse changes to the neighborhood character and aesthetics and reduce the potential for adverse environmental impacts. As part of the initial site investigation, the proposed candidate housing sites, including projected ADUs and future AFF-OV and MU-OV sites that have been identified as potentially suitable areas for future housing expansion are dispersed throughout the northern half of the City and in areas within The Preserve Specific Plan and Rancho Miramonte (see **Exhibit 2-3**).

11(a) Physically divide an established community?

Less Than Significant Impact. Projects that divide an established community can involve large scale linear infrastructure, such as freeways, highways, and drainage facilities, that bisect an established community or crate barriers to movement within that community. Additionally, "local undesirable land uses," such as prisons or landfills sites within economically depressed areas can also divide an established community.

As previously noted, the HEU is a policy document and does not propose any development. The HEU Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. All future housing development facilitated by the HEU would be subject to the City's development review process and would occur as market conditions allow and at the discretion of the individual property owners. The HEU identifies a series of implementation actions that would increase housing capacity in the City. Future housing development would largely occur in urbanized areas and in areas currently zoned with allowed residential uses; therefore, the anticipated increase in future housing capacity as part of the HEU would not divide an established community. It is not anticipated that future housing development facilitated by the HEU would require substantial road-widenings or other features which could potentially divide the established community.

Additionally, candidate housing sites have been identified throughout the City, rather than concentrated in a single area, thus would not physically divide an established community. For this reason, a less than significant impact would occur.

11(b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. The HEU includes future overlay areas (MU-OV and AFF-OV) and the areas within The Preserve Specific Plan and Rancho Miramonte for future housing development to meet the City's RHNA allocation of 6,978 housing units. The City will create a MU-OV and AFF-OV as outlined in Programs 3B and 3C of the Housing Plan (Section 4). The development standards, permitted uses, and other development characteristics will be determined upon adoption of an ordinance to create the overlay zones. However, the future overlay zones would be required to permit residential development at up to 30 du/ac. As previously noted above, the Project would not result in direct housing construction, but would rather facilitate future housing development. Future housing development facilitated by the HEU, which would occur as market conditions allow and at the discretion of the individual property owners. However, the HEU identifies a series of implementing actions to increase the City's housing capacity. As part of the HEU, additional housing units would be accommodated on the candidate housing sites that are ultimately selected through revisions to the City's Housing Element. Future housing development facilitated by the HEU is anticipated to increase the City's housing stock where capacity exists.

Future housing development facilitated by the HEU may be subject to discretionary permits, including the City's development review process, which may include review pursuant to CEQA, and be required to comply with applicable Federal, State, and local laws and local policies and regulations, as applicable to new housing development. The HEU is subject to comply with applicable State Housing law. As such, the HEU would be consistent with applicable land use and planning policies in the State, regional, and local context as necessary to meet that legislation. This includes consistency with the Chino GP. It should be noted that adoption of the HEU does not grant entitlements for any future housing development projects, rather future housing development intended to meet the City's projected housing need would be reviewed for consistency with all applicable land use and planning policies and regulations intended to minimize environmental effects. As such, impacts would be less than significant impact in this regard.

Standard Conditions and Requirements

None are applicable to the Project.

MINERAL RESOURCES

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
12. MINERAL RESOURCES. Would the Project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
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?				X

12(a & b) 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? And 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?

No Impact. As noted in the Chino GP EIR, the only potentially significant mineral resources located in Chino are aggregate materials that may be found in the MRZ-3 zone, as shown on Figure 4.6-4 of the Chino GP EIR. There is not sufficient information available to determine whether these deposits are significant. The potential increased housing development facilitated by the HEU would primarily be on land that is currently developed.

The HEU Project is a policy document and would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. As previously noted, future housing development facilitated by the HEU would be required to adhere to any applicable Chino GP Policies and may be subject to discretionary permits, including the City's development review process, environmental review under CEQA, as well as, required to comply with applicable Federal, State, and local laws and local policies and regulations, as applicable to new housing development. Therefore, no direct physical environmental impact would occur as a result of the implementation of the Project.

Standard Conditions and Requirements

None are applicable to the Project.

NOISE

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
13. NOISE. Would the Project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?			X	
b) Generation of excessive ground borne vibration or ground borne noise levels?			X	
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?			X	

13(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?

Less Than Significant Impact.

Construction Noise. The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Future housing development facilitated by the HEU would result in construction noise generated from development activities.

In general, construction would typically involve the following construction sequences: (1) site preparation and/or demolition; (2) grading and utilities construction; (3) building construction; (4) paving; and (5) architectural coatings. Typical construction equipment would include backhoes, excavators, graders, loaders, compactors, cranes, trucks, pavers, pneumatic tools, generator sets, and air compressors. With the exception to pile-driving activities, construction equipment with substantially higher noise-generation characteristics (such as rock drills and blasting equipment) would not be anticipated for construction of typical residential developments. Typical construction equipment generates maximum noise levels at 50 feet from the noise source ranging between 80 dBA for backhoes and loading trucks, to 85-90 dBA for graders and excavators, as shown in **Table 13-1: Maximum Noise Levels Generated by Construction Equipment** below.

Table 13-1: Maximum Noise Levels Generated by Construction Equipment

Equipment	Acoustical Use Factor	L_{max} at 50 Feet (dBA)	L_{max} at 100 Feet (dBA)
Concrete Saw	20	90	84
Crane	16	81	75
Concrete Mixer Truck	40	79	73
Backhoe	40	78	72
Dozer	40	82	76
Excavator	40	81	75
Forklift	40	78	72
Paver	50	77	71
Roller	20	80	74
Tractor	40	84	78
Water Truck	40	80	74
Grader	40	85	79
General Industrial Equipment	50	85	79

Notes:
1. dBA: A-weighted decibels; Lmax: maximum noise level.
2. The Acoustical Use Factor (percent) estimates the fraction of time each piece of construction equipment is operating at full power (i.e., its loudest condition) during a construction operation.
Source: Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, 2020.

General construction noise can vary substantially from day to day, depending on the level of activity and the specific type of equipment in operation. Additionally, construction activities associated with future housing development facilitated by the HEU is anticipated to occur in incremental phases over time based on market demand, economic, and planning considerations. As a result, construction-related noise would not be concentrated in any one particular area of the City.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies and the Chino MC Chapter 9.40 (Noise). Chino GP Policy P1 under Objective N-1.3 of the Noise Element of the Chino GP requires the preparation of a noise monitoring plan that identifies noise control measures that would be incorporated for all construction projects. Chino GP Policy P2 under Objective N-1.3 limits all construction in the vicinity of noise sensitive land uses, such as residences, hospitals, or senior centers, to daylight hours of 7:00 a.m. to 7:00 p.m.

For some future housing developments, such as those near sensitive noise receptors, the City may choose to require conditions of approval to include measures under its design review process such as temporary sound barriers and shielding to reduce potential noise impacts on sensitive receptors. For example, acoustically designed enclosures and buildings can provide up

to approximately 50 dBA of noise reduction, depending on the noise abatement treatments implemented.

Operations Noise. The Project would not result in direct housing construction but would facilitate future housing development throughout the City. Future housing development facilitated by the HEU would result in additional housing, people, pets, and automobiles in the City. Noise would be generated by stationary operation-related sources, such as heating, ventilation, and air conditioning (HVAC) units, tankless water heaters, generators, lawn maintenance equipment, and swimming pool pumps. All future housing development facilitated by the HEU would be subject to development review process that may include environmental review, pursuant to CEQA and be required to demonstrate compliance with Chino MC Chapter 9.40 (Noise).

Noise is also likely to occur from line sources, such as motor vehicle traffic. Future housing development facilitated by the HEU would result in increased traffic volumes on local city roadways, thereby increasing cumulative noise levels. Given the City's largely developed nature, new housing development would not be expected to significantly increase traffic volume on local roadways. Additional average daily trips (ADT) from future housing development facilitated by the HEU would need to more than double current ADT for there to be a discernable difference in noise levels (i.e., more than 3 dBA increase). Furthermore, most of the identified candidate housing sites in future overlay zones are within urbanized portions of the City already generating traffic volumes and mobile noises.

Candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum. Future residential uses from the proposed candidate housing sites, including projected ADUs and future AFF-OV and MU-OV sites would likely represent reduced noise levels typical to that of more intense uses such as commercial, industrial, and mixed uses. With regard to noise related impacts, future candidate housing development with The Preserve would adhere to Mitigation Measures N-1 through N-3 and future candidate housing development within the Rancho Miramonte area would adhere to Mitigation Measures N-1 and N-2. Adherence to these mitigation measures would ensure any construction impacts from future candidate housing development within The Preserve and Rancho Miramonte areas be reduced to less than significant.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies. Following compliance with Chino MC Chapter 9.40, the Project's future construction and operations related noise impacts would be less than significant.

13(b) Generation of excessive ground borne vibration or ground borne noise levels?

Less Than Significant Impact. The Project would not result in direct housing construction but would facilitate future housing development throughout the City. Construction activities associated with future housing development facilitated by the HEU could result in varying degrees of groundborne vibration impacts from heavy equipment operations, depending on the construction procedure and equipment used. Construction equipment operations would generate vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located near a construction site often varies depending on soil type, ground strata, and construction characteristics of the receiver building(s). Groundborne vibrations from construction activities rarely reach levels that damage structures.

The Federal Transit Administration (FTA) has published standard vibration velocities for construction equipment operations. In general, the FTA architectural damage criterion for continuous vibrations (i.e., 0.2 in/sec) appears to be conservative. The types of construction vibration impacts include human annoyance and building damage. Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time. Building damage can be cosmetic or structural. Ordinary buildings that are not particularly fragile would not experience any cosmetic damage (e.g., plaster cracks) at distances beyond 30 feet. This distance can vary substantially depending on the soil composition and underground geological layer between vibration source and receiver. In addition, not all buildings respond similarly to vibration generated by construction equipment. For example, for a building that is constructed with reinforced concrete with no plaster, the FTA guidelines show that a vibration level of up to 0.20 in/sec is considered safe and would not result in any construction vibration damage.

Ground-borne vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. Based on FTA data, vibration velocities from typical heavy construction equipment operations that would be used during Project construction range from 0.003 to 0.089 in/sec PPV at 25 feet from the source of activity.

As previously discussed, the HEU is a policy document and does not include physical alterations to the City. If proposed buildout were to occur, the additional allowable residential density at the candidate housing sites would remain within the expected population growth of the City and Region (See **Section 14: Population and Housing)**. The increase in density is not anticipated to change the overall impact of growth in the City compared to what was assumed in the Chino GP and SCAG's Connect SoCal RTP/SCS. Any future development within the candidate housing sites would be subject to the City's standard discretionary review process, including compliance with the City's GP, compliance with the Chino MC, and site-specific CEQA review. Therefore, impacts related to the generation of excessive ground borne vibration or ground borne noise levels would be less than significant.

13(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?

Less Than Significant Impact. See Threshold 9(e). The Chino Airport is a public airport owned by the County of San Bernardino and is located within the City, just northwest of The Preserve area. The next closest public airport to the City is the Ontario International Airport (ONT), which is located approximately 2.8 miles east of the City's eastern boundary. There is no private airstrip located in the City. As discussed in Section 9 of this document, the Chino Airport and surrounding areas are subject to the Chino ACLUP. According to the Chino GP, the Chino ACLUP outlines Airport Safety Zones, which have particular land use restrictions associated with them. The proposed 10-acre candidate housing site of the 71.5-acre California Institute for Men (CIM) Property lies within the future AFF-OV overlay zone and is located in the Chino ACLUP Safety Zone III. Per the Chino GP, Safety Zone III places no restrictions on residential or other uses. Therefore, the Project would not contain policies that would conflict with airport land use plans nor would it promote development near any airports and a less than significant impact is anticipated in this regard. In addition, candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum. Future housing development with The Preserve would adhere to Mitigation Measure N-3 with regards to airport noise, as identified in The Preserve EIR. Adherence to N-3 would ensure airport noise impacts would be reduced to less than significant for candidate housing within The Preserve.

Standard Conditions and Requirements

The Preserve EIR Mitigation Measures:

N-1 **Construction Noise.** The following construction noise reduction measures will be implemented:

All construction activities conducted within 500 feet of any occupied dwelling shall not occur from 7 P.M. to 7 A.M. the following day, and at any time on Sundays or universally observed holidays.

- All construction equipment will use properly operating mufflers.
- All staging areas shall be located away from occupied dwellings and schools where feasible.
- The City of Chino will approve construction truck access routes that minimize noise intrusion into sensitive areas, such as neighborhoods, schools, and parks.

N-2 **Roadway Noise.** Developers/builders shall submit acoustical studies to the City of Chino for subsequent tentative maps and noise sensitive uses (e.g., residences, schools, medical facilities) adjacent the principal area roadways. Such studies shall assure that:

- Usable exterior space meets noise standards of 65 dB CNEL through a combination of setback or barriers.
- Habitable interior rooms along any project perimeter near noise-impacted roadways meet the interior standard of 45 dB CNEL through dual-paned windows, central air conditioning and other structural upgrades.

N-3 **Airport Noise.** In order to ensure that noise exposure is considered in review of subsequent development projects within the plan area, and in acknowledgement of possible single-event aircraft audibility even if standards are not exceeded, the following measures will be implemented:

- The City of Chino shall provide notice of development applications within adopted airport noise and safety zones to the Airport Land Use Commission (ALUC), in compliance with the Airport Comprehensive Land Use Plan (ACLUP). The City will coordinate with the ALUC to assure the compatibility of specific development projects with Chino Airport Operations.
- All real estate transactions within Subarea 2 within 1.0 mile of the airport boundary will contain advisory language that aircraft may be periodically audible even though the subject property is exposed to noise levels due to aviation activities that are well within State guidelines.

The Rancho Miramonte (Edgewater EIR) Mitigation Measures:

N-1 At the time the grading permit application is submitted, the Project applicant shall submit a construction noise mitigation plan to the City of Chino for review and approval. The plan shall depict the location of construction equipment and describe how noise would be mitigated through methods such as, but not limited to, locating stationary noise-generating equipment (such as pumps and generators) as far as possible from nearby noise-sensitive receptors. Where practicable, noise-generating equipment will be shielded from nearby noise-sensitive receptors by noise-attenuating buffers such as structures or haul trucks/trailers. Onsite noise sources such as heavy equipment located less than 200 feet from noise-sensitive receptors will be equipped with noise-reducing engine housings. Portable acoustic barriers able to attenuate at least 6 dB will be placed around noise generating equipment located within 200 feet of both existing residences and occupied residences of completed Project phases. Water tanks and equipment storage, staging, and warm-up areas shall be located as far from noise-sensitive receptors as possible. All noise attenuation measures identified in the plan shall be incorporated into the Project.

N-2 Construction activities shall adhere to the following noise requirements:

- All construction equipment shall utilize noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.
- Hours of construction shall comply with those established in Section 15.44.030 of the Chino Municipal Code. Those hours are weekdays and Saturdays from 8:00 a.m. through 7:00 p.m. Construction is prohibited on Sundays and Federal holidays.

POPULATION AND HOUSING

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
14. POPULATION AND HOUSING. Would the Project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	

14(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)?

Less Than Significant Impact. The HEU is a policy document and would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. To meet the City's RHNA allocation of 6,978 units, the HEU identifies a series of implementing actions to increase the City's housing capacity that would induce some population growth in the City. As shown in **Table 2-7**, the City has identified the total potential housing development capacity of approximately 8,528 housing units. As also shown in **Table 2-7**, 320 housing units would be provided through projected ADUs, 3,773 housing units would be provided through the adopted Preserve Specific Plan, including the Rancho Miramonte area, and 4,435 housing units would be provided through future overlay zones, AFF-OV and MU-OV. The 3,773 housing units in The Preserve and Rancho Miramonte areas would be considered planned housing development. The future AFF-OV and MU-OV overlay zones and projected ADU construction could potentially accommodate up to 4,755 units. As shown in **Table 2-1,** the City had a 2020 population of 86,200 persons.

Table 14-1, Population Increase from Housing Element below summarizes the Projected population growth associated with the Project's maximum forecast development capacity of 8,528 housing units.

Table 14-1: Population Increase from Housing Element

Definition	6th Cycle Housing Element
Maximum Potential Candidate Housing Units	8,528
Potential Candidate Housing Units through The Preserve and Rancho Miramonte	-3,773
New Housing Units Not Previously Planned For	4,755

Definition	6th Cycle Housing Element
Persons per household (*American Community Survey, 5-Year Estimates, 2018*)	3.43
Forecasted Unplanned Population Growth with HEU – 2029 Horizon	+16,310
Existing 2020 Population Estimate (See **Table 2-1**)	86,200
Existing 2020 Population with HEU – 2029 Horizon	102,510
Forecast Unplanned Population Growth with HEU Percentage	+19%
SCAG Forecast 2035 Population for City	114,200
SCAG Forecast 2040 Population for City	120,400

Based on the average household size of 3.43 persons per household, **Table 14-1** shows the potential increase of 4,755 housing units would generate a population increase of approximately 16,310 persons. Therefore, when combined with the 2020 population, the HEU has the potential to increase the City's total population to 102,510 or approximately 19 percent.

Without implementation of the Project, the City is anticipated to experience a population increase of approximately 39.7 percent to a population of 120,400 by 2040, as shown in **Table 2-1**. The HEU would result in a significant impact if it would "induce substantial unplanned population growth in an area." While the HEU could potentially increase the population forecast by 19 percent, this increase would not be considered substantial as the growth would occur over an extended period and the HEU is intended to help the City meet its RHNA allocation. Future housing development facilitated by the HEU is intended to be dispersed throughout the community in areas suited for residential development. As previously discussed, future housing development facilitated by the HEU would occur incrementally through 2029, based on market conditions and other constraints.

The Project would facilitate development of affordable housing units, in accordance with State law. The increase in affordable housing units would provide housing opportunities in proximity to jobs for those employed within the City that meet these household income categories, including those working in local retail/commercial service businesses, hotels, caregivers, property caretakers, and public occupations. Therefore, job availability would not be readily affected by the implementation of the Project and would not lead to unexpected population growth.

As a component of Statewide housing legislation, any housing growth and population growth associated with the Project would be in accordance with State-level regulation and would therefore not be considered unplanned. Additionally, future housing development facilitated by the HEU would occur in urbanized locations near existing utilities and service systems, and areas already served by public services (e.g., police and fire protection, and other emergency responders).

Future housing development would be subject to development review process and be assessed on a case-by-case basis for potential effects concerning population growth. Additionally, future housing development would be subject to compliance with all Federal, State, and local

requirements for minimizing growth-related impacts. Local requirements include those stated in the Chino GP and Chino MC.

As discussed throughout this IS/ND, all future housing developments facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and required to comply with GP policies and the Chino MC. Future housing developments would be assessed on a project-by-project basis for potential effects concerning population growth. Additionally, future housing development would be subject to compliance with all Federal, State, and local requirements for minimizing growth-related impacts. Therefore, the HEU would not induce substantial unplanned population growth in the City directly or indirectly, a less than significant impact would occur.

14(b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact. Senate Bill (SB) 166 (2017) requires a city or County to maintain an inventory at all times that can accommodate its share of the regional housing need throughout the planning period. It prohibits a city or County from reducing, requiring, or permitting the reduction of the residential density to a lower residential density than what was utilized by the HCD for certification of the Housing Element, unless the city or county makes written findings supported by substantial evidence that the reduction is consistent with the adopted Chino GP, including the Housing Element.

Compliance with SB 166 would minimize the potential for future housing displacement. The candidate housing site inventory would be sufficient to accommodate the City's RHNA allocation. The City has identified sites which can meet the 3,397 unit low and very-low income RHNA need and can also accommodate a 39 percent buffer for those income categories, as demonstrated in **Table 2-7**. The City understands that a "No Net Loss" scenario may occur during the 2021-2029 planning period and will identify additional sites to accommodate any shortfall of capacity should that scenario occur. Therefore, the HEU's potential impacts, including from future development facilitated by the HEU, concerning displacement of existing people or housing, and need to construct replacement housing elsewhere would be less than significant.

Standard Conditions and Requirements

None are applicable to the Project.

PUBLIC SERVICES

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
15. PUBLIC SERVICES. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	

15(a) Fire Protection?

Less Than Significant Impact. Fire protection services in the City are provided by the Chino Valley Independent Fire District (CVIFD). The CVIFD serves the City of Chino, Chino Hills, and surrounding unincorporated areas, covering approximately 80 square miles. The CVIFD has four (4) fire stations within the City of Chino (CVIFD Stations 61, 63, 65, and 67).

The Project is a policy document and would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. Future housing development facilitated by the Project would increase demand for fire protection services over time. Although the vacant state of some of the proposed candidate housing sites, including projected ADUs, and future AFF-OV and MU-OV sites, would incrementally increase the demand for fire protection services to those vacant areas, the proposed vacant sites are in urbanized locations near existing infrastructure (e.g., roads and utilities) and would be located near areas already served by the CVIFD. Potential impacts would include placing greater demands upon fire stations, personnel, and equipment over time, potentially resulting in the need to provide new or expanded facilities in order to maintain acceptable service ratios. The CVIFD would continue to provide services to the future housing developments facilitated by the Project.

The Project does not propose new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts. No impact would occur in this regard. Any future expansion of existing fire protection facilities, if required, would be subject to environmental review under CEQA requirements.

Candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum. Future housing development with The Preserve would adhere to Mitigation Measures PS-F-1 through PS-F-6 as identified in The Preserve EIR. Adherence to these mitigation measures would ensure impacts from future housing development within The Preserve be reduced to less than significant.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies and to adhere to the 2019 California Fire Code and the Chino MC Chapter 15.32 (Fire Code). Future projects would also be subject to development impact fees (DIF) and tax revenue would be generated from their development. These sources of revenue would support public goods, like fire protection services, to continue and improve. Future projects would also incorporate fire preventative designs and would provide access for emergency services.

15(b) Police Protection?

Less Than Significant Impact. Police protection services in the City are provided by the Chino Police Department (CPD). The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. Future development facilitated by the Project would increase demand for police protection services over time. Although the vacant state of some of the proposed candidate housing sites, including projected ADUs, and future AFF-OV and MU-OV sites would incrementally increase the demand for police protection services to those vacant areas, the proposed vacant sites are in urbanized locations near existing infrastructure (e.g., roads and utilities) and would be located near areas already served by the CPD. Potential impacts would include placing greater demands upon police stations, personnel, and equipment over time, potentially resulting in the need to provide new or expanded facilities in order to maintain acceptable service ratios. The Chino Police Department would continue to provide services to the future housing developments facilitated by the Project. Additionally, the City also has a community program called Crime Prevention Through Environmental Design (CPTED) that offers a free service of CPTED through examining how an area's physical features (or lack therefore) influence the opportunity for crime.[18]

The Project does not propose new or physically altered police department facilities, the construction of which could cause significant environmental impacts. No impact would occur in

[18] City of Chino. *Crime Prevention Through Environmental Design (CPTED).* Available at https://www.cityofchino.org/city_hall/departments/administration/police_test/programs/community_programs. Accessed on October 10, 2021.

this regard. Any future expansion of existing police department facilities, if required, would be subject to environmental review under CEQA requirements.

Candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum. Future housing development with The Preserve would adhere to Mitigation Measure PS-P-1 as identified in The Preserve EIR. Adherence to these mitigation measures would ensure impacts from future housing development within The Preserve be reduced to less than significant.

All future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process, and implementing CPTED features on site. Future projects would also be subject to DIF and tax revenue would be generated from their development. These sources of revenue would support public goods, like police protection services, to continue and improve. Payment of DIFs and implementation of CPTED features would reduce impacts related to police services to less than significant.

15(c) Schools?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. The Project would result in approximately 4,755 new housing units not previously planned for (i.e., not within entitled private specific plans or existing zoning). Future housing development facilitated by the HEU and the resulting population growth would generate student population growth in Chino Valley Unified School District (CVUSD). The student population growth would increase the demand for school services and facilities over time. Potential impacts would include placing greater demands upon existing facilities and personnel, potentially resulting in the need to provide new or expanded facilities, in order to maintain acceptable service ratios.

The Project is a policy document and does not propose construction of new or physically altered school facilities. Therefore, the Project would not result in substantial environmental impacts in this regard. Future development could warrant construction of new or physically altered school facilities depending upon its nature and timing. Any future expansion of existing school facilities or construction of new, if required, would be subject to environmental review under CEQA requirements.

Candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum. Future housing development with The Preserve would adhere to Mitigation Measures PS-S-1 through PS-S-3 as identified in The Preserve EIR. Adherence to these mitigation measures would ensure impacts from future housing development within The Preserve be reduced to less than significant.

Additionally, legislation allows school districts to collect impact fees from developers of new residential uses. Pursuant to Government Code §65996, school fees imposed through the Education Code are deemed to be full mitigation for new development projects; the City cannot impose additional mitigation. School impact fees would be imposed on future development within the CVUSD. Thus, compliance with the established regulatory framework, which requires payment of school impact fees, would offset the cost of providing service for any additional students generated by the Project. The impacts on school services would be fully mitigated and less than significant.

15(d) Parks?

Less Than Significant Impact. Please refer to **Section 16: Recreation** below.

15(e) Other public facilities?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. The Project would result in approximately 4,755 new housing units not previously planned for (i.e., not within entitled private specific plans or existing zoning). Future housing development facilitated by the HEU and the resulting population growth would increase the demand on public facilities. The population growth would increase the demand for public services and facilities over time. Potential impacts would include placing greater demands upon existing facilities and personnel, potentially resulting in the need to provide new or expanded facilities, in order to maintain acceptable service ratios.

Candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum. Future housing development with The Preserve would adhere to Mitigation Measures PS-L-1 through PS-L-2 as identified in The Preserve EIR. Adherence to these mitigation measures would ensure impacts from future housing development within The Preserve be reduced to less than significant.

The Project does not propose construction of new or physically altered public facilities. Therefore, the Project would not result in substantial environmental impacts in this regard. Future development could warrant construction of new facilities or physically altered existing facilities depending upon its nature and timing. Any future expansion of existing facilities or construction of new, if required, would be subject to environmental review under CEQA requirements. Demand would be at least partially offset by funding generated by development fees and by tax revenue of higher numbers of residents. Therefore, impacts on public facilities would be less than significant.

Standard Conditions and Requirements

The Preserve EIR Mitigation Measures:

Fire Services

PS-F-1 Fire Service Impact Fees. Developer impact fees shall be paid to contribute to the cost of new fire facilities, apparatus, and equipment to offset the increase in fire services demand created by the Project.

PS-F-2 Fire Station. The City of Chino shall coordinate with the Fire District to assure construction of a new fire station site to serve the proposed project. The fire station shall be constructed and ready for Fire District occupancy prior to the issuance of the 1,350th building permit for the proposed project. The station location may either be within the Project site or at Chino Airport, subject to agreement by San Bernardino County Department of Airports. The station shall be adequately attenuated from noise effects of airport operations. Plan Check (and Evidence of Compliance from CVIFD) Prior to Issuance of the 1,350th Building Permit Community Development Director.

PS-F-3 Fire Protection Requirements. Prior to construction, the developer shall contact the Fire District for verification of current fire protection development requirements. All new construction shall comply with all applicable statutes, codes, ordinances, and/or Fire District standards.

PS-F-4 Water Lines. Water lines within the Project site shall be designed to meet the fire requirements.

PS-F-5 Fire Hydrants. Fire hydrants shall be designed and placement specified by the Fire District at the time water lines to the Project area are built or as a condition of development project approval. PS-F-6. Wild Land Fire Protection Services. Upon annexation of the plan area, the City will be responsible for payment of services to the State Department of Forestry & Fire Protection in conformance with rules and standards for wild land fire areas still receiving State protection.

Police Services

PS-P-1 Police Services Impact Fees. Police impact fees shall be paid to cover capital costs associated with the creation of additional facilities and improvements to service The Preserve area. The City of Chino may allow credit toward impact fees for any police facilities constructed by the developer.

Schools

PS-S-1 Planning for School Services. Developers/builders within the plan area shall work with the CVUSD to plan school service for the proposed development.

PS-S-2 School Fees. Prior to issuance of a building permit, project developers shall pay statutory developer fees to the CVUSD, form a Communities Facilities District, or provide land and improvements pursuant to the requirements established in SB 50. The amount of fees or special taxes to be paid or land and improvements to be provided will be determined based on the established state formula for determining construction costs.

PS-S-3 Construction Activity Notification. To reduce potential safety hazards during construction, the City shall require developer notification to Chino Valley Unified School District of pending construction activity adjacent or near operating schools. Evidence of notification shall be provided to the City prior to issuance of grading and building permits for projects within any Master Plan, Tentative Map or Site Plan inclusive of, or immediately adjacent to, an operating school site.

Library

PS-L-1 Library Facilities. The proposed project should address the need for additional library facilities and library services and provide space or funding for library construction. The construction of a joint use library shared by the County of San Bernardino and Chino Valley Unified School District may be an appropriate option.

PS-L-2 Library Impact Fees. Project developers should contribute impact fees either toward expansion of existing library facilities or construction of new facilities, if such fees or requirements are adopted for general application by the County.

RECREATION

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
16. RECREATION. Would the Project:				
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?			X	
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

16(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?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. Future residential projects could increase the use of existing neighborhood and regional parks. However, it is possible that future developments would include the construction of additional recreational facilities and developer-produced parks, but it is presently unknown until future housing projects are proposed. Future development facilitated by the Project would be required to pay development impact fees and any tax revenue generated will benefit the funding for parks and facilities to offset potential increases in demand.

The City of Chino offers various recreational parks and facilities. Chino has mini-parks, formative parks, neighborhood parks, community parks, regional parks, parkways and recreational trails, and special use facilities. According to the Chino GP, the standard for provision of parks to residents is three (3) acres of parkland per 1,000 residents. This standard includes formative, neighborhood, and community parks, as well as mini parks that are at least a one-half acre in size and that contain a barbeque and picnic tables at a minimum, and regional parks under the City's jurisdiction. In 2009, the City had approximately 228 acres of formative, neighborhood, community and mini parks, and regional parks. Per the Chino GP EIR, Chino is projected to have a slight shortage of 23 acres of park space by year 2025 to meet the projected population.[19]

As discussed in **Section 14**, the HEU would increase City's population by 16,310 persons. The potential population increase could increase demand for City park resources. Future housing

[19] City of Chino. *City of Chino General Plan Environmental Impact Report (2010).* Available at https://www.cityofchino.org/city_hall/departments/community_development/planning/plans/general. Accessed on October 11, 2021.

development facilitated by the HEU would be subject to paying DIF. The DIFs would provide funds to build new parks or make capital improvements to existing parks, and/or extend the existing park system. The HEU's candidate housing sites are dispersed throughout the community to minimize the potential for adverse changes in the neighborhood character and reduce the potential for adverse impacts on recreation amenities.

Candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum. Future housing development with The Preserve would adhere to Mitigation Measures PS-PR-1 and PS-PR-2 as identified in The Preserve EIR. Adherence to these mitigation measures would ensure impacts from future housing development within The Preserve be reduced to less than significant.

Contribution to DIF and adherence to mandatory development permit requirements and regulations for providing recreation would support the City's goals for providing sufficient recreation opportunities for residents. For these reasons, the HEU and future housing development facilitated by the HEU would not result in substantial physical deterioration of existing neighborhood or regional parks. Therefore, impacts would be less than significant.

16(b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact. See answer 16(a) above. Future development would increase demand for parks and recreational facilities over time. Potential impacts would include placing greater demands on parkland and recreational facilities, potentially resulting in the need to provide new or expanded facilities in order to maintain an acceptable level of service. The Project does not propose construction of new or physically altered parks or recreational facilities. Therefore, the Project would not result in substantial environmental impacts in this regard.

Candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum. Future housing development with The Preserve would adhere to Mitigation Measures PS-PR-1 and PS-PR-2 as identified in The Preserve EIR. Adherence to these mitigation measures would ensure impacts from future housing development within The Preserve be reduced to less than significant.

Future development could warrant construction of new or physically altered parks or recreational facilities depending upon its nature and timing. Any future expansion of existing facilities or construction of new facilities, if required, would be subject to environmental review under CEQA requirements and comply with any applicable development review actions related to the expansion of recreational facilities.

Standard Conditions and Requirements

The Preserve EIR Mitigation Measures:

PS-PR-1 **City Park Requirements.** As Per the City of Chino, every residential developer or person who develops land for residential purposes shall dedicate a portion of such land, pay a fee, or a combination of both at the option of the city for the purpose of providing park and recreational facilities at the time and according to City standards outlined in Chapter 18.04, "Land Dedication Requirements Generally."

PS-PR-2 **Prado Regional Park.** The City of Chino will coordinate with San Bernardino County to assure that traffic, access control and safety needs of Prado Regional Park are met, and that the impacts of implementation of the proposed project on Prado Regional Park facilities are minimized to the extent practical. A Traffic and Access Control plan may be a component of this collaboration. The City will also assure through subsequent development reviews, that project-related drainage does not adversely affect the park and Prado Lake.

TRANSPORTATION

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
17. TRANSPORTATION. Would the Project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities?			X	
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.4, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

17(a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact. The Project is a policy document and would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. The HEU does not include any goals, policies, or implementation programs that would conflict with plans or other regulations that address the circulation system. Future development projects would be reviewed on a case-by-case basis to verify consistency with applicable regulations that address the circulation system.

Public transit service in and around the City is provided by five agencies: Omnitrans, Foothill Transit, Orange County Transportation Authority (OCTA), Metrolink and Amtrak.[20] Omnitrans, a public agency that provides services to the greater San Bernardino Valley. Foothill Transit serves the San Gabriel and Pomona Valleys. The OCTA is a public agency that operates approximately 80 lines which encompass every city in Orange County, along with the Los Angeles County communities of Lakewood, La Mirada, Cerritos, and Long Beach, and with express service to the San Bernardino County cities of Chino Hills and Chino.[21] The OCTA also provides Intercounty Express Bus service for commuters traveling from Chino, Chino Hills, Diamond Bar, and Brea to Irvine Spectrum.[22] Metrolink is a Southern California agency which provides passenger rail

[20] City of Chino. *General Plan Environmental Impact Report (2010).* Available at https://www.cityofchino.org/city_hall/departments/community_development/planning/plans/general. Accessed on October 11, 2021.
[21] Ibid.
[22] Ibid.

services to the region's cities. Lastly, Amtrak provides intercity passenger train service throughout the United States. While there are no Amtrak stations in Chino, the Ontario Amtrak station and Pomona Amtrak station are approximately four (4) and five (5) miles north of Chino, respectively.[23] The Project would not conflict with the service capacity of these transportation providers since candidate housing sites are dispersed throughout the City.

According the Chino GP, the City has a roadway network that includes streets and highways that are categorized into seven (7) classifications: Freeway (SR-60 and SR-71), Expressway (SR-83/Euclid Avenue), Major Arterial, Primary Arterial, Secondary Arterial, Collector, and Local Street. The City also has a contiguous bicycle lane system that allows bicycle access throughout the City. The bicycle facilities are categorized as Class I, Class II, and Class III. Class I bicycle facility provides bicycle paths that are physically separated from vehicular traffic on its own right-of-way. Class II bicycle facility provides designated bike lanes on roads identified by pavement markings and/or signs. Class II bicycle facility provides bicycle routes that share the roadway with motor vehicle traffic with bicycle route signs posted at intervals. The City predominantly has Class II bicycle facilities. The City has a pedestrian network consisting of dedicated trails and sidewalks throughout the City. In addition, there are two (2) major north-south equestrian trails in Chino: the potential Chino Creek Multi-Purpose Trail, which runs along the western boundary of the City, and the Euclid Avenue trail which travels along the City's eastern edge from the Prado Equestrian Center and The Preserve to Chino Avenue. There are other, shorter trails available for horseback riding, some of which are located in private residential developments.[24]

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies, Chino MC standards, and relevant policies/standards concerning public transit and pedestrian facilities. This includes policies and regulations required to improve public access and safety for people who walk and bike, and improve the transportation system, as applicable. Future housing development on the candidate housing sites would be required to adhere to all State requirements for consistency with transportation plans.

The City's review process would examine project compatibilities with the surrounding areas. Conditions of approvals may include requirements for street improvements and dedications and traffic circulation. As a result, future housing development on the candidate housing sites facilitated by the HEU would not conflict with an adopted program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Therefore, impacts would be less than significant.

[23] City of Chino. *General Plan Environmental Impact Report (2010).* Available at https://www.cityofchino.org/city_hall/departments/community_development/planning/plans/general. Accessed on October 11, 2021.
[24] City of Chino. *Envision Chino – City of Chino General Plan 2025 (2010).* Available at https://www.cityofchino.org/city_hall/departments/community_development/planning/plans/general. Accessed on October 11, 2021.

17(b) Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less Than Significant Impact. Senate Bill 743 (SB 743) was approved by the California legislature in September 2013. SB 743 requires changes to California Environmental Quality Act (CEQA), specifically directing the Governor's Office of Planning and Research (OPR) to develop alternative metrics to the use of vehicular "level of service" (LOS) for evaluating transportation projects. OPR has prepared a technical advisory ("OPR Technical Advisory") for evaluating transportation impacts in CEQA and has recommended that Vehicle Miles Traveled (VMT) replace LOS as the primary measure of transportation impacts. The Natural Resources Agency has adopted updates to CEQA Guidelines to incorporate SB 743 that requires use of VMT for the purposes of determining a significant transportation impact under CEQA.

CEQA Guidelines Section 15064.3(a) states that VMT is the most appropriate measure of transportation impacts. As such, Section 15064.3(b) provides criteria for analyzing transportation impacts. The City of Chino Traffic Impact Analysis Guidelines (December 2020) provides a standard format and methodology for assessing potential transportation and circulation impacts of proposed development projects, transportation construction projects, the Chino GPs, Community Specific Plans, and changes in Land Use and Zoning in Chino as it relates to LOS and VMT analyses. While VMT analysis is required per CEQA, the City continues to require LOS analysis to review a project's Chino GP conformance and to continue to monitor the quality of the transportation network.[25]

The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. The proposed candidate housing sites, including projected ADUs, and future AFF-OV and MU-OV sites are dispersed throughout the City to reduce the potential for adverse environmental impacts. The intent is to reduce impacts by placing housing near public transportation and recreation opportunities and away from environmentally sensitive resources. Candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum. Future housing development with The Preserve would adhere to Mitigation Measures T-1 through T-9, as identified in The Preserve EIR. Future housing development within the Rancho Miramonte area would adhere to Mitigation Measures T-1 through T-3, as identified in the Edgewater EIR. Adherence to these mitigation measures would ensure impacts from future housing development within The Preserve and Rancho Miramonte areas be reduced to less than significant. Future development projects would be reviewed on a case-by-case basis to verify consistency with application regulations that address the circulation system, including VMT.

[25] City of Chino. *Traffic Impact Analysis Guidelines December 2020.* Page 2.

The proposed candidate housing sites could potentially result in increased traffic compared to existing conditions. Trips generated as a result of increased density or new development under the HEU have the potential to increase vehicle miles traveled (VMT) within the City. However, the proposed candidate housing sites, including projected ADUs and future AFF-OV and MU-OV sites, are located in urbanized areas of the City in either existing residential or non-residential land use designation and zoning. Additionally, these areas are currently served by the City's existing public transit, roadway, bicycle, and pedestrian networks. Therefore, the Chino GP EIR had considered the VMT for the currently allowed development of these areas and would offset the VMT from future residential development facilitated by the HEU. VMT varies with the specifics of land uses and as such, future housing development would be evaluated as part of site-specific development proposals on a case-by-case basis. See Threshold 17(a) above. As such, the HEU would not be in conflict with these existing networks and/or applicable plans and policies addressing the circulation system. Potential impacts related to CEQA Guidelines Section 15064 pertaining to VMT and compliance with plans and policies that establish measures of effective performance of the circulation system would be evaluated on a case-by-case basis.

All future housing development facilitated by the HEU would be required to adhere to all State and local requirements for avoiding significant impacts related to VMT. Future development would be subject to compliance with the City's VMT guidelines, in accordance with SB 743. Any traffic demand measures required for mitigation would be required to comply with Chino GP Goal TRA-1, which encourages the development and maintenance of efficient street network and roadway capacities and minimization of traffic hazards near residential uses.

Most candidate housing sites are within urban and developed areas, and therefore future housing development on the candidate housing sites facilitated by the HEU would be expected to reduce VMT. Future housing development in some areas of the City would provide more housing closer to employment and commercial areas, further increasing opportunities to reduce VMT and increase the ease of walking, cycling, and using public transit. Therefore, impacts would be less than significant.

17(c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. Because future housing development facilitated by the HEU would occur on mostly developed properties, they would use existing roadways that are connected and adjacent to the existing transportation network, hazards due to a geometric design feature or incompatible uses are not anticipated. All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, be required to comply with GP policies, Chino MC standards, and be evaluated at the

Project-level for its potential to increase hazards due to a geometric design feature and to verify compliance with City development requirements within the Chino MC.

Future housing development facilitated by the HEU would be required to comply with applicable building and fire safety regulations required for the design of new housing and emergency access; and would be required to adhere to all State and local requirements for avoiding construction and operations impacts related to design and incompatible uses. As a result, future housing development facilitated by the HEU would not substantially increase hazards due to design features or incompatible uses. Therefore, impacts would be less than significant.

17(d) Result in inadequate emergency access?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. The proposed candidate housing sites within the future AFF-OV and MU-OV overlay zones are situated in urbanized areas. Candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum. Because future housing development facilitated by the HEU would occur on mostly developed properties or areas that potential environmental impacts were previously analyzed, it is not anticipated that future housing development would result in inadequate emergency access. Additionally, all future housing development facilitated by the HEU would be subject to the City's development review process and required to demonstrate consistency with the Chino GP and Chino MC.

The City has adopted the California Fire Code (CFC) in compliance with CGC §65850.7, under Chino MC Chapter 15.32. The CFC sets standards for fire safety features. Additionally, more stringent California Building Code (CBC) standards also apply regarding new construction and development of emergency access issues associated with earthquakes, flooding, climate/strong winds, and water shortages. In addition, according to the Chino GP, the City has established emergency preparedness procedures to anticipate and respond to potential natural and manmade disasters in its Emergency Operations Plan (EOP) adopted in September 2008.[26] In addition to the EOP, the City of Chino also has updated the Local Hazard Mitigation Plan (LHMP) in 2018. The LHMP's intent is to reduce and/or eliminate loss of life and property.[27]

Future candidate housing site development would be required to comply with applicable building and fire safety regulations requiring the new housing development to be designed and constructed to provide adequate roadway access emergency access, and evacuation route

[26] City of Chino. *Envision Chino – City of Chino General Plan 2025 (2010).* Available at https://www.cityofchino.org/city_hall/departments/community_development/planning/plans/general. Accessed on October 11, 2021.
[27] City of Chino. *Local Hazard Mitigation Plan 2018*. Available at https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_10382578/File/City%20Hall/Departments/Police/Emergency%20Preparedness/city%20of%20chino%20local%20hazard%20mitigation%20plan%20%202018.pdf. Accessed on October 11, 2021.

access. As a result, future housing development facilitated by the HEU would not result in inadequate emergency access. Therefore, impacts would be less than significant.

Standard Conditions and Requirements

The Preserve EIR Mitigation Measures:

Transportation and Circulation

T-1 Notification.

Since the Project contributes significant traffic to a State Highway (I-15) Freeway, SR-71 Freeway, SR-60 Freeway, and SR-91 Freeway), and it also contributes significant traffic to roadway segments serving CMP intersections within the jurisdictions of the City of Chino Hills, City of Ontario, County of San Bernardino, City of Norco, City of Corona, and the County of Riverside, the City of Chino shall notify the Congestion Management Agency (SANBAG), the California Department of Transportation (Caltrans), the City of Chino Hills, City of Ontario, County of San Bernardino, City of Norco, City of Corona, and the County of Riverside in accordance with CMP requirements. Each of these agencies must be provided with a copy of the CMP traffic study, once the document is accepted by the City of Chino.

T-2 Internal Roadway Improvements.

The proposed project shall construct or otherwise provide for all internal roadway improvements. The provision of such improvements shall be phased to address the incremental impacts of individual development projects.

T-3 Regional/Subregional Project Participation.

The City of Chino shall work cooperatively through SCAG and SANBAG to develop regional/subregional projects and identify regional transportation funding needed to minimize future freeway deficiencies. The City will actively participate in other future regional and/or subregional efforts to reduce freeway congestion.

T-4 Regional/Subregional Transportation Planning.

The City of Chino shall participate in planning efforts to develop subregional and/or regional transportation facilities based on equitable cost sharing programs among cities and counties.

T-5 Traffic Operations and System Management.

The City of Chino shall provide traffic operations and traffic systems management (TSM) improvements, including signal system coordination, automated traffic control, Smart Corridors, intelligent transportation systems, and other measures.

T-6 Project Review for Trip Reduction and Travel Demand Management.

Individual development projects shall be reviewed by the City for integration of trip reduction measures, travel demand management (TDM) strategies and alternative transportation modes, consistent with the Specific Plan.

T-7. Transit Feasibility Study.

In the initial phases of development, the City of Chino shall require that a Transit Feasibility Study be prepared of the proposed project transit system. The feasibility study should address the timing of transit development vis-a-vis development phasing, and the interface with future regional transit works. To respond to potential issues related to the development of such a system, the following actions must be undertaken: • Identify the various funding mechanisms associated with the construction and operation of the system. • Require each proposed project to provide adequate right of way for such a system and construct the required infrastructure. • Establish design criteria and an evaluation process for determining transit stop locations that ensure pedestrian access prior to tentative map approval. • Operational issues, such as the future management of the system, may be deferred until the appropriate time, based upon discussions with current regional transit providers. Initial Grading Permits) T-8. Transit Service Extensions. The City of Chino shall contact appropriate transit agencies to encourage an expansion of transit services up to and within the Project area.

T-9 Project Traffic Studies.

Traffic studies shall be required as deemed necessary by the City Engineer. Each study will identify the timing, and extent of required improvements to adequately evaluate future traffic impacts of individual projects needed to mitigate the impacts of such development.

The Edgewater (Rancho Miramonte) EIR Mitigation Measures:

Transportation and Traffic

T-1 The Project applicant shall either construct certain improvements or pay a fair share mitigation fee for improvements, to be determined by the City of Chino, at the following intersections to mitigate impacts for the 2019 Interim Year condition:

City of Chino:

- SR-71 Freeway Northbound Ramps (NS) at: 5. Pine Avenue (EW)
- El Prado Road (NS) at: 7. Pine Avenue (EW)

- Euclid Avenue (SR-83) (NS) at: 11. Edison Avenue (EW) 12. Eucalyptus Avenue (EW) 13. Merrill Avenue (EW) 14. Kimball Avenue (EW) 15. Bickmore Avenue (EW) 16. Pine Avenue (EW)
- Euclid Avenue (SR-83)/Butterfield Ranch Road (NS) at: 18. SR-71 Freeway Southbound Off-Ramp/Shady View Drive (EW)
- Mill Creek Road (NS) at: 20. Kimball Avenue (EW)
- Chino Corona Road / Mill Creek Road (NS) at: 22. Pine Avenue (EW)
- Cucamonga Avenue (NS) at: 23. Chino Corona Road (EW) 52. Project Site Access Road (EW) [Future Intersection]
- Main Street (NS) at: 29. Pine Avenue (EW) [Future intersection]
- Main Street/North East Project Site Access Roadway (NS) at: 30. Chino Corona Road (EW) [Future intersection]

Counties of San Bernardino/Riverside:

- Hellman Avenue (NS) at: 33. Kimball Avenue/Limonite Avenue (EW) [Future Intersection] 34. Pine Avenue/Schleisman Road (EW) 35. Chino Corona Road/Chandler Street (EW)

County of Riverside:

- Archibald Street (NS) at: 37. Schleisman Road (EW) 39. River Road (EW)
- Harrison Avenue (NS) at: 44. Schleisman Road (EW)
- Sumner Avenue (NS) at: 45. Schleisman Road (EW)
- Cleveland Avenue (NS) at: 46. Schleisman Road (EW)

T-2 The Project applicant shall adhere to the following provisions regarding Project circulation and landscape improvements:

- Landscape plans shall incorporate the line of sight at Project access points to ensure that fences, signs, trees, shrubs, etc. do not block the line of sight.
- Internal traffic signing/striping shall be implemented in conjunction with detailed construction plans for the Project.
- Stop sign control for the Project site access driveways shall be provided.

- The Project internal spine road shall be constructed to Specific Plan/collector roadway standards.
- Cucamonga Avenue shall be constructed from Project entry to Chino Corona Road to match the planned street section north of Chino Corona Road, which is a Local Collector (two lanes) with Paseo (83' right-of-way).
- Chino Corona Road adjacent to the site shall be constructed at its half section width as a local collector (66' right-of-way) in conjunction with Project development.

T-3 The Project applicant shall pay fair share fees, to be established by the City of Chino, for improvements to the Post-2030 circulation network to accommodate Project traffic. Outside of local, state and federal funding sources, no mechanisms are currently in place for local contributions to freeway improvements on a project-by-project basis. Similarly, no mechanisms or interagency agreements exist to address full funding and construction of offsite intersection improvements needed by cumulative projects and regional growth.

TRIBAL CULTURAL RESOURCES

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
18. TRIBAL CULTURAL RESOURCES. Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

18(a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less Than Significant Impact. Pursuant to Government Code §21080.3.2(b) and §21074(a)(1)(A)-(B) (AB 52] the City has provided formal notification to California Native American tribal representatives that have previously requested notification from the City regarding projects within the geographic area traditionally and culturally affiliated with tribe(s). Native American groups may have knowledge about cultural resources in the area and may have concerns about adverse effects from development on tribal cultural resources as defined in PRC §21074.

On May 14, 2021 and June 1, 2021, the City initiated tribal consultation with interested California Native American tribes consistent with Assembly Bill (AB) 52 and Senate Bill (SB) 18. Letters were mailed to the following tribes:

- Soboba Band of Luiseño Indians
- Morongo Band of Mission Indians
- Gabrieleño Band of Mission Indians–Kizh Nation
- Torres Martinez Desert Cahuilla Indians
- San Gabriel Band of Mission Indians.
- Gabrielino Tongva Indians of California
- Rincon Band of Luiseño Indians
- Pechanga Band of Luiseño Indians
- Gabrieleno-Tongva San Gabriel Band of Mission Indians
- Gabrielino-Tongva Tribe
- Quechan Tribe of the Fort Yuma Reservation
- Juaneno Band of Mission Indians Acjachemen Nation – Belardes
- Santa Rosa Band of Cahuilla Indians
- Pala Band of Mission Indians

No responses were received from any of the California Native American tribe representatives regarding AB 52 and SB 18. Accordingly, Native American consultation for the Project has been concluded.

To determine whether there are sensitive or sacred Native American resources on or near that site that could be affected by the HEU, the City also requested the NAHC to perform a Sacred Lands File (SLF) search. The NAHC utilizes the United State Geological Survey (USGS) Geologic Maps as reference for the search. The City is not located on one USGS Map and instead it is divided with portions on three (3) different maps: USGS Ontario 7.5-Minute Quadrangle (Ontario Map), USGS Prodo Dam 7.5-Minute Quadrangle (Prado Dam Map), and USGS North Corona 7.5-Minute Quadrangle (North Corona Map). The Ontario Map includes the northern portion of the City of Chino and portions of the following cities: Pomona, Chino Hills, Ontario, Montclair, Claremont, Upland, and Rancho Cucamonga. The Prado Dam Map includes most of the City, below the northern portion that is part of the Ontario Map and portions of the Cities of Chino Hills and Ontario. The North Corona Map includes the eastern portion of the City and portions of the Cities of Ontario, Norco, Riverside, and Corona. Therefore, the HEU's SLF search not only covered the City of Chino, but it also covered extensive areas beyond the City of Chino boundary. On June 22, 2021, the NAHC responded with results of the SLF search proving positive for the areas included in the three (3) USGS Geological Maps. Since the SLF search does not provide the exact location of the positive result, there is not enough data to determine that the positive result is within the City of Chino.

Future housing development projects, facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies, Chino MC standards, as well as be required to adhere to all Federal, State, and local regulations for avoiding impacts to tribal cultural resources and therefore, less than significant impact is anticipated.

Standard Conditions and Requirements

None are applicable to the Project.

UTILITIES AND SERVICE SYSTEMS

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
19. UTILITIES AND SERVICE SYSTEMS. Would the Project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project projected demand in addition to the provider's existing commitments?			X	
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?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

19(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?

Less Than Significant Impact. As part of the HEU analysis, each candidate housing site has been evaluated to ensure there is adequate access to water and sewer connections as well as dry utilities. Each site is situated with a direct connection to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site.

Water Supply

The City's potable water supply is served by the City of Chino's Water Utility, which is operated by the City's Public Works Department. The Water Utility provides water to an area of about 27 square miles and is a sub-agency of the Inland Empire Utilities Agency (IEUA). According to the City of Chino 2020 Urban Water Management Plan (2020 UWMP), adequate water supplies are projected to be available to meet the City's estimated water demand for normal, dry, and multiply dry weather years through the year 2045.

The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. Candidate housing development of approximately 3,773 units are located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum. Thus, the Project would result in approximately 4,755 new housing units not previously planned for (i.e., not within entitled private specific plans or existing zoning). Based on its addition of 4,755 housing units, future development would result in additional water demands over existing conditions. However, the proposed candidate housing sites, including projected ADUs and future AFF-OV and MU-OV sites, are located in urbanized areas of the City in either existing residential or non-residential land use designation and zoning. These sites would be located in already developed areas of the City where water infrastructure already exists. Further, most of the candidate housing sites are developed and include existing connections to the District's system. Accordingly, future housing development facilitated by the HEU is not anticipated to require or result in the relocation or construction of substantial new or expanded water facilities that could cause significant environmental effects. Notwithstanding, all future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to adhere to GP policies and the Chino MC standards. A less than significant impact would occur. Water supply is further discussed in impact discussion (b) below.

Wastewater

Wastewater disposal is regulated under the Federal Clean Water Act (CWA) and the State of California Porter-Cologne Water Quality Control Act. The Santa Ana RWQCB regulates wastewater discharges in the City and implements the Clean Water Act and the Porter-Cologne Act by administering the NPDES, issuing water discharge permits, and establishing BMPs for the control of pollutants into waterways. Future projects may be required to implement a Water Pollution Prevention Program (SWPPP) to ensure that water quality is not degraded and so that storm water flowing from the site would not exceed wastewater treatment requirements. The Santa Ana Regional Water Quality Control Board (RWQCB) also has requirements in place for fee payment to offset infrastructure costs.

According to the Chino GP, the City operates and maintains its own local sewer collection system. The City's sewer collection system drains into IEUA's trunk sewers which convey the sewage to IEUA's wastewater treatment and reclamation plants for treatment.[28] Wastewater generated by the future HEU candidate housing sites would be conveyed through City facilities before it ultimately is treated at one of three (3) treatment plants: Regional Plant 1 (RP-1) in Ontario, Carbon Canyon Wastewater Facility (CCWRF) in Chino, or Regional Plant 5 (RP-5) in Chino.

[28] City of Chino. *Envision Chino – City of Chino General Plan 2025 Environmental Impact Report (2010).* Available at https://www.cityofchino.org/city_hall/departments/community_development/planning/plans/general. Accessed on October 11, 2021.

Together, all three (3) facilities have a combined capacity of 71.7 million gallons per day (MGD). The Chino Basin Regional Sewer Service Contract requires a capacity of 270 gallons per day per housing unit. With the capacity to accommodate up to 4,755 housing units not previously planned, the HEU would create a demand of 1.3 MGD over the span of 2021-2029 planning period. The increase in demand of 1.3 MGD is not considered to be significant as the proposed candidate housing sites, including projected ADUs and future AFF-OV and MU-OV sites, are located in urbanized areas of the City in either existing residential or non-residential land use designation and zoning that have been accounted for in the build of the City. As previously discussed, future development of candidate housing sites would occur as market conditions allow and at the discretion of the individual property owners. All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to adhere to GP policies and the Chino MC standards. As such, impacts with regard to wastewater are anticipated to be less than significant impact. Wastewater capacity is further discussed in impact (c) below.

Dry Utilities

The Southern California Edison (SCE) provides electricity and Southern California Gas (SoCal Gas) services gas utilities. Telecommunications service is provided by multiple companies including Frontier and Spectrum. The Project would not result in direct housing construction but would facilitate future housing development throughout the City. Future housing development facilitated by the HEU would increase the demands for dry utilities. However, the proposed candidate housing sites, including projected ADUs and future AFF-OV and MU-OV sites, are located in urbanized areas of the City in either existing residential or non-residential land use designation and zoning. These sites would be located in urbanized areas of the City that are already served by electric power, natural gas, and telecommunications facilities. Further, most of the candidate housing sites are developed and connect to existing dry utility infrastructure. While future development facilitated by the HEU would increase population within the City and increase service demand, growth projections are consistent with regional and local plans used to guide infrastructure development. All future housing development facilitated by the HEU would be required to meet the mandatory requirements under the City's various programs aimed at ensuring adequate supplies and service infrastructure are available to serve the development. For these reasons, impacts regarding dry utilities would result in a less than significant impact.

19(b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. The Project would result in approximately 4,755 new housing units not previously planned for (i.e., not within entitled private specific plans or existing zoning). Based

on its addition of 4,755 housing units not previously planned and a population growth of approximately 16,310 persons, future development would result in additional water demands over existing conditions. According to the 2020 UWMP, the City's 5-year average base daily per capita water usage rate is approximately 189 gallons per capita per day (GPCD). The Project would therefore generate an estimated demand of 3,082,590 GPCD or approximately 3,453 acre-feet (AF) of water per year (AFY).[29]

The 2020 UWMP shows that the City can meet water demands during normal year, dry year, and multiple dry years over the next 25 years. Although the total supplies are shown to meet projected demands with no difference, additional supplies are available as the City has the flexibility to increase groundwater production from the Chino Basin.

Future development would occur incrementally through 2029, based on market conditions and other factors, such that existing water services are not overburdened by substantially increased demands at any given time. Future development satisfying certain criteria would require preparation of a Water Supply Assessment (WSA) in order to verify sufficient water supply is available to meet the development's water demand.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies and the Chino MC Title 13 (Water, Sewers, and Utilities) regulations. A less than significant impact would occur.

Stormwater

Implementation of future projects will likely require the construction of storm drainages to tie into existing stormwater drainage facilities within existing rights-of-way. Water discharged from the respective sites is not anticipated to negatively affect off-site or downstream flows. See Hydrology and Water Quality Impact (a) for further discussion. Impacts are to be considered less than significant.

19(c) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. The City is served by three (3) treatment plants: Regional Plant 1 (RP-1) in Ontario, Carbon Canyon Wastewater Facility (CCWRF) in Chino, or Regional Plant 5 (RP-5) in Chino. Together, all three (3) facilities have a combined capacity of 71.7 million gallons per day (MGD). The Chino Basin Regional Sewer Service Contract requires a capacity of 270 gallons per day per housing unit. With the capacity to accommodate up to 4,755 housing units not previously planned, the HEU would create a demand of 1.3 MGD over the span of 2021-2029

[29] City of Chino. *2020 Urban Water Management Plan*. Available at https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_10382578/Image/City%20Hall/Departments/Public%20Works/Environmental/UWMP%202021%20Combined.pdf. Accessed on October 11, 2021.

planning period. The increase in demand of 1.3 MGD is not considered to be significant and would be well within the capacities of the combined treatment plants.

Future housing development under the HEU may be subject to discretionary permits and be required to adhere to all Federal, State, and local requirements related to wastewater treatment during construction and operations, including the Sewer System Management Plan (SSMP), Chino GP Objective PFS-9.1 Policy P2, Chino MC Title 13 and required construction permits. Considering these requirements, and the available capacity discussed above, the Project would not result in a determination by the wastewater treatment provider that it has inadequate capacity to serve the Project's projected demand in addition to the provider's existing commitments. No new significant expansions of infrastructure facilities are required, and impacts would be less than significant.

19(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?

Less Than Significant Impact. According to the Chino GP, the City of Chino contracts solid waste collection, transfer, and disposal, as well as recycling services with Waste Management, Inc. (WM). Chino's solid waste is sent to the West Valley Material Recovery Facility and Transfer Station (West Valley MRF), located in Fontana. From there, the waste goes to the El Sobrante Landfill, which is located in Riverside County. Burrtec Waste Industries (Burrtec) is responsible for solid waste collection, transfer, and disposal, as well as recycling services, within the unincorporated areas of Chino's SOI. Similar to WM, Burrtec diverts waste to the West Valley MRF, before making its way to the El Sobrante Landfill.

All future construction activities would be required to demonstrate compliance with Federal, State, and local statutes and regulations for solid waste. Construction activities would be subject to compliance with the 50 percent diversion of solid waste requirement pursuant to the California Integrated Waste Management Act of 1989 (AB 939). In addition, construction activities would be required to comply with the most recent Green Building Code, which implements design and construction measures that act to reduce construction-related waste through material conservation measures and other construction-related efficiency measures.

Future development would involve a net increase of 4,755 unplanned housing units from projected ADUs and future AFF-OV and MU-OV sites over existing conditions. Thus, the Project could increase solid waste disposal demands over existing conditions. However, these proposed candidate sites are located in already urbanized areas of the City in either existing residential or non-residential land use designations and zoning. It is not expected that future projects would lead to inadequate landfill capacity at the El Sobrante Sanitary Landfill, which has a daily capacity

of 16,054 tons per day.[30] The landfill has the remaining capacity for 383.4 million cubic yards and has an operational life through 2047. Solid waste generated at future housing developments facilitated by the HEU would represent a nominal increase in disposal rates. Existing landfill capacity would be sufficient to serve future development within the City.

Further, AB 341 requires cities and counties to implement recycling programs, reduce refuse at the source, and compost waste to achieve the established 75 percent diversion of solid waste from landfills. For future housing development, the City, in conjunction with WM and Burrtec, would perform outreach, education and monitoring pursuant to this regulation.

Future housing development facilitated by the HEU may be subject to discretionary permits and be required to adhere to all Federal, State, and local requirements for solid waste reduction and recycling. Considering these requirements, the HEU implementation would not generate solid waste in excess of State or local standards, or in excess of local infrastructure's capacity. Therefore, impacts would be less than significant.

19(e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. State, County, and local agencies with regulatory authority related to solid waste include the California Department of Resources Recycling and Recovery (CalRecycle) and the City. Regulations specifically applicable to the proposed project include the California Integrated Waste Management Act of 1989 (AB 939), §4.408 of the CalGreen Code, and SB 341, which requires multi-family residential development and commercial uses to implement recycling programs.

The Integrated Waste Management Act, which requires every city and county in the State to prepare a Source Reduction and Recycling Element (SRRE) to its Solid Waste Management Plan, identifies how each jurisdiction will meet the State's mandatory waste diversion goal of 50 percent by and after the year 2000. The diversion goal has been increased to 75 percent by 2020 by SB 341.

The 2019 CalGreen Code §4.408 requires preparation of a Construction Waste Management Plan that outlines ways in which the contractor would recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition debris. As previously noted, the Project would not result in direct housing construction, but would facilitate future housing development. During the construction phase of future housing development, projects would comply with the CalGreen Code through the recycling and reuse of at least 65 percent of the

[30] Riverside County Department of Waste Resources. *El Sobrante Landfill Citizens Oversight Committee Newsletter 4th Quarter 2020.* Available at http://www.rcwaste.org/Portals/0/Files/ElSobrante/2020/El%20Sobrante%20Landfill%20COC%20Newsletter%204th%20QTR%202020.pdf. Accessed on October 11, 2021.

nonhazardous construction and demolition debris from the Project site. No conflict with statutes and regulations related to solid waste would occur.

Standard Conditions and Requirements

None are applicable to the Project.

WILDFIRE

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildlife or the uncontrolled spread of a wildfire?			X	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
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?			X	

20(a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. Undeveloped Areas are more likely to be high fire risk areas. Infill development will be proposed and prioritized through the housing element. These areas are in developed areas which reduces risk for wildland fire in the wildland urban interface. It is unlikely that emergency services traveling from the City to undeveloped areas and edges of the City will be impeded by construction activities or increased traffic created as a result of residential development under the housing element.

The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City**.** According to CalFire Fire Hazard Severity Zone Map[31], the candidate housing sites are not within a State responsibility area (SRA) or a Very High Fire Hazard Severity Zone (VHFHZ). Per the Chino GP EIR, although the City is not located in a fire hazard zone, conditions of approval for new development include a number of actions to reduce fire danger to new structures and the community in general would apply. Furthermore, a Weed Abatement program is enforced. In

[31] California Department of Forestry and Fire Protection, California Fire Hazard Severity Zone Viewer Available at: https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414, Accessed on October 11, 2021.

addition, the Chino Valley Fire District has contracted labor and CAL FIRE crews for fire hazard abatement programs and projects. Finally, a Fire Safe Plan and 2020 LHMP were developed to reduce fuel loading. In addition, Chino GP Goal SAF-3 calls for the City to protect lives and properties from wildland fires and hazards. Policy P1 would require all development in areas of potential wildland fire hazards to include the following: clearance around structures and fire-resistant ground cover, and fire-resistant roofing materials. In addition to these measures, the City is generally buffered from wildland fires due its flat topography and the limited amount of open space immediately surrounding Chino. With State Route 71 separating the City from the wildland fire hazards in Chino Hills and compliance with the policies described above, it is expected that the impacts from wildland fire associated with the future housing development facilitated by the HEU would be less than significant.

Project implementation is not anticipated to impair an adopted emergency response plan or emergency evacuation plan. The potential to impair an adopted emergency response plan or emergency evacuation plan would be addressed on a project-by-project basis for individual projects and conditions of approval and/or mitigation would be placed on proposed projects to address any potential impacts, consistent with GP policies. Additionally, future developments facilitated by the Project would be required to continue assessing potential fire risks associated with their individual developments. The established permitting process will assist future developers in further identifying any potential construction barriers or obstructions in the rights of way and paths for emergency access. Future developments may require the creation of a traffic control plan which will mitigate any concerns related to impeding emergency access.

Furthermore, future development facilitated by the HEU may be subject to discretionary permits and be required to meet the mandatory requirements related to the prevention of wildfire impacts. All future housing development would be required to comply with the CFC and CBC. As a result, HEU implementation would not substantially impair an adopted local or county-wide emergency response or evacuation plan. Therefore, impacts would be less than significant.

20(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?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. To further minimize risk from wildfire, future development on the candidate housing sites in VHFHSZ are required to adhere to the 2019 California Fire Code, Title 24, Part 9, §304.1.2, which states the following:

> "Any person that owns, leases, controls, operates, or maintains any building or structure in, upon, or adjoining any mountainous area or forest-covered lands, brush covered lands, or

grass-covered lands, or any land which is covered with flammable material, shall at all times do all of the following:"

- Maintain around and adjacent to such building or structure a firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side thereof or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This section does not apply to single specimens of trees, ornamental shrubbery, or similar plants which are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.
- Maintain around and adjacent to any such building or structure additional fire protection or firebreak made by removing all bush, flammable vegetation, or combustible growth which is located from 30 feet to 100 feet from such building or structure or to the property line, whichever is nearer, as may be required by the enforcing agency if he finds that, because of extra hazardous conditions, a firebreak of only 30 feet around such building or structure is not sufficient to provide reasonable fire safety. Grass and other vegetation located more than 30 feet from such building or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion.
- Remove that portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe.
- Cut and remove all dead or dying portions of trees located adjacent to or overhanging any building.
- Maintain the roof of any structure free of leaves, needles, or other dead vegetative growth.
- Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to any fireplace, stove, or other device that burns any solid or liquid fuel. The screen shall be constructed of nonflammable material with openings of not more than 0.5 inch in size.
- Hazardous vegetation and fuels around all applicable buildings and structures shall be maintained in accordance with applicable regulations.[32]

Future development facilitated by the Project would be required to adhere to all applicable fire prevention requirements and regulations, including CFC requirements and would result in less than significant impacts.

[32] California Office of Administrative Law (2019). *2019 California Fire Code, Title 24, Part 9, §304.1.2*. Retrieved from https://codes.iccsafe.org/content/CFC2019P4/chapter-3-general-requirements. Accessed on October 11, 2021.

20(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?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. The need for installation and maintenance of new infrastructure (such as roads, fuel breaks, emergency water resources, power lines, or other utilities) would be evaluated as part of the development review process. It is anticipated that future housing development facilitated by the Project would be served by the extension of existing utility infrastructure located primarily in existing rights-of-way, because of the predominately developed nature of the City. Through compliance with applicable development regulations in the case of future development, impacts are anticipated to be less than significant, and no mitigation is required.

20(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?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. According to the California Geological Survey, the City does not contain any areas identified as having a severe potential for landslides.[33] As well, as stated in Geology and Soils Impact (a)(iv), the Project candidate housing opportunity areas are relatively flat and not within an area susceptible to landslides. Adherence to State and City codes, and emergency and evacuation plans set by the City and the County of San Bernardino would prevent impacts to people or structures from risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, impacts would be less than significant.

Standard Conditions and Requirements

None are applicable to the Project.

[33] California Geological Survey, Geologic Hazards Data and Maps Data Viewer. Available at https://maps.conservation.ca.gov/geologichazards/, Accessed on October 11, 2021.

MANDATORY FINDINGS OF SIGNIFICANCE

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
21. MANDATORY FINDINGS OF SIGNIFICANCE. Does the Project:				
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

21(a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant Impact. On the basis of the foregoing analysis, the proposed project does not have the potential to significantly 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 or eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. All candidate housing sites are either allowed by right (in the case of the ADUs), already addressed in the prior CEQA documents, or within future overlays that are already designated for development in the Chino GP.

All future housing development facilitated by the HEU would be subject to the City's development review process and required to adhere to all Federal, State, and local requirements. The HEU would not result in any direct environmental impacts that would 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. Impacts are less than significant.

21(b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects.)

Less Than Significant Impact. State CEQA Guidelines §15065(a)(3) defines "cumulatively considerable" as times when "the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects." This document provides a programmatic analysis of the effects of the proposed HEU and the future housing development facilitated by its implementation.

The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. Future housing development facilitated by the HEU would occur as market conditions allow and at the discretion of the individual property owners; be subject to the City's development review process and be subject to environmental review under CEQA. Based on these factors, and since all future housing development facilitated by the HEU would be subject to the City's development review process, the Project would not result in environmental effects, which are individually limited, but cumulatively considerable.

21(c) Does the Project have environmental effects which will have substantial adverse effects on human beings, directly or indirectly?

Less Than Significant Impact. There are no known substantial adverse effects on human beings that would be caused by the Project. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. The HEU provides capacity for future housing development consistent with State Housing law. The candidate housing sites are dispersed throughout the community to minimize the potential for adverse environmental impacts. The provision of additional housing in the City is intended to create adequate housing availability at all income levels. The creation of more economically and socially diversified housing choices is a goal of the HEU and is intended to provide new housing opportunities for low-income households.

Implementation of the HEU would provide additional housing options for a variety of income levels, as allocated by RHNA.

4.0 REFERENCES

Caltrans. (2021). California State Scenic Highway System Map. Available at: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. Accessed on October 7, 2021.

City of Chino. 2003. Preserve Chino Sphere of Influence – Subarea 2 Final Environmental Impact Report SCHS#2000121036 Certified March 25, 2003. Available at https://www.cityofchino.org/city_hall/departments/community_development/planning/plans/the_preserve. Accessed on October 7, 2010.

City of Chino. 2010. *General Plan*.

City of Chino. 2010. General Plan Update Draft Environmental Impact State Clearinghouse Number 2008091064

City of Chino. 2010. General Plan Update Final Environmental Impact State Clearinghouse Number 2008091064

City of Chino. 2018. Local Hazard Mitigation Plan 2018. Available at https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_10382578/File/City%20Hall/Departments/Police/Emergency%20Preparedness/city%20of%20chino%20local%20hazard%20mitigation%20plan%20%202018.pdf. Accessed on October 11, 2021.

City of Chino. 2020. Traffic Impact Analysis Guidelines December 2020. Page 2.

City of Chino. 2020. Urban Water Management Plan. Page 6-11. Available at https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_10382578/Image/City%20Hall/Departments/Public%20Works/Environmental/UWMP%202021%20Combined.pdf. Accessed on October 10, 2021.

City of Chino. 2021. Crime Prevention Through Environmental Design (CPTED). Available at https://www.cityofchino.org/city_hall/departments/administration/police_test/programs/community_programs. Accessed on October 10, 2021.

California Department of Fish and Wildlife. California Natural Community Conservation Plans. Available at https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline. Accessed on October 15, 2021

California Department of Forestry and Fire Protection, California Fire Hazard Severity Zone Viewer Available at: https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414. Accessed October 11, 2021.

California Department of Housing and Community Development (HCD). Available at https://www.hcd.ca.gov/community-development/housing-element/index.shtml. Accessed on October 6, 2021.

California Geological Survey, Geologic Hazards Data and Maps Data Viewer. Available at https://maps.conservation.ca.gov/geologichazards/, Accessed on October 11, 2021.

California Office of Administrative Law (2019). 2019 California Fire Code, Title 24, Part 9, §304.1.2. Retrieved from https://codes.iccsafe.org/content/CFC2019P4/chapter-3-general-requirements. Accessed on October 11, 2021.

Riverside County Department of Waste Resources. 2020. El Sobrante Landfill Citizens Oversight Committee Newsletter 4th Quarter 2020. Available at http://www.rcwaste.org/Portals/0/Files/ElSobrante/2020/El%20Sobrante%20Landfill%20COC%20Newsletter%204th%20QTR%202020.pdf. Accessed on October 11, 2021.

Southern California Association of Governments (SCAG). *Connect SoCal (2020).* Retrieved from https://scag.ca.gov/connect-socal. Accessed on October 11, 2021.

Southern California Association of Governments (SCAG). What is RHNA? Available at https://scag.ca.gov/rhna. Accessed on October 6, 2021.

Southern California Association of Governments (SCAG). Retrieved from 2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction. Accessed on October 6, 2021.

United States Census Bureau. Quick Facts Chino City, California. Retrieved from https://www.census.gov/quickfacts/Chinocitycalifornia Accessed on October 6, 2021.

United States Geographical Survey (USGS). Available at https://ngmdb.usgs.gov/topoview/viewer/#13/33.9864/-117.6677. Accessed on September 2, 2021.

Appendix A

Inventory of Candidate Housing Sites

CITY OF CHINO 6TH CYCLE HOUSING ELEMENT UPDATE – INVENTORY OF CANDIDATE HOUSING SITES

Multiple candidate sites were identified throughout the City which were found to be suitable to accommodate future development in order to meet the City's Regional Housing Needs Assessment (RHNA) allocation. These candidate sites are chosen based on their ability to accommodate very low, low, moderate, and above moderate income housing sites.

Site/Parcel	APN	Buildable (Net) Acreage	GPLU	Zoning	Overlay Zone	Overlay Districts/ Specific Plan Areas	Existing Units	Net Capacity	Low/ Very-Low	Moderate	Above Moderate	Vacancy
1	101403103	1.84	GC	CG	AFF-OV	Central Avenue Specific Plan	0	46	46	0	0	
2	101462151	2.21	GC	CG	MU-OV	Central Avenue Specific Plan	0	44	44	0	0	VACANT
3	101507108	4.64	RC	CR	MU-OV	Central Avenue Specific Plan	0	92	92	0	0	
4	101465201	1.28	GC	CG	AFF-OV	Central Avenue Specific Plan	0	32	32	0	0	VACANT
5	101439302	1.44	CG	GC	AFF-OV	Central Avenue Specific Plan	0	36	36	0	0	VACANT

Site/Parcel	APN	Buildable (Net) Acreage	GPLU	Zoning	Overlay Zone	Overlay Districts/ Specific Plan Areas	Existing Units	Net Capacity	Low/ Very-Low	Moderate	Above Moderate	Vacancy
6	101403132	0.69	GC	CG	AFF-OV	Central Avenue Specific Plan	0	17	17	0	0	
7	101551127	8.35	OC	CO	AFF-OV		0	208	208	0	0	
8	101551103	2.30	GC	CG	AFF-OV		1	56	56	0	0	VACANT
9	102103122	1.00	OC	CO	AFF-OV	Central Avenue Specific Plan	0	25	25	0	0	VACANT
10	102103116	1.45	SC	CS	AFF-OV		0	36	36	0	0	
11	102103126	0.97	OC	CO	AFF-OV		1	23	23	0	0	

Site/Parcel	APN	Buildable (Net) Acreage	GPLU	Zoning	Overlay Zone	Overlay Districts/ Specific Plan Areas	Existing Units	Net Capacity	Low/ Very-Low	Moderate	Above Moderate	Vacancy
12	101910105	7.19	NC	CN	MU-OV		1	142	142	0	0	
13	102011101	4.02	GC	CG	AFF-OV		1	99	99	0	0	
14	102010146	1.25	GC	CG	AFF-OV		1	30	30	0	0	
15	101529202	3.40	GC	CG	MU-OV	Central Avenue Specific Plan	0	68	68	0	0	
16	101529206	1.56	GC	CG	MU-OV	Central Avenue Specific Plan	0	31	31	0	0	

Site/Parcel	APN	Buildable (Net) Acreage	GPLU	Zoning	Overlay Zone	Overlay Districts/ Specific Plan Areas	Existing Units	Net Capacity	Low/ Very-Low	Moderate	Above Moderate	Vacancy
17	101537102	3.00	GC	CG	MU-OV	Central Avenue Specific Plan	0	60	60	0	0	
18	101537103	1.41	GC	CG	MU-OV	Central Avenue Specific Plan	0	28	28	0	0	
19	101537105	1.93	GC	CG	MU-OV	Central Avenue Specific Plan	0	38	38	0	0	
20	101555301	2.77	GC	CG	MU-OV		0	55	55	0	0	
21	102045112	2.41	SC	CS	MU-OV	Central Avenue Specific Plan	0	48	48	0	0	
22	101557211	2.36	RD 12	RD 12	AFF-OV		0	58	58	0	0	
23	101462150	2.08	GC	CG	MU-OV	Central Avenue Specific Plan	0	41	41	0	0	

Site/Parcel	APN	Buildable (Net) Acreage	GPLU	Zoning	Overlay Zone	Overlay Districts/ Specific Plan Areas	Existing Units	Net Capacity	Low/ Very-Low	Moderate	Above Moderate	Vacancy
24	101437138	1.46	GC	CG	AFF-OV	Central Avenue Specific Plan	0	36	36	0	0	
25	101437137	0.74	GC	CG	AFF-OV	Central Avenue Specific Plan	0	18	18	0	0	
26	101438102	1.40	GC	CG	AFF-OV	Central Avenue Specific Plan	1	34	34	0	0	
27	101438103	1.40	GC	CG	AFF-OV	Central Avenue Specific Plan	0	35	35	0	0	VACANT
28	101438101	1.82	GC	CG	AFF-OV	Central Avenue Specific Plan	0	45	45	0	0	
29	101551129	1.10	GC	CG	AFF-OV		0	27	27	0	0	
30	101551128	1.17	GC	CG	AFF-OV		0	29	29	0	0	

Site/Parcel	APN	Buildable (Net) Acreage	GPLU	Zoning	Overlay Zone	Overlay Districts/ Specific Plan Areas	Existing Units	Net Capacity	Low/ Very-Low	Moderate	Above Moderate	Vacancy
31	102004425	0.58	GC	CG	AFF-OV	Central Avenue Specific Plan	0	14	14	0	0	
32	102519106	5.52	OC	C/O	AFF-OV		0	138	138	0	0	VACANT
33	102548201	0.47	OC	C/O	AFF-OV		0	11	11	0	0	VACANT
34	102515108	2.44	OC	C/O	AFF-OV		0	61	61	0	0	VACANT
35	102549101	0.37	OC	C/O	AFF-OV		0	9	9	0	0	VACANT
36	102520106	3.90	GC	C	MU-OV		0	78	78	0	0	VACANT
37	102519107	8.40	GC	C	MU-OV		0	168	168	0	0	VACANT
38	101465101	1.17	GC	CG	AFF-OV	Central Avenue Specific Plan	1	28	28	0	0	
39	101506107	9.05	RC	CR	MU-OV	Central Avenue Specific Plan	1	180	180	0	0	
40	101506108	10.22	RC	CR	MU-OV	Central Avenue Specific Plan	1	203	203	0	0	

Site/Parcel	APN	Buildable (Net) Acreage	GPLU	Zoning	Overlay Zone	Overlay Districts/ Specific Plan Areas	Existing Units	Net Capacity	Low/ Very-Low	Moderate	Above Moderate	Vacancy
41	102033111	0.57	SC	CS	MU-OV	Central Avenue Specific Plan	1	10	10	0	0	VACANT
42	102033112	1.14	SC	CS	MU-OV	Central Avenue Specific Plan	1	21	21	0	0	
43	102033113	2.02	SC	CS	MU-OV	Central Avenue Specific Plan	1	39	39	0	0	
44	102033114	2.56	SC	CS	MU-OV	Central Avenue Specific Plan	1	50	50	0	0	
45	102033116	0.76	LI	MI	MU-OV	Central Avenue Specific Plan	3	12	12	0	0	
46	102103117	1.13	SC	CS	AFF-OV		1	27	27	0	0	
47	102606105	10.00	UR	OS-1	AFF-OV	Airport Overlay District	0	250	250	0	0	VACANT
48	105205106	0.99	GC	GC	MU-OV		1	18	18	0	0	VACANT

Site/Parcel	APN	Buildable (Net) Acreage	GPLU	Zoning	Overlay Zone	Overlay Districts/ Specific Plan Areas	Existing Units	Net Capacity	Low/ Very-Low	Moderate	Above Moderate	Vacancy
49	105205107	0.96	GC	GC	MU-OV		1	18	18	0	0	
50	105205108	0.48	GC	GC	MU-OV		1	8	8	0	0	VACANT
51	105205109	0.72	GC	GC	MU-OV		1	13	13	0	0	VACANT
52	105205110	0.17	GC	GC	MU-OV		1	2	2	0	0	VACANT
53	105205112	0.72	GC	GC	MU-OV		1	13	13	0	0	VACANT
54	105205113	0.93	GC	GC	MU-OV		1	17	17	0	0	VACANT
55	105205114	0.90	GC	GC	MU-OV		1	16	16	0	0	
56	105205115	1.43	GC	GC	MU-OV		1	27	27	0	0	
57	105205116	1.80	GC	GC	MU-OV		1	34	34	0	0	VACANT

Site/Parcel	APN	Buildable (Net) Acreage	GPLU	Zoning	Overlay Zone	Overlay Districts/ Specific Plan Areas	Existing Units	Net Capacity	Low/ Very-Low	Moderate	Above Moderate	Vacancy
58	105205117	1.20	GC	GC	MU-OV		1	22	22	0	0	
59	105205118	0.50	GC	GC	MU-OV		1	9	9	0	0	
60	105205120	1.40	GC	GC	MU-OV		1	26	26	0	0	VACANT
61	105205121	0.50	RD 20	GC	AFF-OV		1	11	11	0	0	
62	105205122	0.50	RD 20	RD20	AFF-OV		1	11	11	0	0	VACANT
63	105205123	1.00	RD 20	RD20	AFF-OV		1	24	24	0	0	
64	105205124	4.60	RD 20	RD 20	AFF-OV		1	113	113	0	0	
65	105205125	0.50	GC	GC	MU-OV		1	9	9	0	0	
66	105258103	15.12	GC	GC	MU-OV	Agricultural Overlay District	1	301	301	0	0	VACANT

Site/Parcel	APN	Buildable (Net) Acreage	GPLU	Zoning	Overlay Zone	Overlay Districts/ Specific Plan Areas	Existing Units	Net Capacity	Low/ Very-Low	Moderate	Above Moderate	Vacancy
67	105258104	4.66	GC	GC	MU-OV	Agricultural Overlay District	1	92	92	0	0	VACANT
68	105325102	2.92	RD 4.5	RD4.5	AFF-OV	Airport Overlay District	1	72	72	0	0	
69	105325103	2.12	RD 4.5	RD4.5	AFF-OV	Airport Overlay District	1	52	52	0	0	
70	105325104	1.08	RD 4.5	RD4.5	AFF-OV	Airport Overlay District	1	26	26	0	0	
71	105327109	3.94	OC	OC	AFF-OV	Airport Overlay District	1	97	97	0	0	
72	101403101	1.34	GC	CG	AFF-OV	Central Avenue Specific Plan	1	32	32	0	0	
73	102521129	4.12	OC	AM	AFF-OV		0	103	103	0	0	VACANT
74	102513206	8.73	GC	C	MU-OV		0	109	109	0	0	
75	102257109	8.07	RC	RM	MU-OV		0	100	100	0	0	
76	101945117	4.61	LI	M1	AFF-OV		0	115	115	0	0	
77	101951105	4.39	LI	M1	AFF-OV		0	109	109	0	0	

Site/Parcel	APN	Buildable (Net) Acreage	GPLU	Zoning	Overlay Zone	Overlay Districts/ Specific Plan Areas	Existing Units	Net Capacity	Low/ Very-Low	Moderate	Above Moderate	Vacancy
78	102029427	0.44	RD 8	RD8	AFF-OV		0	11	11	0	0	
79	102029410	0.15	RD 8	RD8	AFF-OV		0	3	3	0	0	
80	102029411	0.15	RD 8	RD8	AFF-OV		0	3	3	0	0	
81	102029412	0.14	RD 8	RD8	AFF-OV		0	3	3	0	0	
82	101530116	2.00	GC	CG	MU-OV		1	38	38	0	0	
83	101460119	6.09	RC	CR	MU-OV		1	120	120	0	0	
84	101460120	3.10	RC	CR	MU-OV		1	61	61	0	0	
85	101459116	3.41	RC	CR	MU-OV		1	67	67	0	0	
86	101557827	0.39	CG	CG	MU-OV		1	6	6	0	0	
87	101557828	0.42	GC	CG	MU-OV		1	7	7	0	0	
88	101557829	0.25	GC	CG	MU-OV		1	3	3	0	0	

Site/Parcel	APN	Buildable (Net) Acreage	GPLU	Zoning	Overlay Zone	Overlay Districts/ Specific Plan Areas	Existing Units	Net Capacity	Low/ Very-Low	Moderate	Above Moderate	Vacancy
89	101562221	0.90	OC	CO	AFF-OV		2	20	20	0	0	
90	101504107	1.80	GC	CG	MU-OV		1	35	35	0	0	
91	101504106	0.59	GC	CG	MU-OV		1	10	10	0	0	

Table 2-11: Sites to Accommodate Chino 2021-2029 RHNA– The Preserve and Rancho Miramonte Specific Plans

Site/Parcel	APN	Buildable (Net) Acreage	GPLU	Zoning[1]	Overlay Districts/ Specific Plan Areas	Existing Units	Net Capacity	Low/ Very-Low	Moderate	Above	Vacancy
92	105701101	4.03	HDR 30	HDR 30	Preserve	0	34	8	0	26	
93	105718103	10.22	HDR 30	HDR 30	Preserve	0	215	0	0	215	
94	105702101	8.83	HDR 16	HDR 16	Preserve	0	99	0	99	0	
95	105703101	1.63	HDR 16	HDR 16	Preserve	0	18	0	18	0	
96	105703103	6.23	HDR 16	HDR 16	Preserve	0	70	0	70	0	
97	105703102	4.65	HDR 16	HDR 16	Preserve	0	52	0	52	0	
98	105718106	26.47	HDR 16	HDR 16	Preserve	0	296	0	296	0	
99	105718102	3.35	HDR 16	HDR 16	Preserve	0	37	0	37	0	
100	105712101	8.16	HDR 20	HDR 20	Preserve	0	120	0	120	0	
101	105713102	6.07	HDR 20	HDR 20	Preserve	0	89	0	89	0	

[1] Parcels within The Preserve Specific Plan and Rancho Miramonte do not have traditional zoning, but do have designated Land Uses per the Specific Plan. The Specific Plan existing capacity was used to determine yield per the entitled land use plans shown in **Figures B-2 and B-3**. Parcels shown are existing APNs for identification purposes. These parcels are anticipated to subdivide prior to development and will potentially have multiple land uses within a single parcel.

Site/Parcel	APN	Buildable (Net) Acreage	GPLU	Zoning[1]	Overlay Districts/ Specific Plan Areas	Existing Units	Net Capacity	Low/ Very-Low	Moderate	Above	Vacancy
102	105715102	8.16	HDR 20	HDR 20	Preserve	0	120	0	120	0	
103	105714101	2.54	HDR 20	HDR 20	Preserve	0	37	0	37	0	
104	105713101	5.45	CC 30	CC 30	Preserve	0	63	12	0	50	
105	105712102	8.89	CC 30	CC 30	Preserve	0	103	20	0	82	
106	105715101	8.89	CC 30	CC 30	Preserve	0	103	20	0	82	
107	105714102	3.89	CC 30	CC 30	Preserve	0	45	9	0	36	
108	105728112	2.16	MDR	MDR	Preserve	0	15	0	0	15	
109	105728114	17.79	MDR	MDR	Preserve	0	124	0	0	124	
110	105718120	19.19	MDR	MDR	Preserve	0	134	0	0	134	
111	105718101	26.44	MDR	MDR	Preserve	1	185	0	0	185	
112	105718119	23.43	MDR	MDR	Preserve	0	164	0	0	164	
113	105718122	53.64	LDR	LDR	Preserve	0	206	0	0	206	
114	105718136	11.18	LDR	LDR	Preserve	0	43	0	0	43	
115	105718121	70.01	LDR	LDR	Preserve	0	269	0	0	269	
116	105718135	50.00	CC 16	CC 16	Preserve	1	308	0	0	308	
117	105721202	21.50	MDR	MDR	Rancho Miramonte	0	199	0	0	199	
118	105721225	11.21	MDR	MDR	Rancho Miramonte	0	104	0	0	104	
119	105721201	52.51	LDR	LDR	Rancho Miramonte	0	311	0	0	311	

Site/Parcel	APN	Buildable (Net) Acreage	GPLU	Zoning[1]	Overlay Districts/ Specific Plan Areas	Existing Units	Net Capacity	Low/ Very-Low	Moderate	Above	Vacancy
120	105721105	15.42	LDR	LDR	Rancho Miramonte	0	91	0	0	91	
121	105721103	6.37	LDR	LDR	Rancho Miramonte	0	38	0	0	38	
122	105721104	13.40	LDR	LDR	Rancho Miramonte	0	79	0	0	79	