13925 Benson Avenue
Site Approval (PL23-0091)

Addendum to the Environmental Impact Report
for the
City of Chino General Plan
(SCH No. 2008091064)

Lead Agency:

City of Chino
13925 Benson Avenue
Chino, CA 91710
Contact: Chris Cortez, Assistant Planner
909-334-3525

March 2024

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SITE APPROVAL (PL23-0091)

Lead Agency:

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March 2024

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LIST OF ACRONYMS, ABBREVIATIONS, AND UNITS OF MEASURE

Acronym	Definition
AB 32	Assembly Bill 32
AB 939	Assembly Bill 939
ACMs	Asbestos Containing Materials
ACOE	Army Corps of Engineers
ALUCP	Airport Land Use Compatibility Plan
AQ	Air Quality
AQMP	Air Quality Management Plan
AR	Airport Related
BMP	Best Management Practice
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CBSC	California Building Standards Code
CCR	California Code of Regulations
CDC	California Department of Conservation
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CMP	Congestion Management Program
CNEL	Community Noise Equivalent Level
CO	Carbon Monoxide
CO_2	Carbon Dioxide
CO_2e	Carbon Dioxide Equivalent
c.y.	Cubic Yards
dB	decibel
dBA	A-weighted Decibels
DTSC	Department of Toxic Substances Control
E+P	Existing plus Project
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
EV	Electric Vehicle
e.g.	“exempli gratia” meaning “for example”
FEMA	Federal Emergency Management Agent
GHG	Greenhouse Gas(es)
HMBEP	Hazardous Materials Business Emergency Plan
I-15	Interstate 15
IEUA	Inland Empire Utilities Agency

LIST OF ACRONYMS, ABBREVIATIONS, AND UNITS OF MEASURE

Acronym	Definition
IPPC	Intergovernmental Panel on Climate Change
i.e.	"is est" meaning "that is"
kBTU/yr	kilo-British thermal units per year
kWh	kilowatt hours
LOS	Level of Service
MM	Mitigation Measure
MMRP	Mitigation Monitoring and Reporting Program
MS4	Municipal Separate Storm Sewer System
MSA	Master Site Approval
MT	Metric Tons
NAHC	Native American Heritage Commission
NESHAP	National Emission Standards for Hazardous Air Pollutants
NO_x	Nitrogen Oxide
NPDES	National Pollution Discharge Elimination System
PM_{10}	Particulate Matter (10 microns in diameter)
$PM_{2.5}$	Particulate Matter (2.5 microns in diameter)
PSP	The Preserve Specific Plan
RMP	Resource Management Plan
RV	Recreational Vehicle
RWQCB	Regional Water Quality Control Board
SA	Site Approval
SB 32	Senate Bill 32
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCH	State Clearinghouse
SCUP	Special Conditional Use Permit
SR	State Route
SR-60	State Route 60
SR-71	State Route 71
SR-83	State Route 83
STC	Sound Transmission Class
SWPPP	Storm Water Pollution Prevention Plan
USFWS	United States Fish and Wildlife Service
WQMP	Water Quality Management Plan

1.0 INTRODUCTION

The City of Chino (hereinafter "City") received applications from Rexford Industrial (hereinafter "Project Applicant") to redevelop the property associated with the address 13925 Benson Avenue. In the City of Chino's independent judgment acting at the Lead Agency pursuant to the California Environmental Quality Act (CEQA, *See* CEQA Guidelines Sections 15050-15051), the Project's actions are within the scope evaluated by the certified Final Program Environmental Impact Report (EIR) for the City of Chino General Plan and only minor technical changes or additions are required to the Final Program EIR to fully address the proposed Project.

1.1 PROJECT SUMMARY

The Project Site comprises approximately seven (7) acres located at 13925 Benson Avenue in the City of Chino, San Bernardino County, California. The Project provides for the demolition an existing manufacturing facility that occupies the subject property and the construction of an approximately 145,500 square-foot (sq. ft.) light industrial building and associated site improvements, which include but are not limited to parking and loading areas, public utility connections, landscaping, and exterior lighting. Refer to Section 2.0, *Project Description*, for a comprehensive description of the proposed Project.

1.2 CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA, a statewide environmental law contained in Public Resources Code Sections 21000-21177, applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. CEQA requires that public agencies inform their decision-makers of the environmental consequences of their discretionary actions and to consider alternatives and mitigation measures (MMs) that could avoid or reduce the discretionary actions' significant, adverse environmental effects. CEQA also gives other public agencies and the public an opportunity to participate in the environmental review process.

1.2.1 Prior CEQA Compliance

In 2010, the City of Chino undertook a comprehensive update to its General Plan and Focused Growth Plan (hereinafter, "GPU"). The GPU was a complete revision to the previously-adopted General Plan, and comprises the principal policy document for guiding future conservation and development in the City of Chino. The GPU identifies concepts for long-term planning through 2025, and provides overall direction for day-to-day actions of the City, its elected officials, and staff. The GPU includes regulations in the form of goals, objectives, policies, and actions that are designed to implement the community's vision for the future of Chino. The policies and actions are intended to be used by the City to guide everyday decision-making and to ensure progress toward the attainment of the goals outlined in the plan. The City of Chino adopted the GPU on July 6, 2010.

In conjunction with its approval of the GPU on July 6, 2010, the City of Chino also certified the Final EIR (State Clearinghouse [SCH] No. 2008091064; hereinafter, "GPU EIR") that was prepared to evaluate the potential environmental effects associated with implementation of the GPU. The GPU EIR was prepared as a Program EIR pursuant to CEQA Guidelines Section 15168. As defined by CEQA Guidelines Section 15168, a Program EIR "…is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either: 1) Geographically; 2) A logical parts in the chain of contemplated actions (sic); 3) In connection with issuance of rules, regulations, plans, or other general

criteria to govern the conduct of a continuing program; or (4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways."

In certifying the GPU EIR, the City of Chino City Council found that the GPU EIR adequately addressed the potential environmental impacts associated with buildout of the GPU. The GPU EIR identified three (3) significant and unavoidable environmental impacts under two (2) individual environmental topics that would result from implementation of the GPU:

- Agricultural Resources (Impact AG-1): The GPU EIR disclosed that the GPU would result in the conversion of two parcels under Williamson Act contract and located outside of The Preserve Specific Plan Area to a non-agricultural use. Although the City's Right-to-Farm ordinance would remain in effect, this impact could not be mitigated and would be significant and unavoidable.

- Air Quality (Impact AQ-1): The GPU EIR disclosed that because the land uses proposed in the GPU were inconsistent with the then-existing General Plan upon which the South Coast Air Quality Management Plan (SCAQMP) was based, the GPU would not conform to the planning assumptions included in the 2007 SCAQMP. The GPU EIR found that the GPU would increase the region's Vehicle Miles Traveled (VMT) and air emissions beyond what was assumed in the 2007 SCAQMP. Consequently, the GPU EIR found that the GPU would conflict with the adopted air plan, and would result in cumulative air quality impacts in the South Coast Air Basin (SCAB).

- Air Quality (Impact AQ-2): The GPU EIR found that while the GPU contains objectives, policies, and actions that would reduce emissions, implementation of the GPU would result in emissions that are greater than 85 percent of then-existing greenhouse gas (GHG) emissions. The GPU EIR concluded that impacts would be significant and unavoidable.

In conjunction with certifying the GPU EIR, the City Council adopted findings of fact as required by CEQA and adopted a Statement of Overriding Considerations (SOC), which demonstrated that the benefits of the GPU outweighed the significant and unavoidable environmental impacts summarized above.

1.2.2 CEQA Rules and Requirements for an Addendum

The CEQA Guidelines allow for the updating and re-use of a previously approved/certified CEQA document when a subsequent project is within the scope of the analysis of the earlier approved CEQA document and when some changes or additions to the original CEQA document are necessary but none of the following conditions are met:

a. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of environmental effects or a substantial increase in the severity of previously identified significant effects;

b. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

c. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

   1. The project will have one or more significant effects not discussed in the previous EIR;

   2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

   3. MMs or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternatives; or

   4. MMs or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the MM or alternative.

If none of the circumstances listed above occur and only minor technical changes or additions are necessary to update the previously approved/certified CEQA document, an Addendum may be prepared (*See* CEQA Guidelines Section 15164).

1.2.3 Finding for the Project

The City of Chino, serving as the CEQA Lead Agency for the proposed Project (See CEQA Guidelines Sections 15050–15051), determined in its independent judgment that the Project evaluated herein does not meet any of the circumstances from CEQA Guidelines Section 15162 and that an Addendum to the previously-certified GPU EIR is the appropriate CEQA compliance document for the Project. The City's finding is based on the following facts:

a. As demonstrated in detail in Section 3.0 of this document, the Project would not require major revisions to the previously-certified GPU EIR because the Project would neither result in significant impacts to the physical environment that were not already disclosed in the GPU EIR nor in substantial increases in the severity of the environmental impacts previously disclosed in the GPU EIR.

b. Subsequent to the certification of the GPU EIR, no substantial changes in the circumstances under which the Project would be undertaken have occurred that would require major revisions to the GPU EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

c. There is no evidence in the public record that new information of substantial importance has become available that is applicable to the Project and/or Project Site, was not known and could not have been known with the exercise of reasonable diligence at the time the GPU EIR was certified, and would alter the conclusions of the GPU EIR.

1.3 FORMAT AND CONTENT OF THIS EIR ADDENDUM

The following components comprise the EIR Addendum in its totality:

a. This Introduction (Section 1.0) and the Project Description (Section 2.0).

b. The completed Environmental Checklist Form (Section 3.0), which presents evidence that the Project would not result in any new significant environmental impacts or substantially increase the severity of significant environmental impacts beyond the levels disclosed in the GPU EIR.

c. Section 4.0, References, includes a list of reference material used to prepare this Addendum. All reference materials cited in Section 4.0 are herein incorporated by refence pursuant to CEQA Guidelines Section 15150 and are available for public review at the internet address provided in Section 4.0 and / or at the City of Chino Development Services Department, Planning Division, 13220 Central Avenue, Chino, CA 91710.

d. Twelve (12) technical reports and supporting documents:

Appendix A:	Mitigation Monitoring and Reporting Program
Appendix B:	Air Quality Impact Analysis
Appendix C:	Mobile Source Health Risk Assessment
Appendix D:	Archaeological Resources Records Search
Appendix E:	Energy Analysis
Appendix F:	Geotechnical Exploration Report
Appendix G:	Greenhouse Gas Analysis
Appendix H:	Phase I and Phase II ESA
Appendix I:	Preliminary Water Quality Management Plan
Appendix J:	Preliminary Drainage Report
Appendix K:	Noise Impact Analysis
Appendix L:	Traffic Analysis

e. The Draft and Final GPU EIR, accompanying Mitigation Monitoring and Reporting Program (MMRP), Technical Appendices to the GPU EIR, Findings and Statement of Facts, Statement of Overriding Considerations, which are all herein incorporated by reference pursuant to CEQA Guidelines Section 15150 and are available for review at the City of Chino Development Services Department, Planning Division; 13220 Central Avenue; Chino CA 91710 and online at: www.cityofchino.org/591/environmental-documents.

1.4 REVIEW AND CONSIDERATION OF THIS EIR ADDENDUM

The City of Chino Development Services Department, Planning Division, directed and supervised the preparation of this EIR Addendum. Although prepared with assistance of the consulting firm T&B Planning, Inc., the content contained within, and the conclusions drawn by this EIR Addendum reflect the sole independent judgment of the City.

This EIR Addendum will be forwarded, along with the previously certified GPU EIR, to the Chino Planning Commission for review as part of their deliberations concerning the proposed Project. A public hearing

will be held before the Planning Commission to evaluate the merits of the proposed Project and the adequacy of this EIR Addendum. Public comments will be heard at the hearing. At the conclusion of the public hearing(s), the Planning Commission will take action to approve, conditionally approve, or deny approval of the proposed Project. If no appeal is filed, then the decision of the Planning Commission would be final. However, if the Planning Commission's decision is appealed, the Chino City Council will hold a public hearing to consider the Project. Public comments would be heard at the appeal hearing. As part of their review of the Project, if appealed, the City Council would review and consider the report of the Director of Development Services, the minutes of the Planning Commission, the Project's staff report, and any comments made by members of the public. At the conclusion of the public hearing for the appeal, the City Council would sustain, modify, reject, or overrule the decision of the Planning Commission.

2.0 PROJECT DESCRIPTION

This section provides a description of the Project's precise location and boundaries; a description of the Project Site's environmental setting; a description of the Project's technical, economic, and environmental characteristics; a list of government agencies that are expected to be involved in the Project's decision-making processes; and a list of the permits and approvals that are required to implement the Project.

2.1 PROJECT LOCATION

The Project Site comprises Assessor Parcel Number (APN) 1021-211-02, which occupies 6.98 gross acres in the City of Chino, San Bernardino County, California. The Project Site is associated with the address 13925 Benson Avenue and is bordered by Benson Avenue to the west, existing industrial properties to the north and east, and a Southern California Edison (SCE) substation to the south. The Project Site is in the central portion of the City of Chino, east of the City of Chino Hills and west of the City of Ontario. The Project Site's location is illustrated on Figure 2-1, Regional Map, Figure 2-2, Vicinity Map, and Figure 2-3, USGS Topographic Map.

2.2 EXISTING GENERAL PLAN AND ZONING

The City of Chino General Plan is the long-range planning document that guides development in the Project area and the City at large. As shown on Figure 2-4, City of Chino General Plan Land Use Designations, the City of Chino General Plan Land Use Map designates the Project Site for General Industrial (GI) land uses. The GI designation is for heavy industrial or manufacturing uses, many of which may generate heavy traffic, noise, or odors. There is a 1-acre minimum lot size with a maximum allowable floor area ratio (FAR) of 0.6 in GI areas and, generally, only single-tenant uses are permitted.

As shown on Figure 2-5, City of Chino Zoning Districts, the Project Site is within the General Industrial (M-2) zoning district; 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.

2.3 EXISTING CONDITION OF PROJECT SITE

At the time the GPU EIR was certified in 2010, the Project Site was developed with multiple structures and occupied by multiple industrial businesses. Since that time, the conditions on the Project Site have remained mostly the same. The primary tenant of the Project Site is AmCo Structures Inc., a manufacturer of modular commercial and residential buildings, which occupies an approximately 34,000 square-foot open-air metal structure in the central portion of the Project Site and a modular structure (used as an office) on the western portion of the Site. Other modular structures on the Project Site are occupied by diesel mechanic who conducts maintenance on construction equipment and semi-trucks on the center-south portion of Site and by a vehicle mechanic that operates in the northeast portion of the Site. The Site is largely paved with asphalt except for a landscaped and gravel area located in the southern portion of the Site and along the Site's frontage with Benson Avenue. A combination of concrete masonry walls and wrought iron fencing is installed along the perimeter of the Project Site. The existing conditions of the Project Site are shown on Figure 2-6.

2.4 ENVIRONMENTAL SETTING AND SURROUNDING LAND USES

The properties surrounding the Project Site are occupied by employment-generating land uses (including distribution warehousing, manufacturing, light industrial, and commercial land uses) and public utility facilities, in accordance with the land plan established by the City of Chino General Plan. Existing land uses surrounding the Project Site are illustrated on Figure 2-7, Aerial Photograph, and include the following:

- **North:** Two (2) warehouse buildings abut the Project Site on the north. Farther north (north of Soestern Court) are more warehouse buildings and an industrial business park.
- **South:** South of the Project Site is a Southern California Edison (SCE) substation complex. The site contains the substation building, exciter house, control house, garage, electrical equipment house, and oil house. In addition to the buildings, the site features industrial objects and equipment including transformer banks and overhead electrical transmission wires.
- **West:** Benson Avenue is west of the Project Site. West of Benson Avenue are multiple warehouse buildings and manufacturing facilities, as well as an industrial business park.
- **East:** East of the Project Site is a manufacturing facility and an equipment rental agency. Farther east of the Project Site is Oaks Avenue and, east of Oaks Avenue are additional industrial land uses, including warehouses and industrial office buildings.

2.5 PROJECT DESCRIPTION

The Project evaluated by this EIR Addendum consists of a Site Approval (City Case No. PL23-0091). The application materials for the Project are herein incorporated by reference pursuant to CEQA Guidelines Section 15150 and copies are available for review at the City of Chino Development Services Department, Planning Division; 13220 Central Avenue; Chino CA 91710. The individual components of the Project are discussed below.

2.5.1 Entitlements

A. Site Approval

The proposed Site Approval (PL23-0091) provides a plan to redevelop the Project Site with a warehouse building. The Site Approval application materials include a conceptual layout of the proposed building and associated physical design features, conceptual architecture design, conceptual civil design plans, and a conceptual landscaping plan, which are all described in detail below and on the following pages.

Site Plan

As shown on Figure 2-8, Site Plan, the warehouse building is generally rectangular-shaped (with an east-west orientation), with 145,500 square feet (s.f.) of floor area. The floor space within the proposed building is divided between warehouse space (approximately 133,500 s.f.) and 12,000 s.f. of supporting office space (6,000 s.f. on the ground floor and 6,000 s.f. of mezzanine). The office space is located at the southwest corner of the building.

A gate-secured truck court – used for the loading and unloading of goods and short-term trailer parking – is provided on the south side of the building. The truck court contains 22 dock-high doors (also called bays), one (1) grade-level loading door, and 11 trailer parking spaces. A 10-foot-tall concrete screen wall is provided along the western edge of the truck court to screen views of the trucks and loading docks from

Benson Avenue. Because the Project Applicant is pursuing the Project on a speculative basis, meaning the future occupant(s) of the building is not known at the time of writing this EIR Addendum, there is the possibility of future, minor revisions to the layout and parking space striping within the truck court, which could include an increase to the number of passenger vehicle parking spaces and a reduction to the number of trailer parking spaces, to accommodate the needs of future building occupant(s).

The primary passenger vehicle parking area is provided on the west side of the proposed building, adjacent to Benson Avenue. Additional passenger vehicle parking is provided on the south side of the proposed building. The site plan provides 101 passenger vehicle parking stalls, which includes standard, accessible, and current and future capable electric vehicle parking stalls. Because the Project Applicant is pursuing the Project on a speculative basis, there is the possibility of minor revisions to parking space striping within passenger vehicle parking areas in the future to accommodate the needs of the ultimate building occupant(s).

Bicycle parking racks are provided adjacent to the proposed office space at the southwest corner of the building (1 rack with 6-bicycle capacity).

Vehicular access to the Project Site is provided by two (2) private driveways connecting to Benson Avenue. Both project driveways are fully accessible to passenger vehicles; the north Project driveway is only accessible to inbound truck traffic while the south Project driveway is accessible to inbound and outbound truck traffic.

Architecture

The proposed building features a varied roofline for visual interest and minimizes the bulk and scale of the building. The height of the building varies from approximately 38 feet at the southeast corner of the building, to a maximum height of approximately 43.5 feet at the southwest corner of the building (at the proposed office location), as measured from the finished floor elevation. The building would be constructed of concrete tilt-up panels and low-reflective, blue glass. The exterior color palette for the proposed building includes shades of white and gray with orange accents. Decorative building elements include panel reveals, parapets, mullions, and canopies at office entries. The conceptual architecture plan for the building is illustrated in Figure 2-9, Conceptual Architecture Elevations.

Landscaping

All existing trees and other vegetation on the Project Site would be removed and replaced with the plant material specified in the conceptual landscape plan that is illustrated on Figure 2-10. Proposed landscaping is ornamental in nature and features trees, shrubs, and drought-tolerant accent plants in addition to a variety of groundcovers. Landscaping is provided across the Project Site, with the highest concentration of plant materials along the western boundary of the Project Site (adjacent to Benson Avenue), around the building and at the building entrances, and in and around passenger vehicle parking areas. No landscaping is provided within truck court areas to avoid interfering with truck movements.

2.5.2 Project Improvements

A. Public Street Improvements

The Project Site abuts one public street, Benson Avenue to the west. As part of Project construction, the Project Applicant would make the following improvements to the public roadway network:

Benson Avenue

The Project provides for the following improvements to the east side of Benson Avenue along the Project Site frontage: 1) Installation of a six (6)-foot-wide sidewalk abutting the curb; and 2) installation of a six (6)-foot-wide landscape parkway between the sidewalk and the edge of the public right-of-way. The existing vehicular travel way and curb will remain unchanged.

Benson Avenue & Daniels Street Intersection

The Project provides for the following improvements to the Benson Avenue and Daniels Street intersection: 1) Construction of a new pedestrian access curb ramp and modification to the existing sidewalk and curb at the northwest corner to meet current American with Disabilities Act (ADA) standards; 2) Construction of a new pedestrian access curb ramp and modification to the existing sidewalk and curb at the southwest corner to meet current American with Disabilities Act (ADA) standards; 3) Construction of a new pedestrian access curb ramp and modification to the existing sidewalk and curb at the southeast corner to meet current American with Disabilities Act (ADA) standards; 4) Re-striping the existing crosswalk between the northwest and southwest corners of the intersection; and 5) Striping a new crosswalk between the southwest and southeast corners of the intersection.

B. Water and Sewer Improvements

The Project connects to an existing 8-inch diameter water line beneath Benson Avenue for domestic water and fire services for the proposed building. In addition, the Project provides for a connection to an existing 6-inch-diameter recycled water line beneath Benson Avenue; recycled water would be utilized to irrigate landscaping on the Project Site. Sewer service to the Project is proposed from a connection to an existing 6-inch-diameter sewer line beneath Benson Avenue. All proposed water and sewer improvements and connections installed as part of the Project are required to be designed and constructed in accordance with applicable City of Chino standards. Figure 2-11, Proposed Utility Plan illustrates the proposed water and sewer service plan for the Project.

C. Stormwater Drainage Improvements

The Project's storm drain system consists of a network of catch basins, underground storm drain pipes, above-ground bioretention basins (to be located at the northwest corner of the Project Site and along the western edge of the Site), and underground detention basins (to be located at the south portion of the Project Site, within the truck court). "First flush" stormwater runoff flows (i.e., typically the first ¾-inch of initial surface runoff after a rainstorm, which contains the highest proportion of waterborne pollution) would be collected by the proposed catch basin network and routed to the bioretention basins for water quality treatment. After treatment, stormwater would be conveyed from the bioretention basins to the proposed underground detention basins. When the bioretention basins reach capacity during peak storm events, stormwater runoff is diverted to the underground detention basins. From the underground detention basins, stormwater runoff is discharged to Benson Avenue via a parkway drain and u-channel. Within Benson Avenue, stormwater runoff is conveyed as surface flow via the existing curb and gutter on the east side of the street to an existing catch basin and 30-inch-diameter public storm drain at the Benson Avenue and Daniels Street intersection.

The proposed stormwater drainage plan for the Project is illustrated on Figure 2-12, Proposed Drainage Plan.

2.5.3 Project Construction Characteristics

Based on information provided by the Project Applicant, Project construction is expected to last approximately 13 months. For purposes of analysis in this EIR Addendum, Project construction activities are expected to begin in May 2025 and end in June 2026. The estimated construction schedule used for purposes of analysis in this EIR Addendum is presented in Table 2-1, Project Construction Schedule. Project construction would begin with demolition and site preparation, then mass-grading and installation of underground infrastructure. Next, fine grading would occur, surface materials would be placed, and the proposed building would be erected, connected to the underground utility system, and painted. Lastly, landscaping, fencing, screen walls, lighting, signage, and other site improvements would be installed.

Table 2-1 Project Construction Schedule

Construction Activity	Start Date	End Date	Working Days
Demolition	5/1/2025	5/29/2025	20
Site Preparation	5/30/2025	6/13/2025	10
Grading	6/14/2025	7/12/2025	20
Building Construction	7/13/2025	5/31/2026	230
Paving	6/1/2026	6/29/2026	20
Architectural Coating	5/6/2026	6/30/2026	40

Source: (Urban Crossroads, 2023a, Table 4-3)

The Project's proposed construction activities would result in physical disturbance to the entire Project Site. Other than the roadway and utility improvements described earlier in this section, no off-site physical impacts are anticipated as part of the Project.

Construction workers would travel to the Project Site by passenger vehicle and materials deliveries would occur by medium- and heavy-duty trucks. Construction equipment is expected to operate on the Project Site up to eight hours per day, six days per week. For purposes of analysis in this EIR Addendum, the construction equipment fleet anticipated to be used during Project construction is listed in Table 2-2, Project Construction Equipment Fleet. Chino Municipal Code Section 15.44.030 allows by right for construction activities to occur up to 13 hours per day Monday through Saturday (between 7:00 a.m. and 8:00 p.m.), with allowances outside these time periods if no residential communities would be adversely affected and only upon approval by the City's Director of Development Services. Notwithstanding, for analysis purposes, this EIR Addendum assumes that construction equipment will be in operation on the Project Site a maximum of eight hours per day. As is typical on construction sites, construction equipment is not in continuous use and some pieces of equipment are used only periodically during the construction workday. Thus, eight hours of daily use for each piece of equipment is a reasonable and conservative assumption.

Earthwork activities associated with Project construction would result in approximately 15,762 cubic yards of cut and approximately 558 cubic yards of fill. Approximately 15,204 cubic yards of soil would be exported from the Project Site. After grading, the highest point of the Project Site would be its northeast portion (approximately 685 feet above mean sea level [amsl]) and the lowest point of the property would be its southwest corner (approximately 677 feet amsl). The Project's grading concept is illustrated on Figure 2-13, Conceptual Grading Plan.

Table 2-2 Project Construction Equipment Fleet

Construction Activity	Equipment	Quantity	Hours Per Day
Demolition	Concrete/Industrial Saws	1	8
	Excavators	3	8
	Rubber Tired Dozers	2	8
	Crushing/Proc. Equipment	1	8
Site Preparation	Rubber Tired Dozers	3	8
	Crawler Tractors	4	8
Grading	Excavators	1	8
	Graders	1	8
	Rubber Tired Dozers	1	8
	Crawler Tractors	3	8
Building Construction	Cranes	1	8
	Forklifts	3	8
	Generator Sets	1	8
	Welders	1	8
	Crawler Tractors	3	8
Paving	Pavers	2	8
	Paving Equipment	2	8
	Rollers	2	8
Architectural Coating	Air Compressors	1	8

Source: (Urban Crossroads, 2023b, Table 4-4)

2.5.4 Project Operational Characteristics

The proposed building is expected to operate as an indoor storage facility and is designed such that business operations would be conducted within the enclosed building, except for traffic movement, parking, and the loading and unloading of tractor-trailers at designated loading bays. No outdoor materials storage is proposed for the Project Site. The proposed building may be occupied by a single user or the building's interior floor space can be subdivided with partitions/walls to allow the building to be occupied by more than one user. The Project is proposed as a speculative development and the user(s) of the buildings are not known currently. For analysis purposes, this EIR Addendum assumes that the Project would be operational 24 hours per day, 7 days per week and that up to 15% of the building's floor area (20,925 s.f.) could be utilized for cold (refrigerated) storage. Hazardous materials storage is not expected to occur within the building or on the Project Site; however, small quantities of hazardous chemicals and/or materials – including but not limited to aerosols, cleaners, fertilizers, lubricants, paints or stains, fuels, propane, oils, and solvents – could be utilized during routine Project operations and maintenance. Exterior loading and parking areas on the Project Site would be illuminated at night.

The Project is designed such that business operations would be conducted within the proposed building, except for internal traffic movement, parking, and the loading and unloading of tractor trailers at designated loading bays. Any outdoor cargo handling equipment used during loading and unloading of

trailers (e.g., yard trucks, hostlers, yard goats) is expected to be natural gas powered or zero emission. As a practical matter, dock doors are not occupied by a truck at all times of the day. There are typically more dock door positions on buildings of this type than are needed for receiving and shipping volumes. The dock doors that are in use at any given time are usually selected based on interior building operation efficiencies. In other words, trucks ideally dock in the position closest to where the goods carried by the truck are stored inside the warehouse. As a result, many dock door positions are frequently inactive throughout the day.

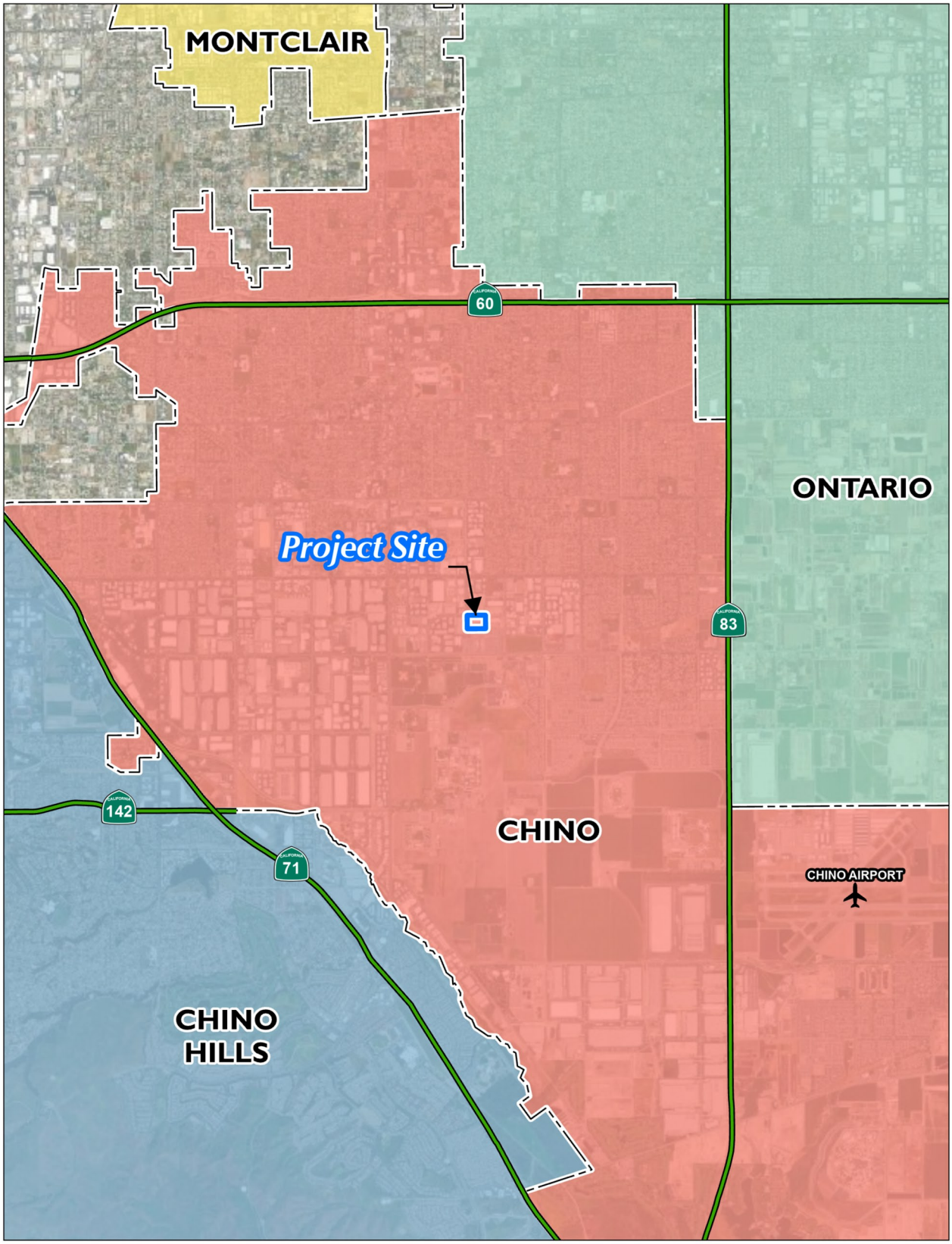
For purposes of analysis in this EIR Addendum, employment estimates were calculated using the employment density factors identified in the Southern California Association of Governments (SCAG) Employment Density Study (October 2001), which identifies a rate of one (1) employee per 1,195 s.f. of building area for industrial warehouse uses. As such, the Project is estimated to create jobs for approximately 121 employees (145,500 s.f. ÷ 1,195 s.f./employee = 121 employees). For analysis purposes, it is estimated that employees on the Project Site would be divided between three 8-hour shifts per day.

2.6 IMPLEMENTATION PROCESS

The City of Chino has primary approval responsibility for the proposed Project. The discretionary actions under the authority of the City of Chino are listed in Table 2-3, *Project-Related Approvals/Permits*. If the City of Chino approves the Project, additional discretionary and/or administrative actions would be necessary to implement the proposed Project. Table 2-3 also summarizes the subsequent implementing actions associated with the Project. This EIR Addendum covers all federal, State, local government, and quasi-government approvals that may be needed to construct or implement the Project, whether they are specifically listed in Table 2-3 or elsewhere in this EIR Addendum.

Table 2-3 Project-Related Approvals/Permits

Public Agency	Approvals and Decisions
City of Chino	
Proposed Project – City of Chino Discretionary Approvals	
City of Chino Planning Commission	• Site Approval (PL23-0091) • Addendum to the GPU EIR along with appropriate CEQA Findings
Subsequent City of Chino Discretionary and Ministerial Approvals	
City of Chino Subsequent Implementing Approvals	• Final Maps, parcel mergers, or parcel consolidations, as may be appropriate • Precise site plan(s) and landscaping/irrigation plan(s), as may be appropriate • Grading Permits • Building Permits • Encroachment/Construction Permits • Road Improvement Plans • Sewer and storm drain infrastructure • Water Quality Management Plan (WQMP)
Other Agencies – Subsequent Approvals and Permits	
Santa Ana Regional Water Quality Control Board	• Construction Activity General Construction Permit • National Pollutant Discharge Elimination System (NPDES) Permit • WQMP

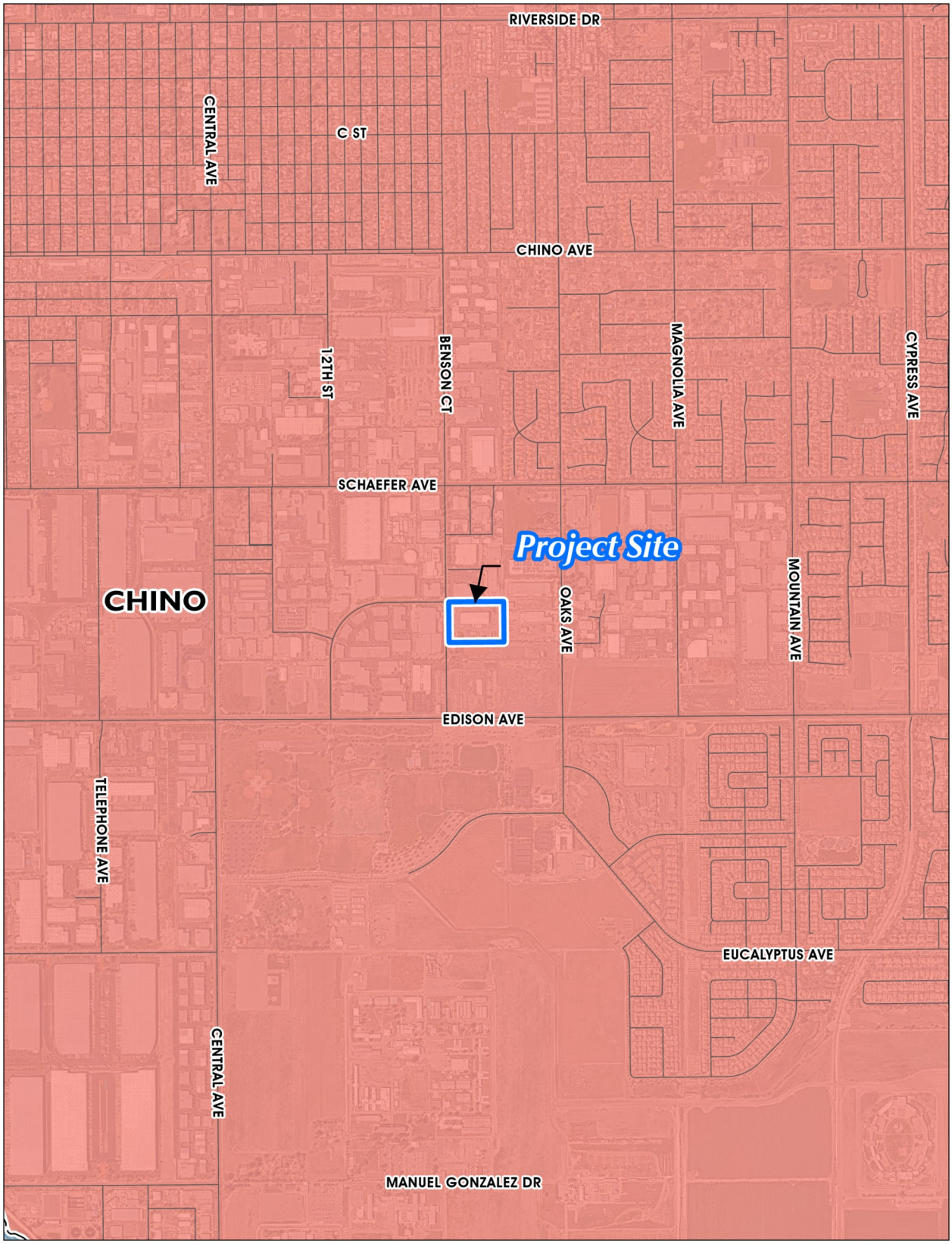


Source(s): ESRI, SB County (2023)

Figure 2-1

0 1,500 3,000 6,000 Feet

Regional Map

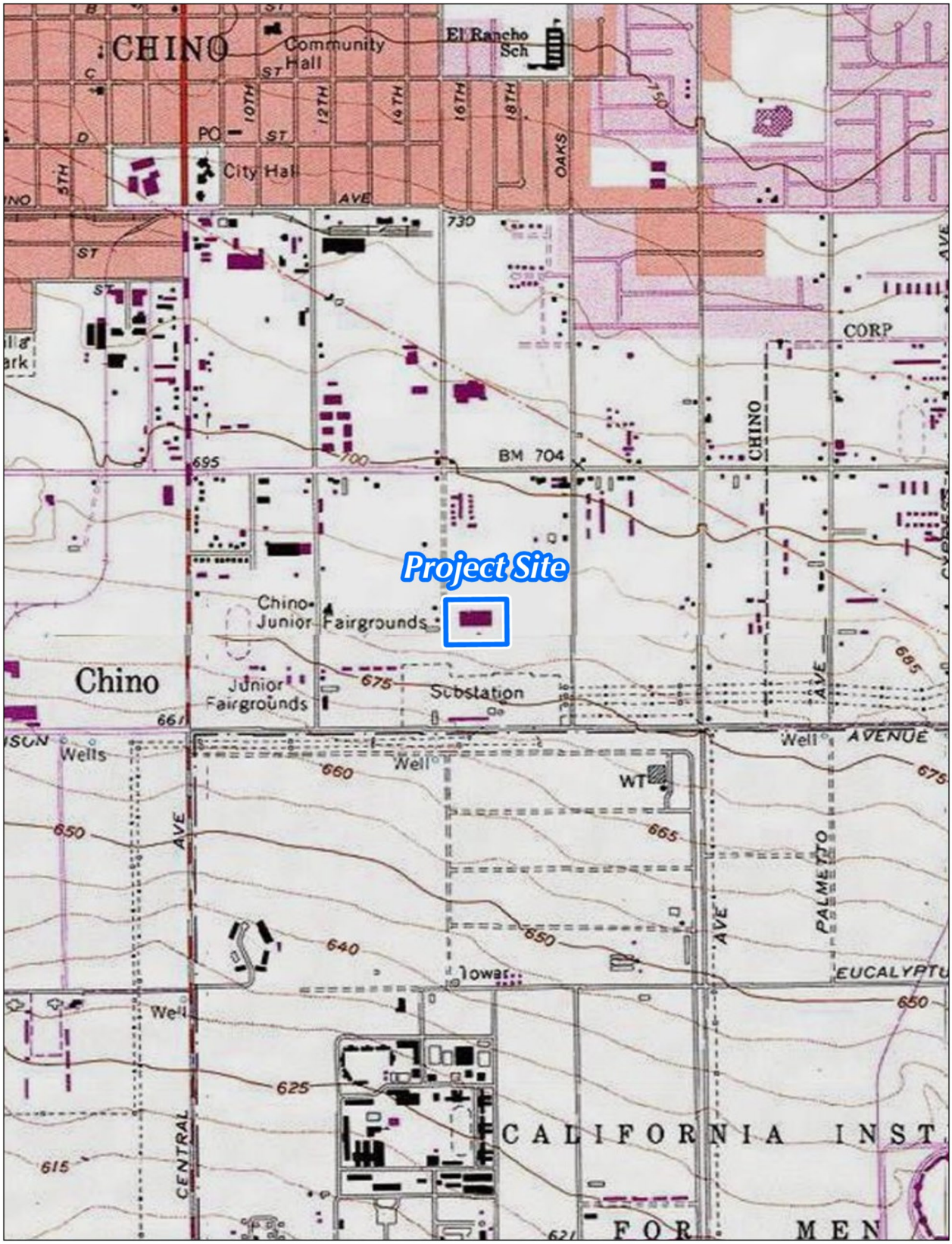


Source(s): ESRI, NearMap Imagery (September 2023), SB County (2023)

Figure 2-2

0 500 1,000 2,000 Feet

Vicinity Map

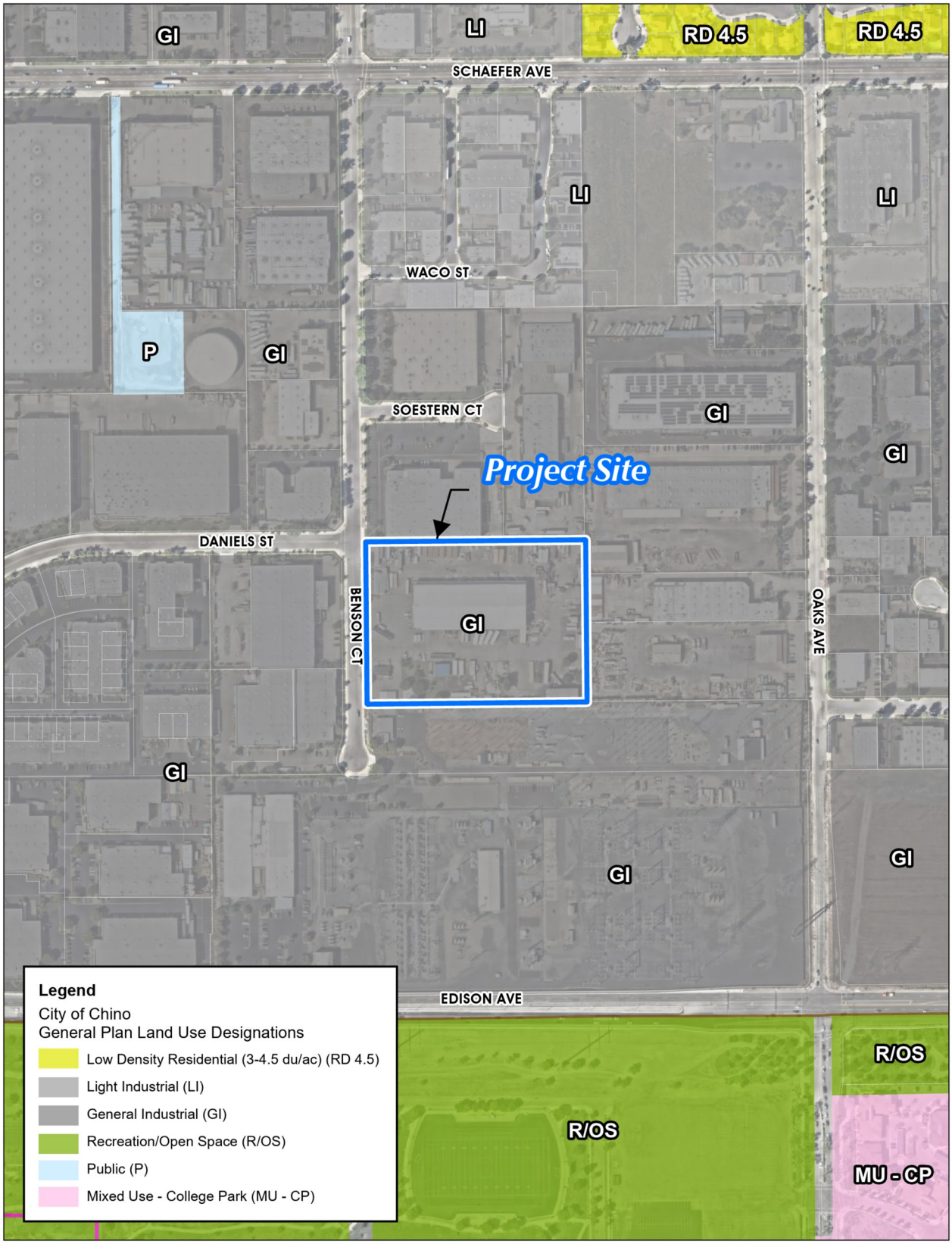


Source(s): ESRI

Figure 2-3

0 450 900 1,800 Feet

USGS Topographic Map

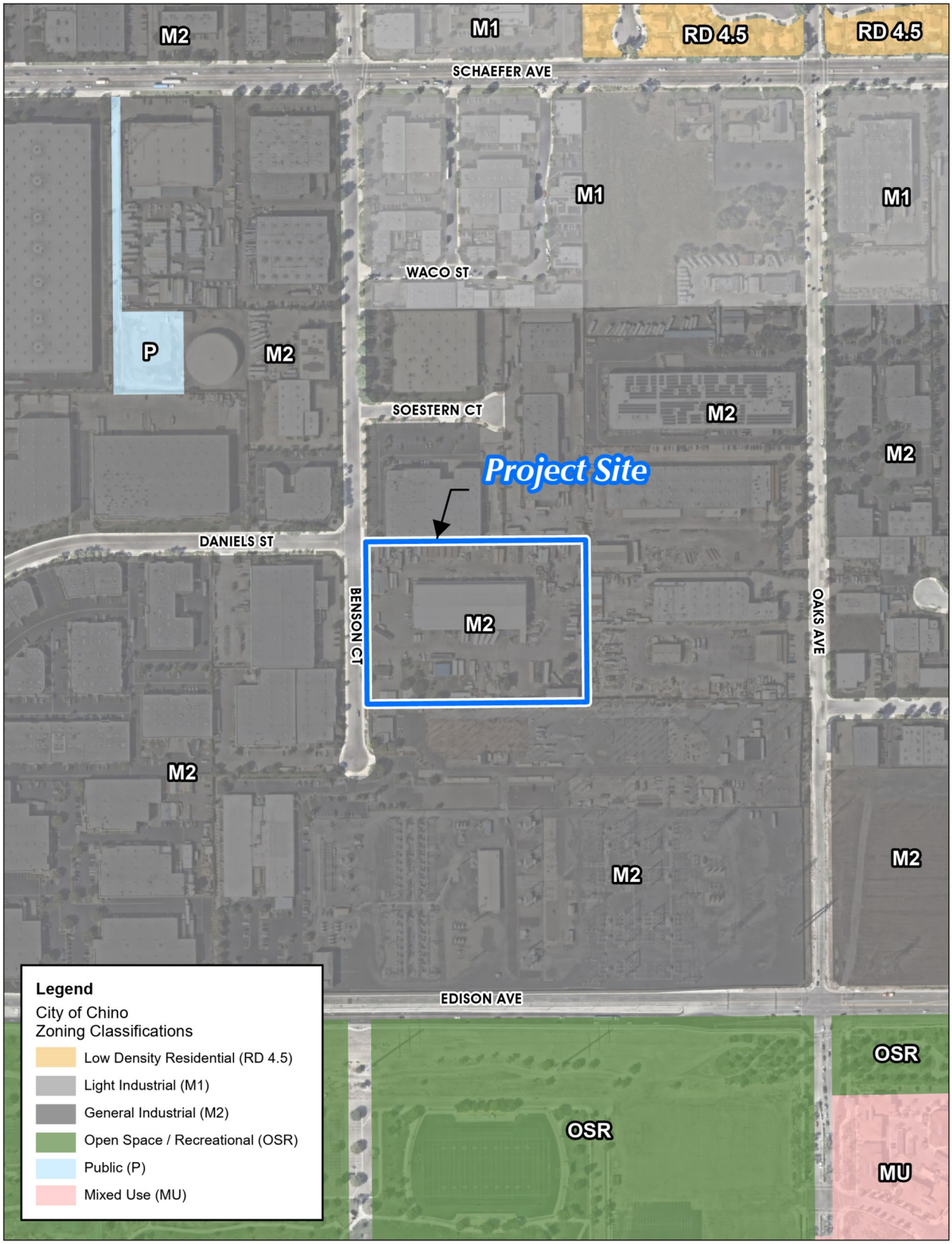


Source(s): ESRI, NearMap Imagery (September 2023), City of Chino (2022)

0 125 250 500 Feet

Figure 2-4

City of Chino
General Plan Land Use Designations

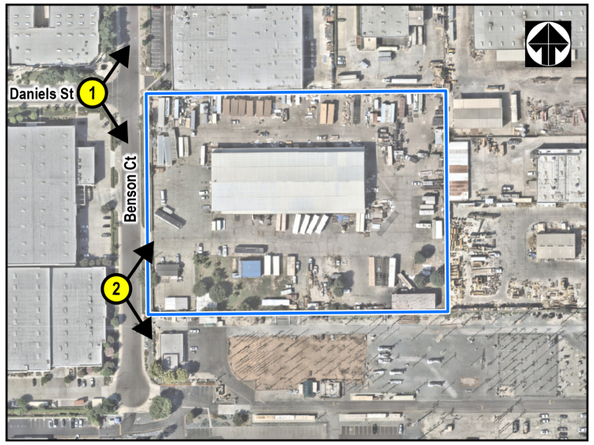


Source(s): ESRI, NearMap Imagery (September 2023), City of Chino (2022)

Figure 2-5

0 125 250 500 Feet

City of Chino Zoning Districts



Source(s): Esri, Nearmap Imagery (2023)

1 **Northwest of the Project Site, at the intersection of Daniels St and Benson Ave, looking east.**

2 **Southwest of the Project Site, along Benson Ave, looking east.**

Figure 2-6

Not to Scale

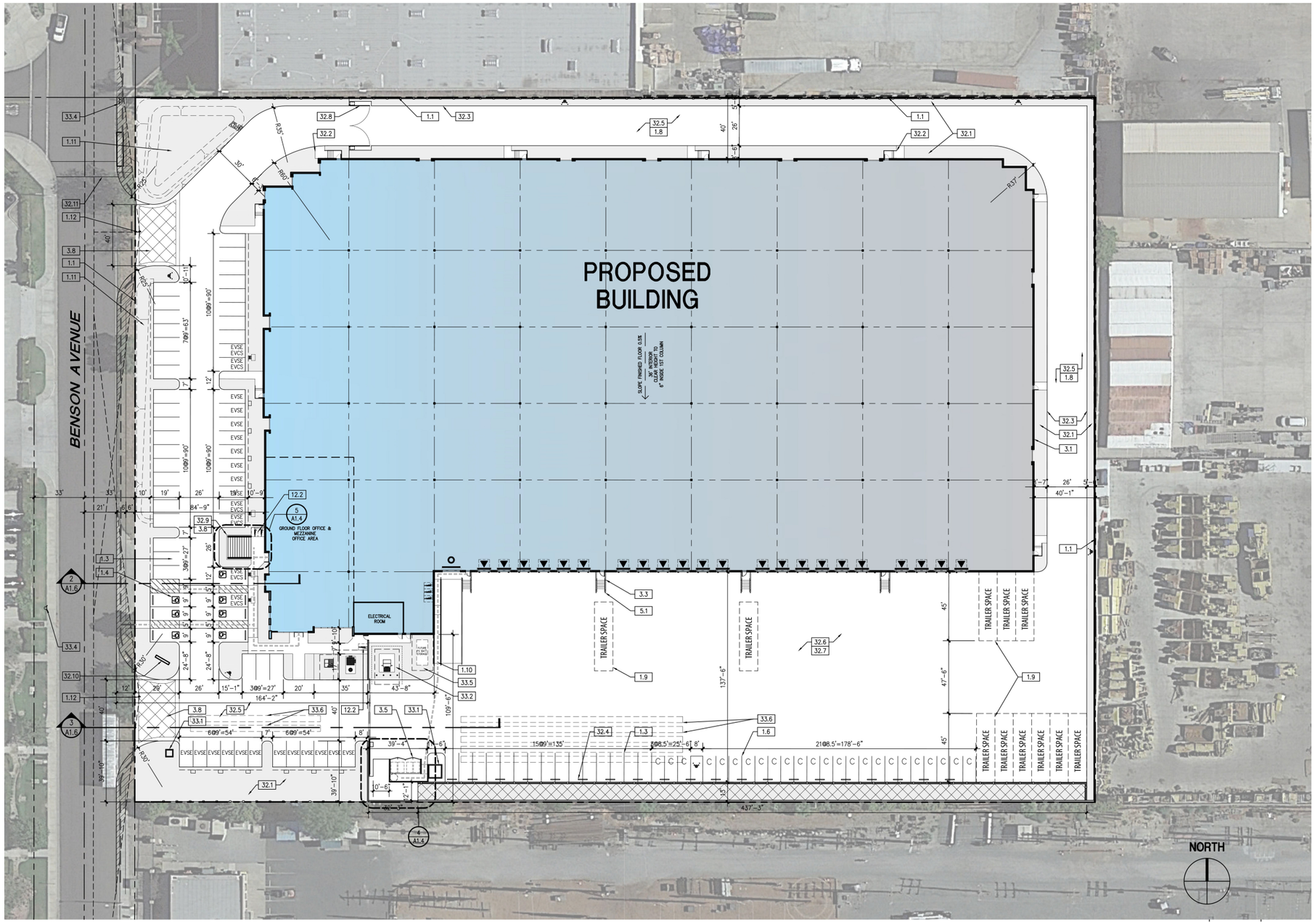
Site Photos 1 & 2

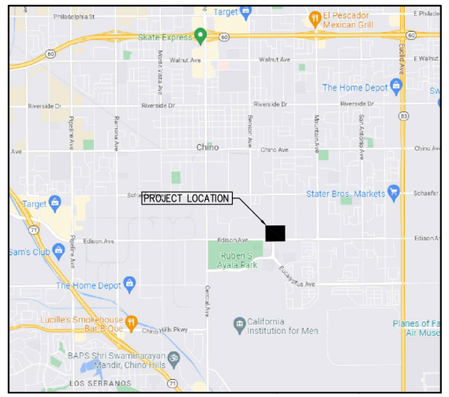
Source(s): ESRI, NearMap Imagery (September 2023)

Figure 2-7

0 100 200 400 Feet

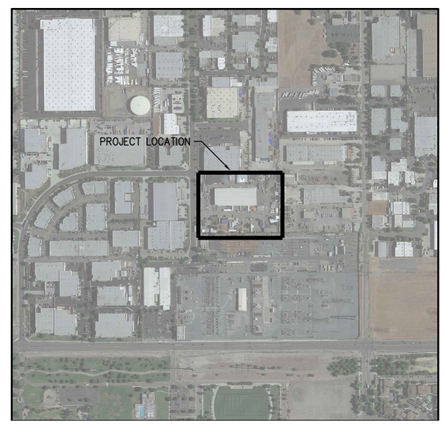
Aerial Photograph





SITE PLAN - LEGEND

- ON SITE ACCESSIBLE PATH OF TRAVEL – 4' WIDE MINIMUM – 1:20 MAX RUNNING SLOPE (U.N.O.), AND 1:48 MAX CROSS SLOPE
- OFF SITE ACCESSIBLE PATH OF TRAVEL – 4' WIDE MINIMUM – 1:20 MAX RUNNING SLOPE (U.N.O.), AND 1:48 MAX CROSS SLOPE
- ACCESSIBLE PARKING STALL(S), TYP.
- EVSE — EV CAPABLE PARKING STALLS, TYP.
- EVCS — EV CHARGING PARKING STALLS, TYP.
- C — COMPACT PARKING STALL(S), TYP.
- LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
- FIRE LANE – PER FIRE DEPARTMENT REQUIREMENTS
- BIO-RETENTION PLANTER BOX BASIN



Source(s): GAA Architects, Inc. (09-20-2023)

Figure 2-8

Not to Scale

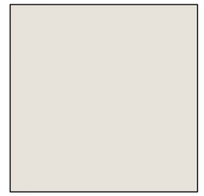
Site Plan

WEST ELEVATION 1"=20'-0" 4

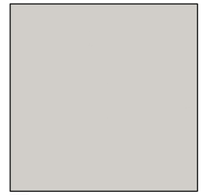
SOUTH ELEVATION 1"=20'-0" 3

EAST ELEVATION 1"=20'-0" 2

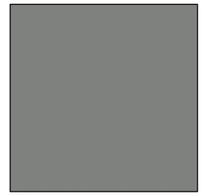
NORTH ELEVATION 1"=20'-0" 1



P1 PAINT – SEE SCHEDULE

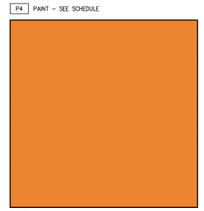


P2 PAINT – SEE SCHEDULE



P3 PAINT – SEE SCHEDULE

P4 PAINT – SEE SCHEDULE



P5 PAINT – SEE SCHEDULE

COLOR SCHEDULE / MATERIALS

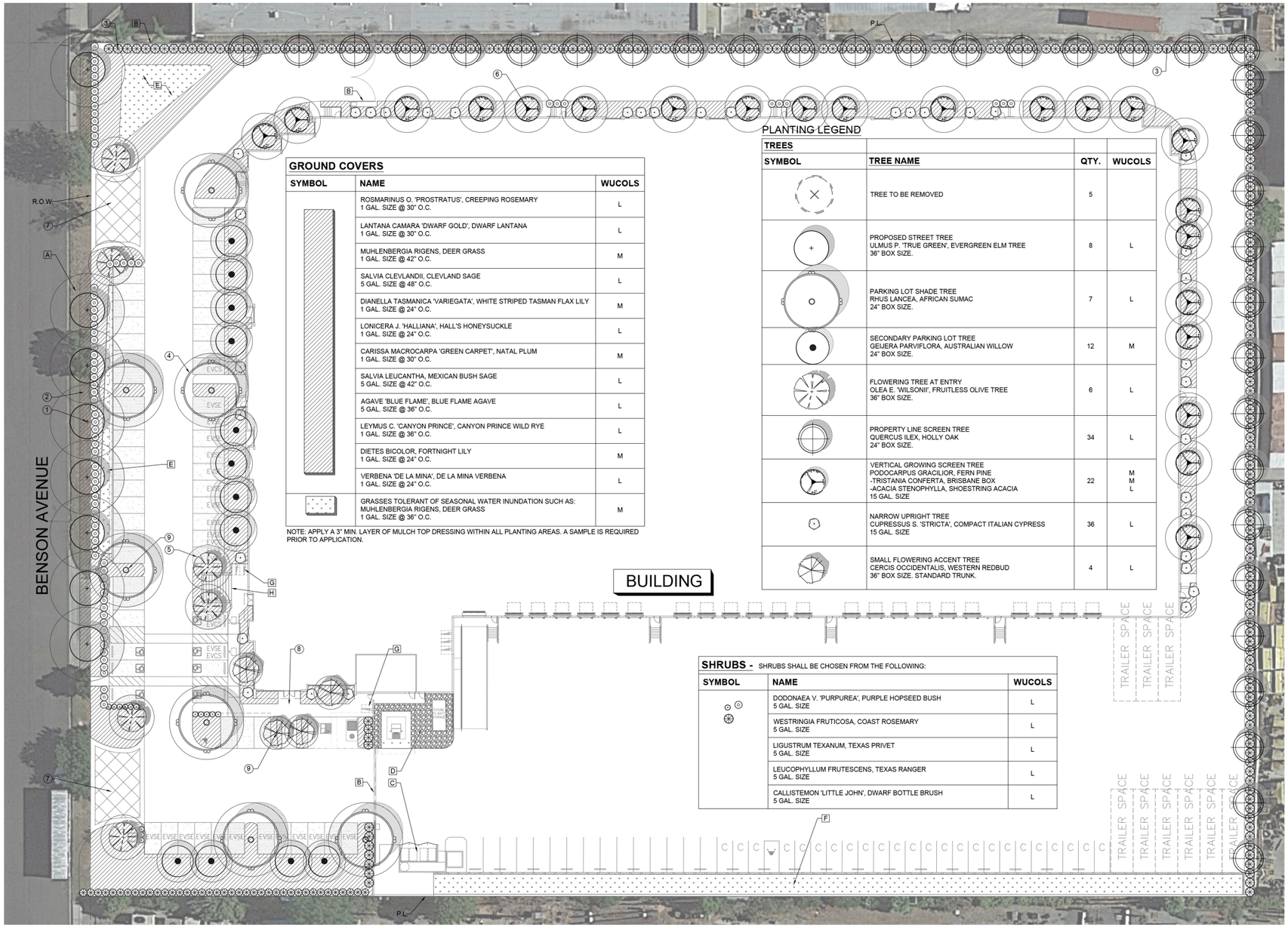
G1	GLAZING	MEDIUM PERFORMANCE COLOR: BLUE
M1	CANOPY	METAL
M2	MULLIONS	ALUMINUM FINISH: CLEAR ANODIZED
M3	CONCRETE	CONCRETE ACCENT WALL – "TIE HOLE" FORMWORK NATURAL COLOR
M4	METAL PNL 1	WINDOW ACCENT FRAME AT OFFICE – DARK COLOR
M5	METAL PNL 2	METAL PANELS AT MAIN ENTRANCE – DARK COLOR
P1	PAINT 1	SHERWIN WILLIAMS SW7003 – "TOQUE WHITE" OR SIMILAR MAIN BUILDING COLOR
P2	PAINT 2	SHERWIN WILLIAMS SW7671 – "ON THE ROCKS" OR SIMILAR LIGHT GRAY BUILDING COLOR
P3	PAINT 3	SHERWIN WILLIAMS SW7067 – "CITYSCAPE" OR SIMILAR MEDIUM GRAY BUILDING COLOR
P4	PAINT 4	SHERWIN WILLIAMS SW7674 – "PEPPERCORN" OR SIMILAR DARK GRAY BUILDING COLOR
P5	PAINT 5	SHERWIN WILLIAMS SW6887 – "NAVEL" OR SIMILAR ORANGE ACCENT COLOR

Source(s): GAA Architects, Inc. (09-20-2023)

Figure 2-9

Not to Scale

Conceptual Architecture Elevations



GROUND COVERS

SYMBOL	NAME	WUCOLS
	ROSMARINUS O. 'PROSTRATUS', CREEPING ROSEMARY 1 GAL. SIZE @ 30" O.C.	L
	LANTANA CAMARA 'DWARF GOLD', DWARF LANTANA 1 GAL. SIZE @ 30" O.C.	L
	MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE @ 42" O.C.	M
	SALVIA CLEVLANDII, CLEVLAND SAGE 5 GAL. SIZE @ 48" O.C.	L
	DIANELLA TASMANICA 'VARIEGATA', WHITE STRIPED TASMAN FLAX LILY 1 GAL. SIZE @ 24" O.C.	M
	LONICERA J. 'HALLIANA', HALL'S HONEYSUCKLE 1 GAL. SIZE @ 24" O.C.	L
	CARISSA MACROCARPA 'GREEN CARPET', NATAL PLUM 1 GAL. SIZE @ 30" O.C.	M
	SALVIA LEUCANTHA, MEXICAN BUSH SAGE 5 GAL. SIZE @ 42" O.C.	L
	AGAVE 'BLUE FLAME', BLUE FLAME AGAVE 5 GAL. SIZE @ 36" O.C.	L
	LEYMUS C. 'CANYON PRINCE', CANYON PRINCE WILD RYE 1 GAL. SIZE @ 36" O.C.	L
	DIETES BICOLOR, FORTNIGHT LILY 1 GAL. SIZE @ 24" O.C.	M
	VERBENA 'DE LA MINA', DE LA MINA VERBENA 1 GAL. SIZE @ 24" O.C.	L
	GRASSES TOLERANT OF SEASONAL WATER INUNDATION SUCH AS: MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE @ 36" O.C.	M

NOTE: APPLY A 3" MIN. LAYER OF MULCH TOP DRESSING WITHIN ALL PLANTING AREAS. A SAMPLE IS REQUIRED PRIOR TO APPLICATION.

PLANTING LEGEND

TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	TREE TO BE REMOVED	5	
	PROPOSED STREET TREE ULMUS P. 'TRUE GREEN', EVERGREEN ELM TREE 36" BOX SIZE.	8	L
	PARKING LOT SHADE TREE RHUS LANCEA, AFRICAN SUMAC 24" BOX SIZE.	7	L
	SECONDARY PARKING LOT TREE GEIJERA PARVIFLORA, AUSTRALIAN WILLOW 24" BOX SIZE.	12	M
	FLOWERING TREE AT ENTRY OLEA E. 'WILSONII', FRUITLESS OLIVE TREE 36" BOX SIZE.	6	L
	PROPERTY LINE SCREEN TREE QUERCUS ILEX, HOLLY OAK 24" BOX SIZE.	34	L
	VERTICAL GROWING SCREEN TREE PODOCARPUS GRACILIOR, FERN PINE -TRISTANIA CONFERTA, BRISBANE BOX -ACACIA STENOPHYLLA, SHOESTRING ACACIA 15 GAL. SIZE	22	M M L
	NARROW UPRIGHT TREE CUPRESSUS S. 'STRICTA', COMPACT ITALIAN CYPRESS 15 GAL. SIZE	36	L
	SMALL FLOWERING ACCENT TREE CERCIS OCCIDENTALIS, WESTERN REDBUD 36" BOX SIZE. STANDARD TRUNK.	4	L

SHRUBS - SHRUBS SHALL BE CHOSEN FROM THE FOLLOWING:

SYMBOL	NAME	WUCOLS
	DODONAEA V. 'PURPUREA', PURPLE HOPSEED BUSH 5 GAL. SIZE	L
	WESTRINGIA FRUTICOSA, COAST ROSEMARY 5 GAL. SIZE	L
	LIGUSTRUM TEXANUM, TEXAS PRIVET 5 GAL. SIZE	L
	LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER 5 GAL. SIZE	L
	CALLISTEMON 'LITTLE JOHN', DWARF BOTTLE BRUSH 5 GAL. SIZE	L

REFERENCE NOTES:

- A. SIDEWALK PER CIVIL PLANS.
- B. GATE AND FENCE PER ARCH. PLANS.
- C. TRASH ENCLOSURE PER ARCH. PLANS.
- D. APPLY 3" LAYER OF CRUSHED ROCK OVER WEE TRANSFORMER AT TRUCK YARD
- E. STORMWATER BASIN PER CIVIL PLANS.
- F. BIO RETENTION PLANTER BOX PER CIVIL PLANS.
- G. BIKE RACK PER ARCH. PLANS.
- H. TRELLIS PER ARCH. PLANS.

DESIGN KEY NOTES:

1. STREET TREE PER PLANTING LEGEND.
2. TYP. LAYERED ACCENT PLANTING ALONG STREET FRONTAGE (LOW-GROWING).
3. SCREEN SHRUBS ALONG PROPERTY LINE PER PLANTING LEGEND.
4. EVERGREEN PARKING LOT CANOPY TREE (LOW-LITTER TYPE).
5. FLOWERING ACCENT PLANT AT FOCAL AREAS PER PLANTING LEGEND.
6. VERTICAL TREE AT BUILDING PER PLANTING LEGEND.
7. ENHANCED PAVING AT VEHICULAR ENTRY.
8. ENHANCED PAVING AT BUILDING ENTRY.
9. ALLTREES LOCATED 5' OR LESS TO CURB, WALKWAY OR WALL SHALL BE INSTALLED WITH DEEP ROOT BARRIER PANELS. 18" MIN. DEPTH X 10' WIDE PANEL.

GENERAL NOTES:

- ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
- ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, FIRE DETECTOR CHECKS AND FIRE CHECK VALVES WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

CONCEPTUAL PLAN NOTE:

THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

IRRIGATION NOTE:

THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, BUBBLER AND/ OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATED MANDATED AB-1881 WATER ORDINANCE.

WUCOLS PLANT FACTOR

THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4-SOUTH INLAND VALLEY'.

H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL= VERY LOW WATER NEEDS

SHADE REQUIREMENT

A MINIMUM OF 50 PERCENT SHADE COVERAGE FOR UNCOVERED PARKING SPACES WITHIN 15 YEARS AFTER THEY ARE PLANTED.

TOTAL PARKING SPACE AREA = 9,663 SQ. FT.
(NOT INCLUDING STALLS IN TRUCK YARD)
SHADE COVERAGE REQUIRED = 4,831 SQ. FT.
SHADE COVERAGE PROVIDED = 4,983 SQ. FT.

TREE SIZE DISTRIBUTION

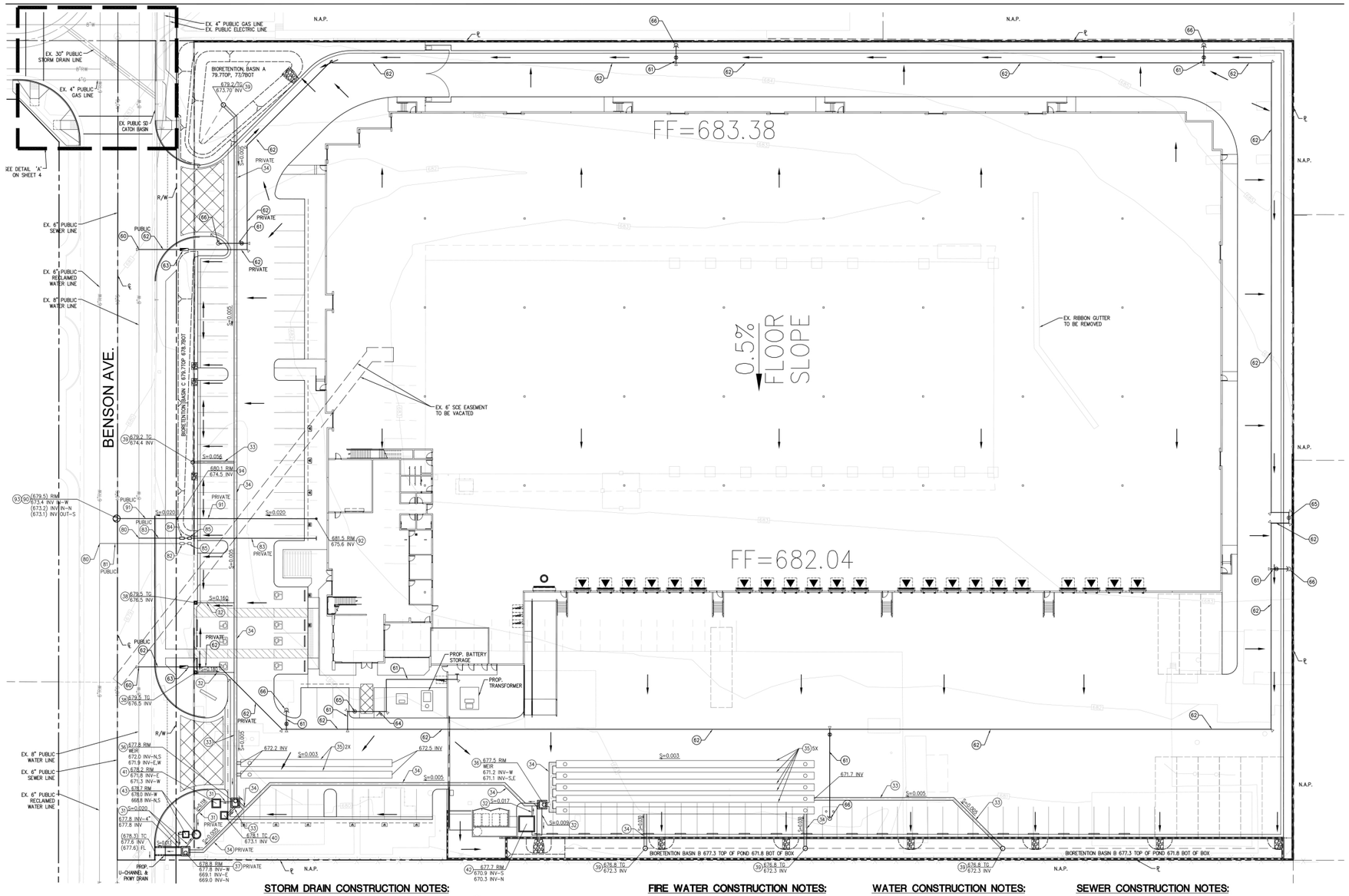
TOTAL TREE COUNT = 129 TREES
36" BOX SIZE TREES = 18 TREES (14% OF TOTAL)
24" BOX SIZE TREES = 51 TREES (36.5 % OF TOTAL)
15 GAL. SIZE TREES = 60 TREES (46.5% OF TOTAL)

Source(s): GAA Architects, Inc. (09-20-2023)

Figure 2-10

Not to Scale

Conceptual Landscape Plan



STORM DRAIN CONSTRUCTION NOTES:

(30)– CONNECT TO BACK OF EXISTING CURB INLET CATCH BASIN
(31)– INSTALL 4" PVC STORM DRAIN PIPE
(32)– INSTALL 6" PVC STORM DRAIN PIPE
(33)– INSTALL 12" HDPE STORM DRAIN PIPE
(34)– INSTALL 18" HDPE STORM DRAIN PIPE
(35)– INSTALL 48" HDPE STORM DRAIN PIPE
(36)– INSTALL 48" STORM DRAIN MANHOLE WITH WEIR & ORIFICE DIVERSION PLATE
(37)– INSTALL 48" STORM DRAIN MANHOLE
(38)– INSTALL 12"X12" DROP INLET
(39)– INSTALL 30" RISER INLET
(40)– INSTALL 3.5' WIDE CURB INLET
(41)– INSTALL IRRIGATED CONTECH MWS-L-4-4 UNIT
(42)– INSTALL IRRIGATED CONTECH MWS-L-8-8 UNIT
(43)– INSTALL PUMP STATION & VALVE BOX PER PLUMBING PLANS

FIRE WATER CONSTRUCTION NOTES:

(60)– CONNECT TO EXISTING WATER LINE
(61)– INSTALL 6" PVC FIRE WATER LINE
(62)– INSTALL 8" PVC FIRE WATER LINE
(63)– INSTALL 8" DOUBLE CHECK DETECTOR ASSEMBLY
(64)– INSTALL FIRE DEPARTMENT CONNECTION
(65)– INSTALL POST INDICATOR VALVE
(66)– INSTALL 6" FIRE HYDRANT WITH GATE VALVE

WATER CONSTRUCTION NOTES:

(80)– CONNECT TO EXISTING WATER LINE
(81)– INSTALL 2" IRRIGATION LINE
(82)– INSTALL 2" IRRIGATION METER
(83)– INSTALL 2" DOMESTIC WATER LINE
(84)– INSTALL 2" DOMESTIC WATER METER
(85)– INSTALL 2" REDUCED PRESSURE ASSEMBLY

SEWER CONSTRUCTION NOTES:

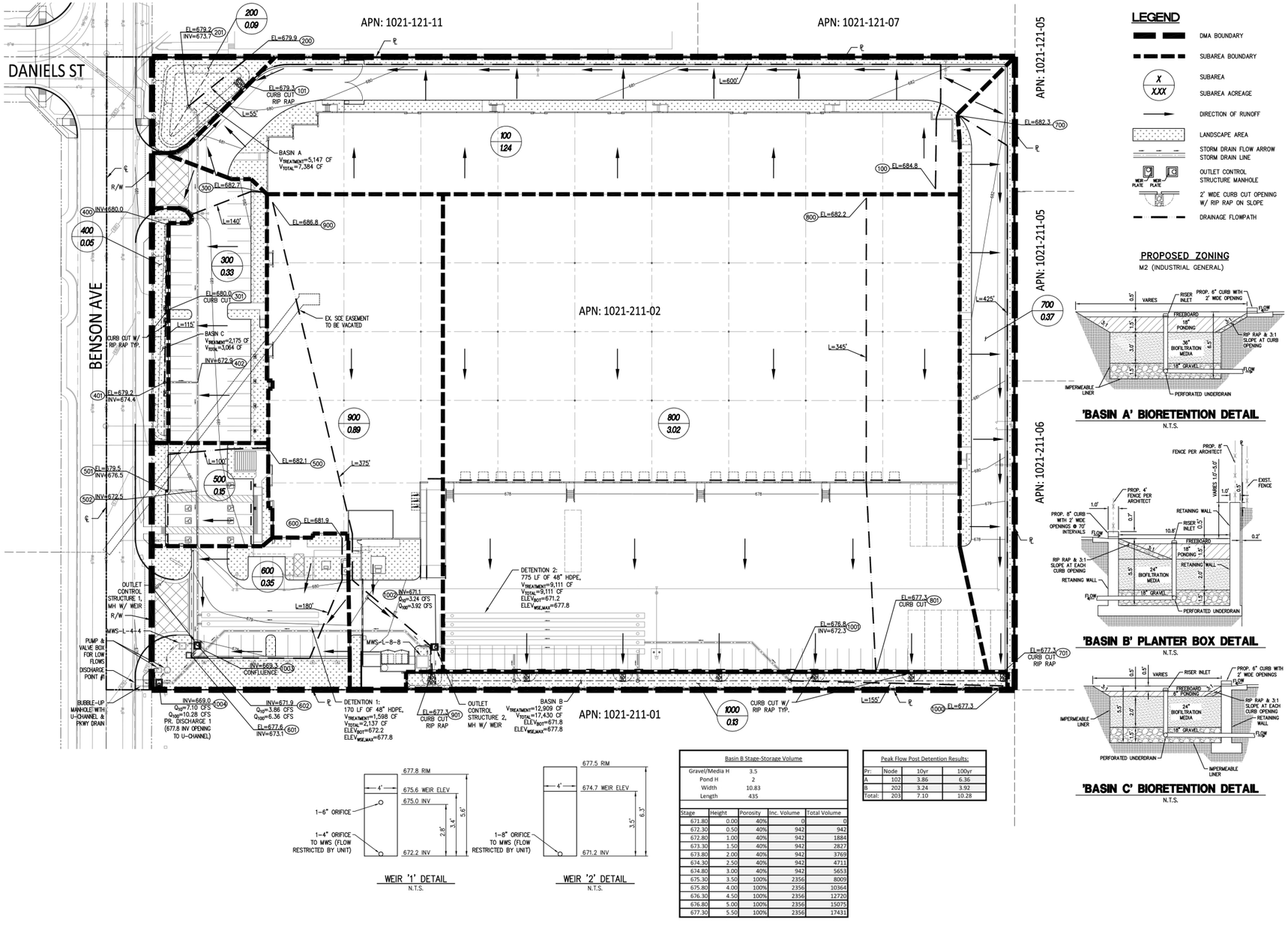
(90)– CONNECT TO EXISTING 10"SEWER MAIN (INVERT ELEVATION TO BE FIELD VERIFIED)
(91)– INSTALL 6" SEWER LINE
(92)– INSTALL SEWER CLEANOUT
(93)– INSTALL 48" SEWER MONITORING MANHOLE PER CITY OF CHINO STD. 527
(94)– INSTALL SAMPLING WYE CLEANOUT PER CITY OF CHINO STD. 527

Source(s): DRC Engineering, Inc. (12-08-2023)

Figure 2-11

Not to Scale

Proposed Utility Plan



Basin B Stage-Storage Volume

Gravel/Media H	3.5
Pond H	2
Width	10.83
Length	435

Stage	Height	Porosity	Inc. Volume	Total Volume
671.80	0.00	40%	0	0
672.30	0.50	40%	942	942
672.80	1.00	40%	942	1884
673.30	1.50	40%	942	2827
673.80	2.00	40%	942	3769
674.30	2.50	40%	942	4711
674.80	3.00	40%	942	5653
675.30	3.50	100%	2356	8009
675.80	4.00	100%	2356	10364
676.30	4.50	100%	2356	12720
676.80	5.00	100%	2356	15075
677.30	5.50	100%	2356	17431

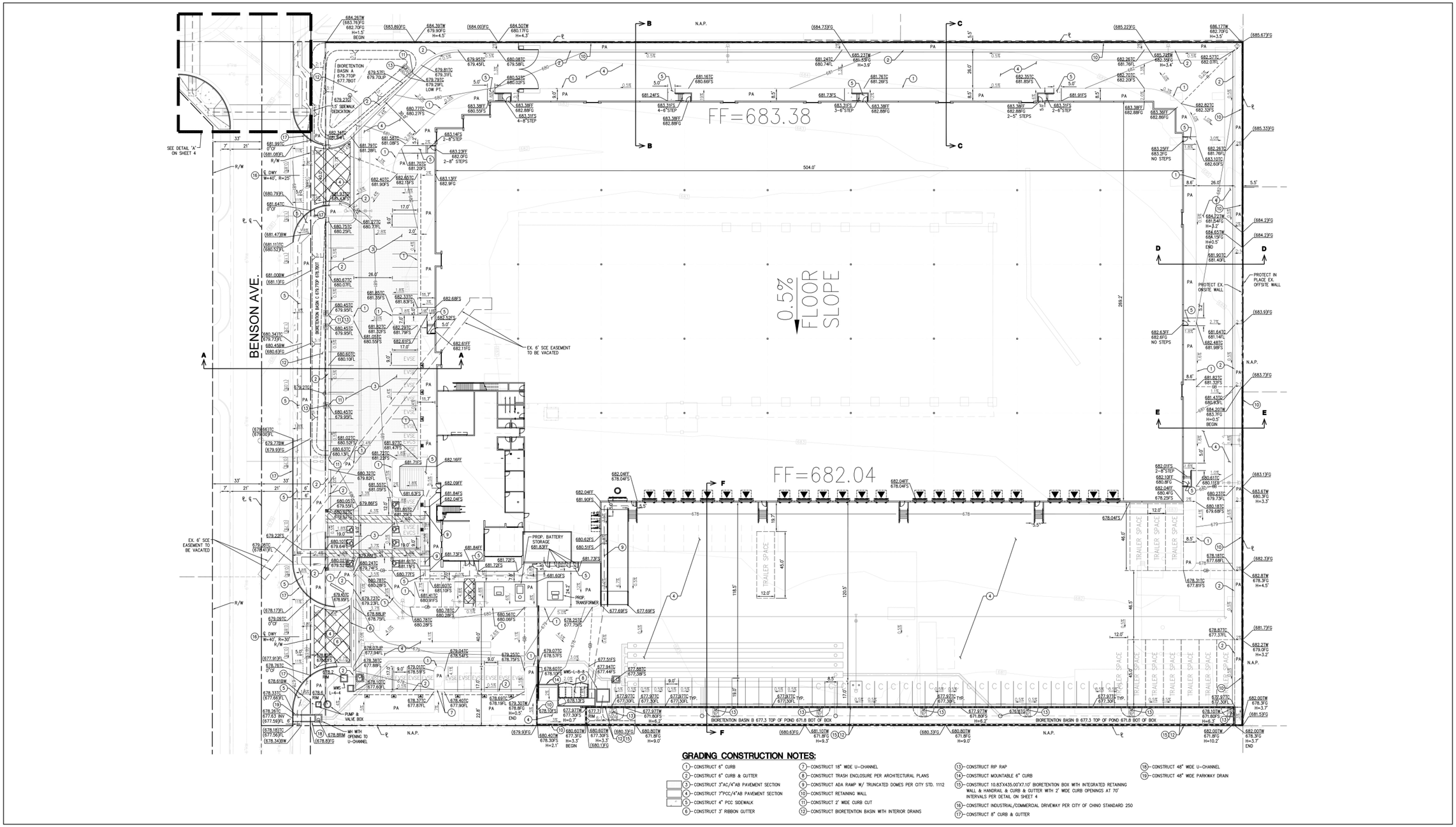
Peak Flow Post Detention Results:

Pr:	Node	10yr	100yr
A	102	3.86	6.36
B	202	3.24	3.92
Total:	203	7.10	10.28

Source(s): DRC Engineering, Inc. (12-08-2023)

Figure 2-12

Proposed Drainage Plan



Source(s): DRC Engineering, Inc. (12-08-2023)

Figure 2-13

Not to Scale

Conceptual Grading Plan

3.0 ENVIRONMENTAL CHECKLIST

1. Project Number(s): Site Approval (PL23-0091)

2. Lead Agency Name and Address: City of Chino Development Services Department, Planning Division, 13220 Central Avenue, Chino, CA 91710

3. Lead Agency Contact Person: Chris Cortez, Assistant Planner, 909-334-3525

4. Project Location: 13925 Benson Avenue (East side of Benson Avenue, south of Daniels Street)

5. Project Sponsor's Name and Address: Rexford Industrial, 555 Anton Boulevard, Suite 910, Costa Mesa, CA 92626

6. General Plan Designation: General Industrial (GI)

7. Zoning Designation: General Industrial (M2)

8. Project Description: The Project involves the demolition of the existing manufacturing facility and construction and operation of an approximately 145,500 s.f. warehouse building and associated site improvements. Refer to Section 2.0, *Project Description*, for a detailed description of the proposed Project.

9. Surrounding Land Uses and Setting: The Project Site and surrounding area are developed with employment-generating land uses (including distribution warehousing, manufacturing, light industrial, and commercial land uses) as well as public utility facilities (SCE Substation). Refer to Section 2.0, *Project Description*, for a detailed description of the surrounding land uses and setting.

10. Other public agencies whose approval is required: Santa Ana Regional Water Quality Control Board.

11. Consultation with California Native American Tribes: These requirements do not apply to the Project. Senate Bill 18 (SB 18) requires that prior to the adoption or amendment of a general plan, the lead agency must offer to conduct consultations with California Native American tribes. The proposed Project does not include an amendment to the City's General Plan. As such, the provisions of SB 18 are not applicable to the Project, and no Native American consultation is required for the Project pursuant to SB 18. Assembly Bill 52 (AB 52) requires tribal consultation for certain development projects and applies only to projects that have a notice of preparation (NOP) of an environmental impact report or notice of intent (NOI) to adopt a negative declaration filed on or after July 1, 2015. As demonstrated by the analysis herein, the proposed Project is within the scope of analysis of the GPU EIR – for which a NOP was filed prior to July 1, 2015 – and the Project would not trigger any of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent environmental impact report or negative declaration/mitigated negative declaration. As such, the Project would not require a NOP or NOI and the provisions of AB 52 are not applicable to the Project.

3.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The scope of the City's environmental review of the Project is governed by CEQA (*See* Public Resources Code Section 21166) and the CEQA Guidelines (*See* CEQA Guidelines Section 15162). The environmental review evaluates the potential environmental effects associated with implementation of the Project and compares this with the information and environmental effects that were expected from buildout of the GPU and as disclosed in GPU EIR. This Addendum also reviews new information, if any, of substantial importance that was not known and could not have been known with the exercise of reasonable due diligence at the time the GPU EIR was certified. This evaluation includes a determination as to whether the Project would result in any new significant impacts or a substantial increase to a significant impact previously disclosed in the GPU EIR.

Because the CEQA Guidelines do not stipulate the format or content of an Addendum, the topical areas identified in the City of Chino's Initial Study form (which is based on CEQA Guidelines Appendix G) were used as guidance for this Addendum. This analysis provides the City with the factual basis for determining whether any changes in the Project, any changes in circumstances, or any new information that has become available since the certification of the GPU EIR would require additional environmental review (i.e., preparation of a Subsequent or Supplemental EIR).

A Mitigation Monitoring and Reporting Program (MMRP) was adopted in conjunction with certification of the GPU EIR. The MMRP specified mitigation measures (MMs) that would apply to development activities within the City to minimize the environmental effects of the GPU implementation. The previously adopted MMs applicable to the Project will be imposed as conditions of approval and are listed in *Appendix A*, attached hereto.

The environmental analysis presented herein has determined that implementation of the Project has the potential to result in a new significant impact that was not previously disclosed in the GPU EIR and/or increase the severity of a significant impact previously disclosed in the GPU EIR under the environmental topic(s) checked below.

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

3.2 ENVIRONMENTAL DETERMINATION

On the basis of the initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED:

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT (EIR)** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED:

☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

☒ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore, a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental

effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature:_____ Date:_____
Printed Name and Title: Chris Cortez, Assistant Planner

3.3 ENVIRONMENTAL ANALYSIS

3.3.1 Aesthetics

Would the Project:

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

GPU EIR Finding: The EIR prepared for the General Plan Update and Focused Growth Plan (collectively referred to hereinafter as "General Plan Update" or "GPU") found that impacts to scenic vistas would be less than significant assuming compliance with the policies contained within the GPU Community Character Element, including, but not limited to, Policies P1 and P3 under Goal CC-2, Objective CC-2.1 (requiring the enforcement of property maintenance codes, abatement of graffiti, quality of in-fill development, rehabilitation of existing housing, replacement of deteriorated infrastructure, and the preservation, restoration, and enhancement of buildings with character), Policies P7 and P8 under Goal CC-3, Objective CC-3.2 (requiring quality architectural design and construction quality, and requiring that new infill development, secondary residential units, and multifamily housing must be consistent in scale and character with existing neighborhoods), and Goal CC-6 and Objective 6.1 (requiring new site development to support views of geographic and environmental features that make Chino unique). With compliance to these policies, the GPU EIR concluded there would be a less-than-significant impact on scenic vistas.

Project Analysis: The Project Site is fully developed and disturbed. At the time the GPU EIR was certified in 2010, the visual character of the Project Site was similar to the existing condition. The central portion of the Project Site features an open-air canopy structure used for manufacturing, approximately 34,400 s.f. in size, and multiple modular structures across the Site. Materials and equipment are staged across the Project Site, vehicles are parked across the Site, too. The Chino General Plan does not identify any scenic vistas or scenic corridors in the vicinity of the Project Site (Chino, 2010a, p. CC-21). The scenic features in the Chino area, the San Gabriel Mountains to the north, the Santa Ana Mountains to the south, and Chino Hills to the west, are all obstructed by existing development and landscaping in the Project area and prominent views of these features are not available from public viewing areas adjacent to the Project Site. Additionally, the Project would be required to comply with the goals and policies contained in the GPU Community Character Element, including but not limited to Policies P1 and P3 under Goal CC-2, Objective CC-2.1; Policies P7 and P8 under Goal CC-3, Objective CC-3.2; and Goal CC-6 and Objective 6.1. Mandatory compliance with applicable goals and policies of the GPU would ensure that the Project would not have a substantial adverse effect on a scenic vista. Implementation of the Project would not result in any new or more severe significant impacts related to scenic vistas than previously disclosed in the GPU EIR.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?

GPU EIR Finding: The GPU EIR determined that there are no scenic highways in the City of Chino. Therefore, the GPU EIR concluded that impacts would be less than-significant.

Project Analysis: The Project Site does not contain any scenic resources, including, but not limited to, scenic trees, rock outcroppings, or historic buildings, and the Project Site is not located within a State-designated scenic highway corridor (CalTrans, 2022). Accordingly, the Project would have no impact on any scenic resources, including scenic resources within a state scenic highway corridor. Implementation

of the Project would not result in any new or more severe significant impacts to scenic resources than previously disclosed in the GPU EIR.

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

GPU EIR Finding: The GPU EIR determined that the introduction of new or redeveloped uses in existing community areas, and new development on currently vacant lands, might alter the visual character of Chino. However, the GPU EIR found that the updates to the Subdivision and Zoning Ordinance that were approved concurrently with the GPU would ensure that ensuing development complements the existing aesthetic environment of the City and adjacent areas. In addition, the GPU EIR found that policies of the GPU – with which future development would be required to comply – encourage high quality design, including, but not limited to, Policies P1 and P3 under Goal CC-1 (requiring compliance with the design principles of the Community Character Element, and the provision of green spaces, such as community squares, parks, rooftop gardens, and plazas), Objective CC-2.1 (requiring the preservation and enhancement of the character of existing residential neighborhoods), and Policies P7 and P8 under Objective CC-3.2 (requiring quality architectural design and construction and requiring that new infill, secondary residential units, and multifamily housing must be consistent in scale and character with existing neighborhoods). The GPU EIR found that these various goals and policies would reduce the potentially adverse city-wide impacts of new development allowed under the GPU to a less-than-significant level.

Project Analysis: The United States Census Bureau defines "urbanized area" as a densely settled core of census tracts and/or census blocks that have 50,000 or more residents, and meet minimum population density requirements while also being adjacent to territory containing non-residential urban land uses. The Project Site is located within the boundaries of the Census-defined "Riverside-San Bernardino Urban Area" (Census Reporter, 2024); therefore, for purposes of analysis under this threshold, the Project would be considered to result in a substantial adverse impact under this threshold only if the Project's design would conflict with applicable zoning and other regulations governing scenic quality.

The Project does not propose any alteration or amendment to any City zoning or development standards, and the Project would be required to comply with all applicable requirements of the underlying zone district. As part of the City's standard entitlement review process, the City has reviewed the Project for consistency with the applicable development standards and design guidelines. The proposed building would incorporate an architectural design that demonstrates quality in the design of all building facades that would be visible to surrounding properties and/or the public right-of-way. The architecture proposed by the Project also would be fully compatible with the scale and character of the industrial and public utility uses developed on properties adjacent to the Project Site. Landscaping elements included in the Project would complement existing landscaping elements on surrounding developed properties and public roadways, and would be consistent with the City's Municipal Code.

Based on the foregoing analysis, the Project's architectural and landscape design is consistent with the applicable City development standards. There are no components of the Project that would degrade the existing visual character or quality of the Project Site or its surroundings. Implementation of the Project would not result in any new or more severe significant impacts related to visual character and quality than previously disclosed in the GPU EIR.

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

GPU EIR Finding: The GPU EIR determined that new development under the GPU had the potential to create additional light or glare. The GPU EIR noted that Policy P5 under Goal CC-1.1 in the Community Character Element calls for lighting on private and public property that minimizes light spillage to adjacent properties and the night sky. As a result, the GPU EIR found that there would be a less-than-significant impact due to light and glare with buildout of the GPU.

Project Analysis: The Project would be required to comply with Section 20.10.090 (Outdoor Lighting) of the City's Municipal Code. Section 20.10.090 requires, among other items, that "No lighting on private property shall produce an illumination level greater than one foot candle on any property within a residential zoning district" (Chino, 2023). Mandatory compliance with this standard would: 1) ensure that the Project would be compatible with the setting of the surrounding area; 2) prevent substantial light or glare from falling on public streets or property adjoining the Project Site; and 3) prevent "spillover" effects from the Project Site that could interfere with day or nighttime views in the area. Implementation of the Project would not result in any new or more severe significant impacts related to lighting than previously disclosed in the GPU EIR.

3.3.2 Agriculture and Forestry Resources

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?

GPU EIR Finding: The GPU EIR found that implementation of the GPU would result in the conversion of agricultural areas into urban uses. However, the GPU EIR concluded that such impacts would be less than significant because the GPU: 1) did not convert lands that weren't already planned for such conversion; 2) proposed to convert lands that were unlikely to be used for agricultural uses; 3) would continue to allow for continued agricultural operations on certain properties; 4) would not conflict with the CEQA analysis and mitigation measures associated with approved specific plans in the City; and/or 5) included policies that would protect agricultural operations in certain areas of the City, including: Policies P1, P2, and P4 under the Open Space and Conservation Element Goal OSC-2, Objective OSC-2.1 (requiring the City to encourage the retention of small-scale agricultural operation and promote collaboration with farmers markets and school programs; requiring the City to work with the County to support agricultural uses in the City's sphere of influence; and encouraging the City to recognize the potential role small farms play in education and agricultural tourism and provide for the inclusion of such activities through land use regulations); Policies P1, P2, and P3 (and associated Action A1) under Objective OSC 2.1 under Goal OSC-2 (requiring the City to: work with landowners to maintain existing Williamson Act contracts; to work with non-profit organizations to preserve agricultural land within the City; and to support private conservation organizations that utilize voluntary conservation easements as tools for agricultural conservation), Objective OSC-2.2 (promoting the preservation and protection of agricultural land within the City); and Policies P1 and P2 under Goal OSC-2, Objective OSC-2.3 (requiring new development adjacent to agricultural uses to provide buffer zones, and to require that agricultural uses shall be the primary uses within the Agriculture land use designation).

Project Analysis: The California Department of Conservation (CDC) publishes the Farmland Mapping and Monitoring Program (FMMP), typically every two years, to identify the best quality agricultural land in the State. At the time the GPU EIR was prepared, the 2008 FMMP was applicable to Chino and the larger San Bernardino County. Since that time, the Department of Conservation has updated the FMMP five times, with the 2018 FMMP representing the most recent version. For purposes of evaluation and to determine whether the Project would result in any new or more severe significant farmland impacts than disclosed in the GPU EIR, consistency with both the 2008 FMMP, which was applicable at the time the GPU EIR was written, and the 2018 FMMP, which is applicable today, are discussed below.

The 2008 FMMP classified the Project Site as "Urban and Built-Up Land" (CDC, 2018). Thus, as disclosed in the GPU EIR, implementation of the City's land use plan – which included the development of non-agricultural uses on the Project Site – would not result in the conversion of important farmland to non-agricultural use at the Project Site. Under existing conditions, the FMMP (2018) classifies the Project Site as "Urban and Built-Up Land" (CDC, 2018). Implementation of the Project would, therefore, not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. No impact would occur. Implementation of the Project would not result in any new or more severe significant impacts to agricultural resources than previously disclosed in the GPU EIR.

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

GPU EIR Finding: The GPU EIR found that the GPU would allow for the conversion of Williamson Act contract lands to urban uses. As noted in the GPU EIR, the majority of such conversions were evaluated separately as part of The Preserve Specific Plan EIR, which identified a significant and unavoidable impact. Additionally, the GPU EIR found that compliance with GPU policies, such as Policy P1 under GPU Objective OSC-2.3 (requiring new development adjacent to properties designated for agricultural uses to incorporate buffer zones), would reduce potential impacts to Williamson Act contract lands. However, the GPU EIR found that implementation of the GPU would allow for the conversion of two parcels located within an active Williamson Act contract that were not addressed as part of The Preserve Specific Plan EIR, and such potential conversion was identified as a new significant and unavoidable impact of the GPU for which no mitigation was available, and a statement of overriding considerations was adopted. No impacts were identified in the GPU EIR associated with conflicts with existing zoning.

Project Analysis: At the time the GPU EIR was prepared, the Project Site was not under a Williamson Act contract, as disclosed on GPU EIR Figure 4.2-2, and the Project Site is not enrolled in a Williamson Act contract today (CDC, 2022). Additionally, the Project Site is zoned for General Industrial (M2) land uses and is not zoned for agricultural use/production. The Project proposes to redevelop the Project Site in accordance with the existing land use designation and zoning and would not interfere with an existing agricultural use or agricultural zoning. The Project would not result in any new significant impacts not already analyzed in the GPU EIR or increase the severity of a significant impact as previously identified and analyzed in the GPU EIR.

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))?

GPU EIR Finding: Although the GPU EIR did not evaluate impacts to forest land, timberland, or timberland zoned Timberland Production, the GPU EIR contained enough information about the City's existing land uses, vegetation types, and zoning that with the exercise of reasonable diligence, information about the

absence of forest land and forest land zoning in the City – and on the Project Site, specifically – was readily available to the public.

Project Analysis: The Project Site is not zoned for forest land or timberland and there are no parcels in the Project Site vicinity that are zoned for forest land or timberland. Accordingly, the Project would not conflict with, or cause the rezoning of, forest land or timberland. The Project would not result in significant impacts related to the rezoning of forest land to non-forest use that were not previously disclosed in the GPU EIR.

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

GPU EIR Finding: Although the GPU EIR did not evaluate impacts to forest land or due to the conversion of forest land to non-forest use, the GPU EIR contained enough information about the property's existing land use, vegetation types, and zoning that with the exercise of reasonable diligence, information about the absence of forest land on the property was readily available to the public.

Project Analysis: The Project Site is developed and disturbed and is not forest land; therefore, implementation of the Project would not result in the loss of forest land or the conversion of forest land to non-forest use. Therefore, the Project would not result in the loss of forest land, nor will any forest land be converted to non-forest land. Implementation of the Project would not result in any new or more severe significant impacts to forestry resources than previously disclosed in the GPU EIR.

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?

GPU EIR Finding: The GPU EIR did not identify any additional impacts involving changes to the existing environment, which, due to their location or nature, could result in the conversion of Farmland to non-agricultural use. Although the GPU EIR did not specifically address the potential loss of forest land resources, the GPU EIR contained sufficient information related to the GPU's land use, vegetation types, and zoning to reasonably conclude that the GPU area did not contain forest lands and that buildout of the GPU would not result in substantial adverse effects to forest land.

Project Analysis: As disclosed above under Response 3.3.2(a), the Project Site does not contain land classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Additionally, as described above under Responses 3.3.2(c) and 3.3.2(d), the Project Site is not forest land; therefore, implementation of the Project would not result in the loss of forest land or the conversion of forest land to non-forest use. Implementation of the Project would not result in any new or more severe significant impacts related to other changes resulting in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use than previously disclosed in the GPU EIR.

3.3.3 Air Quality

An Air Quality Impact Analysis (AQ Analysis, dated November 22, 2023) (Urban Crossroads, 2023a) and Mobile Source Health Risk Assessment (HRA, dated December 5, 2023) (Urban Crossroads, 2023b) were prepared for the Project by Urban Crossroads, Inc. (Urban Crossroads) to evaluate potential criteria and hazardous air pollutant emissions that could result from the Project's construction and operation. These reports are included as EIR Addendum Technical Appendices B and C, respectively, and their findings are incorporated into the analysis presented herein.

Would the Project:

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

GPU EIR Finding: The GPU EIR determined that the land uses proposed as part of the GPU were inconsistent with the previous General Plan upon which the 2007 South Coast Air Quality Management Plan (SCAQMP) was based and would therefore fail to conform to the planning assumptions included in the 2007 SCAQMP. The GPU's conflict with the 2007 SCAQMP was disclosed as a significant and unavoidable impact for which no mitigation was available and a statement of overriding considerations was adopted.

Project Analysis: The Project Site is located within the South Coast Air Basin (SCAB or "Basin"). The South Coast Air Quality Management District (SCAQMD) is principally responsible for air pollution control in the SCAB. The SCAQMD has adopted a series of AQMPs to reduce air emissions in the Basin. When the GPU EIR was prepared, the SCAQMD's 2007 AQMP was the applicable air quality plan for the SCAB. Since that time, the SCAQMD has adopted multiple updates to the AQMP, with the 2022 AQMP in effect currently. For purposes of evaluation and to determine whether the Project would result in any new or more severe significant air quality impacts than disclosed in the GPU EIR, consistency with both the 2007 AQMP, which was applicable at the time the GPU EIR was written, and the 2022 AQMP, which is applicable today, are discussed below.

The GPU EIR concluded that buildout of the General Plan would conflict with the 2007 AQMP due to unanticipated growth (and the resulting air pollution emissions) that would impede the region's ability to meet State and Federal Ambient Air Quality Standards. The Project would implement the City's General Plan land use plan and, thus, would not result in development that was not already anticipated by the GPU EIR. Although the Project will be required to comply with much stricter air quality regulations than those that existed when the GPU was adopted in 2010, including regulations applicable to truck and other vehicle emissions, that are much more protective of the environment and that would incrementally reduce emissions from the Project when compared to the emissions that the GPU EIR assumed would occur from build out of the City's land use plan (including development of the Project Site), these emissions reductions would not be sufficient to avoid the significant and unavoidable conflict with the 2007 AQMP that was disclosed in the GPU EIR. Implementation of the Project would contribute to the significant and unavoidable conflict with the 2007 AQMP that was disclosed in the DEIR; but, would neither result or contribute to a new, significant conflict with the 2007 AQMP nor increase the severity of the conflict previously disclosed in the GPU EIR.

The Project would redevelop the Project Site with a use that is consistent with the existing underlying land use designation and zoning regulations. Buildout of the City's General Plan has been accounted for by the growth projections utilized by SCAQMD by subsequent updates to the AQMP, including the current 2022 AQMP. Thus, the Project would be consistent with the 2022 AQMP, which relies on adopted local General Plans for growth (and emissions) projections. Furthermore, the Project would not increase the severity of existing air quality violations; cause or contribute to new violations; or delay the timely attainment of the air quality standards established in the 2022 AQMP (as discussed under Responses 3.3.3(b) and 3.3.3(c), below). Based on the foregoing analysis, the Project would not conflict with or obstruct implementation of the 2022 AQMP. Implementation of the Project would not result in any new or more severe significant impacts related to air quality than the significant and unavoidable impacts previously disclosed in the GPU EIR.

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?

GPU EIR Finding: The GPU EIR determined that future development allowed under the GPU has the potential to violate air quality standards. Specifically, the GPU EIR found that emissions of PM_{10}, $PM_{2.5}$, and ozone precursors associated with future construction activities in the City would be less than significant due to mandatory compliance with SCAQMD requirements and GPU Objective AQ-1.3 (requiring the reduction of air pollution during construction and operations of a project). The GPU EIR also found that although future development projects within the City would be subject to the policies contained in the GPU to reduce air quality emissions and, also, would be required to comply with applicable SCAQMD rules, regulations, and permitting processes, implementation of the GPU would result in increased operational-related vehicle miles traveled (VMT), which would result in increased emissions of criteria pollutants for which the region is non-attainment. Operational emissions were determined to be a significant and unavoidable impact of the GPU and a statement of overriding considerations was adopted.

Project Analysis: The Project Site occurs within the SCAB, which is designated as non-attainment for the federal ozone (O_3) and Particulate Matter 2.5 ($PM_{2.5}$) standards and as non-attainment for State O_3, PM_{10} and $PM_{2.5}$ standards (Urban Crossroads, 2023a, p. 18). The Project Applicant would redevelop the Project Site with land uses planned by the GPU; therefore, the Project would not generate air pollutant emissions that were not already anticipated by the GPU EIR. There are no components of the Project that would result in an increase in development intensity beyond what the City already allows under applicable existing development regulations. Additionally, the Project would be required to comply with applicable SCAQMD requirements and GPU Objective AQ-1.3. Further, as stated above, regulations enacted since 2010 would generally reduce the Project's emissions when compared to the emissions assumed in the GPU EIR.

A Project-specific AQ Impact Analysis was prepared to quantify air pollutant emission associated with construction and operation of the Project. The Project's maximum construction-related criteria pollutant emissions and operational criteria pollutant emissions are summarized in Table 3-1, *Project Construction Emissions Summary*, and Table 3-2, *Project Operational Emissions Summary*, respectively. The methodology used to calculate the air pollutant emissions associated with the Project is described in detail in the AQ Impact Analysis (see EIR Addendum Appendix B). It should be noted that although the Project would be required to comply with all applicable General Plan policies and MMs from the GPU EIR that are required to reduce air pollution, the analysis below does not take credit for any emission reductions that would result from the implementation of these measures. Thus, the actual construction and operational air pollutant emissions associated with the Project are expected to be lower than the quantities disclosed in Table 3-1 and Table 3-2.

As shown in Table 3-1 and Table 3-2, Project-related construction and operational activities would not exceed the SCAQMD significance threshold for any criterial pollutant. The SCAQMD considers criteria pollutant emissions from a development project that directly exceed applicable SCAQMD significance thresholds also to be cumulatively considerable. Conversely, if a project's emissions do not exceed the SCAQMD regional thresholds, then SCAQMD considers that project's air pollutant emissions to not be cumulatively considerable because criteria pollutant emissions that fall below the significance threshold would not adversely affect SCAQMD's ability to meet regional air quality standards within the SCAB. Thus, because Project construction and operation would not exceed the SCAQMD significance thresholds,

Table 3-1 Project Construction Emissions Summary

Year	Emissions (lbs/day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Summer						
2025	36.95	54.43	87.03	0.21	30.73	6.90
2026	19.79	16.78	22.80	0.03	1.95	1.04
Winter						
2025	2.05	16.62	19.75	0.03	1.85	1.06
2026	1.93	15.64	19.36	0.03	1.76	0.97
Maximum Daily Emissions	**36.95**	**54.43**	**87.03**	**0.21**	**30.73**	**6.90**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

Source: (Urban Crossroads, 2023a, Table 4-5)

Table 3-2 Project Operational Emissions Summary

Source	Emissions (lbs/day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Summer						
Mobile Source	1.08	7.65	14.30	0.08	4.50	1.25
Area Source	4.54	0.05	6.33	0.00	0.01	0.01
Energy Source	0.00	0.00	0.00	0.00	0.00	0.00
Stationary Source	0.98	2.75	2.51	0.00	0.14	0.14
TRU Source	0.80	0.90	0.09	0.00	0.04	0.04
On-Site Equipment Source	0.12	0.38	16.44	0.00	0.03	0.03
Project Maximum Daily Emissions	**7.52**	**11.73**	**39.68**	**0.08**	**4.72**	**1.46**
Existing	1.57	0.88	5.77	0.01	1.01	0.27
Net Total Maximum Daily Emissions	**5.95**	**10.85**	**33.91**	**0.07**	**3.71**	**1.19**
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**
Winter						
Mobile Source	1.02	8.02	12.50	0.08	4.50	1.25
Area Source	3.50	0.00	0.00	0.00	0.00	0.00
Energy Source	0.00	0.00	0.00	0.00	0.00	0.00
Stationary Source	0.98	2.75	2.51	0.00	0.14	0.14
TRU Source	0.80	0.90	0.09	0.00	0.04	0.04
On-Site Equipment Source	0.12	0.38	16.44	0.00	0.03	0.03
Project Maximum Daily Emissions	**6.42**	**12.05**	**31.55**	**0.08**	**4.71**	**1.45**
Existing	1.29	0.92	3.45	0.01	1.01	0.27
Net Total Maximum Daily Emissions	**5.13**	**11.13**	**28.10**	**0.07**	**3.70**	**1.18**
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

Source: (Urban Crossroads, 2023a, Table 4-8)

implementation of the Project would not result in a cumulatively considerable net increase of any criteria pollutant, including any pollutants for which the SCAB does not attain applicable federal or State ambient air quality standards. Although Project-related emissions would not exceed SCAQMD thresholds, the significant and unavoidable impact identified in the GPU EIR from buildout of the City General Plan would remain. Implementation of the Project would not result in any new or more severe significant impacts

related to air quality than the significant and unavoidable construction and operational impacts previously disclosed in the GPU EIR.

Mitigation: The City determined that the MM identified in the GPU EIR to address air quality (MM AQ-2) does not apply to the Project because the City is the responsible party for implementing this measure.

c) Expose sensitive receptors to substantial pollutant concentrations?

GPU EIR Finding: The GPU EIR found that implementation of the GPU would not result in the creation of any carbon monoxide "hot spots" and found that compliance with Policy P5 under Objective AQ-1.1 in the Air Quality Element (requiring the separation of sensitive land uses from significant sources of air pollutants, toxic air contaminants, or odor emissions) would ensure that diesel particulate matter (DPM) emissions do not rise to significant levels. Thus, the GPU EIR found that implementation of the GPU would result in less than significant impacts associated with the exposure of sensitive receptors to substantial pollutant concentrations.

Project Analysis: The Project would redevelop the Project Site with land uses planned by the GPU; therefore, the types of air pollutant emissions generated by the Project already were anticipated by the GPU EIR. Further, as noted previously, State and local regulations enacted since the GPU EIR was certified in 2010 would generally reduce the Project's emissions when compared to the pollution factors utilized in the GPU EIR. Notwithstanding, an AQ Impact Analysis and HRA were performed to quantify localized air pollutant emissions associated with construction and operation of the Project. The methodologies used to calculate the localized criteria air pollutant emissions associated with the Project are described in detail in the AQ Impact Analysis and HRA (see EIR Addendum Appendices B and C, respectively).

Localized air pollutant emissions from Project construction are summarized in Table 3-3, *Project Localized Construction Emissions Summary*. The data presented in Table 3-3 confirms Project construction activities would not exceed the applicable SCAQMD significance thresholds. Therefore, Project construction would expose sensitive receptors near the Project Site to less-than-significant localized pollutant concentrations.

Table 3-3 Project Localized Construction Emissions Summary

Construction Activity	Year	Scenario	Emissions (lbs/day)			
			NO_X	CO	PM_{10}	$PM_{2.5}$
Demolition/ Crushing	2025	Summer	23.05	68.05	23.16	4.59
		Winter	n/a	n/a	n/a	n/a
		Maximum Daily Emissions	**23.05**	**68.05**	**23.16**	**4.59**
		SCAQMD Localized Threshold	118	863	162	68
		Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**
Site Preparation	2025	Summer	37.46	32.43	7.59	4.46
		Winter	n/a	n/a	n/a	n/a
		Maximum Daily Emissions	**37.46**	**32.43**	**7.59**	**4.46**
		SCAQMD Localized Threshold	220	1,713	149	80
		Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**

Construction Activity	Year	Scenario	Emissions (lbs/day)			
			NO_X	CO	PM_{10}	$PM_{2.5}$
Grading	2025	Summer	20.64	19.61	3.41	1.99
		Winter	n/a	n/a	n/a	n/a
		Maximum Daily Emissions	**20.64**	**19.61**	**3.41**	**1.99**
		SCAQMD Localized Threshold	187	1,392	115	76
		Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**

Source: (Urban Crossroads, 2023a, Table 4-11)

Localized air pollutant emissions from Project operation are summarized in Table 3-4, *Localized Significance Summary of Operations*. The data presented in **Error! Reference source not found.** confirms Project operational activities would not exceed the applicable SCAQMD significance thresholds. Therefore, Project operation would expose sensitive receptors near the Project Site to less-than-significant localized pollutant concentrations.

Table 3-4 Localized Significance Summary of Operations

Scenario	Emissions (lbs/day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
Summer	2.39	25.33	0.19	0.10
Winter	2.39	19.20	0.18	0.09
Maximum Daily Emissions	**2.39**	**25.33**	**0.19**	**0.10**
SCAQMD Localized Threshold	270	2,193	49	21
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**

Source: (Urban Crossroads, 2023a, Table 4-13)

Additionally, a mobile source health risk assessment (HRA) was prepared to evaluate the potential for localized diesel emissions associated with Project (i.e., operation of off-road construction equipment and heavy-duty trucks) to result in carcinogenic and non-carcinogenic health risk impacts to nearby residential, worker, and school child receptors near the Project Site. The methodology used to calculate Project-related localized diesel emissions is described in detail in EIR Addendum Appendix C. The results of the mobile source health risk analysis are summarized Table 3-5, *Summary of Construction Cancer and Non-Cancer Risks* and Table 3-6, *Summary of Operational Cancer and Non-Cancer Risks* which show that the Project's construction and operation would not expose sensitive receptors in the Project vicinity to less-than-significant health risks (carcinogenic and non-carcinogenic).

Table 3-5 Summary of Construction Cancer and Non-Cancer Risks

Time Period	Location	Maximum Lifetime Cancer Risk (Risk per Million)	Significance Threshold (Risk per Million)	Exceeds Significance Threshold
1.16 Year Exposure	Maximum Exposed Sensitive Receptor	0.67	10	NO
Time Period	**Location**	**Maximum Hazard Index**	**Significance Threshold**	**Exceeds Significance Threshold**
Annual Average	Maximum Exposed Sensitive Receptor	≤0.01	1.0	NO

Source: (Urban Crossroads, 2023b, Table ES-1)

Table 3-6 Summary of Operational Cancer and Non-Cancer Risks

Time Period	Location	Maximum Lifetime Cancer Risk (Risk per Million)	Significance Threshold (Risk per Million)	Exceeds Significance Threshold
30 Year Exposure	Maximum Exposed Sensitive Receptor	0.26	10	NO
25 Year Exposure	Maximum Exposed Worker Receptor	0.78	10	NO
9 Year Exposure	Maximum Exposed Individual School Child	0.05	10	NO
Time Period	**Location**	**Maximum Hazard Index**	**Significance Threshold**	**Exceeds Significance Threshold**
Annual Average	Maximum Exposed Sensitive Receptor	≤0.01	1.0	NO
Annual Average	Maximum Exposed Worker Receptor	≤0.01	1.0	NO
Annual Average	Maximum Exposed Individual School Child	≤0.01	1.0	NO

Source: (Urban Crossroads, 2023b, Table ES-2)

Lastly, the AQ Impact Analysis concluded that the Project would not produce the volume of traffic required to cause or contribute to the formation of a CO "hot spot" (Urban Crossroads, 2023a, pp. 56-58).

Based on the foregoing analysis, the Project would not expose sensitive receptors near the Project Site to significant pollutant concentrations during construction and operation. Implementation of the Project would not result in any new or more severe significant impacts related to air quality than previously disclosed in the GPU EIR.

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

GPU EIR Finding: The GPU EIR determined that the GPU did not propose any specific new sources of odor and that policies contained within the GPU would ensure that sensitive uses would be separated from odor generating land uses; thus, the GPU concluded that impacts due to objectionable odors affecting a substantial number of people would be less than significant.

Project Analysis: Project construction activities could produce odors from construction equipment exhaust, application of asphalt, and/or the application of architectural coatings; however, standard construction practices would minimize the odor emissions and their associated impacts. Furthermore, any odors emitted during construction would be temporary, short-term, and intermittent in nature, and would cease upon the completion of the respective phase of construction. Lastly, construction activities on the Project Site would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance (SCAQMD, 1976). Accordingly, the proposed Project would not result in objectionable odors affecting a substantial number of people during construction.

During long-term operation, the proposed Project would include warehousing land uses, which are not typically associated with objectionable odors. Furthermore, the Project would be required to comply with

SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance, during long-term operation (SCAQMD, 1976). Additionally, the Project would be required to comply with Section 8.50.040 of the City's Municipal Code, which prohibits discharge of odorous emissions to adjacent properties (Chino, 2023). As such, long-term operation of the proposed Project would not create objectionable odors affecting a substantial number of people.

The Project would not create objectionable odors affecting a substantial number of people during either construction or long-term operation; impacts would be less than significant. Implementation of the Project would not result in any new or more severe significant impacts related to objectionable odors than previously disclosed in the GPU EIR.

3.3.4 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 (CDFW) or U. S. Fish and Wildlife Service (USFWS)?

GPU EIR Finding: The GPU EIR found that the GPU would have a less-than-significant impact to candidate, sensitive, and special status species because implementing projects within the City would be required to adhere to federal and State regulations protecting such species in addition to General Plan goals, objectives, policies, and actions requiring avoidance, preservation, and/or mitigation for impacts where they would occur (as outlined in the Open Space and Conservation Element).

Project Analysis: The Project Site is completely disturbed/developed and has been so for the last 30+ years (Google Earth Pro, 2023). The Project Site is fully development with industrial land uses and the Site is covered by structures, pavement, gravel, or ornamental landscaping. No natural habitats or plant communities are present on the Project Site and the Project Site is not adjacent to any natural, undeveloped areas. Due to the existing conditions of the Site, the Project would not 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. The Project would be required to comply with all applicable federal and State regulations protecting such species in addition to General Plan goals, objectives, policies, and actions requiring avoidance, preservation, and/or mitigation for impacts where they would occur. Specifically, the Project would be required to comply with the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3513, which prohibit the take, possession, or destruction of birds, their nests, or eggs). Mandatory compliance with federal, State, and local requirements and regulations would ensure that redevelopment of the Project Site would not result in a substantial adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations. Implementation of the Project would not result in any new or more severe significant impacts on special status species than previously disclosed in the GPU EIR.

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

GPU EIR Finding: The GPU EIR determined that the GPU would limit development that may be located on or near riparian habitat or sensitive natural communities, which mostly occur within The Preserve and Rancho Miramonte (formerly known as Edgewater) communities. The GPU EIR found that development in The Preserve would be controlled by The Preserve Resource Management Plan, which includes regulations and mitigation measures to lessen the effect of development on riparian habitat and sensitive natural communities, while development within the Rancho Miramonte area would be subject to the mitigation measures contained in the Edgewater Communities EIR that address impacts to riparian habitat and sensitive natural communities. With adherence to General Plan Policies, the Resource Management Plan for The Preserve, and the mitigation measures contained in the Edgewater Communities EIR, the GPU EIR found that the GPU would have a less-than-significant impact on riparian habitat and sensitive natural communities.

Project Analysis: All areas of the Project Site are either paved, covered with gravel or planted with ornamental landscaping; vegetation on the site is limited to ornamental species. There are no riparian habitat or other sensitive natural community on the Project Site. Implementation of the Project would not result in a new or more severe significant impacts to riparian habitats or sensitive natural communities than previously disclosed in the GPU EIR.

c) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

GPU EIR Finding: The GPU EIR determined that existing wetlands are concentrated in the southern portions of the City, especially within The Preserve Specific Plan area. However, the GPU EIR also noted that moderate-sized to very small wetlands can be present or develop nearly anywhere there is sufficient water at or just below the ground surface. The GPU EIR found that implementation of the GPU's goals, objectives, policies, and actions and regulatory requirements associated with Section 404 permits and Section 401 water quality certifications, and compliance (where applicable) with the Resource Management Plan for The Preserve Specific Plan would ensure that potential significant impacts on federally-protected wetlands do not occur.

Project Analysis: The Project Site is completely disturbed and does not contain State or federally protected wetlands. Therefore, implementation of the Project would result in no impact to State or federally protected wetlands through direct removal, filing, hydrological interruption, or other means. Implementation of the Project would not result in any new or more severe significant impacts to State or federally protected wetlands than previously disclosed in the GPU EIR.

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 wildlife nursery sites?

GPU EIR Finding: The GPU EIR determined that wildlife movement in Chino is generally constrained by traffic on major roadways such as Highway 71, Highway 60, Euclid Avenue, and Central Avenue. However, the GPU EIR noted that wildlife species travel between the Prado Basin, the open spaces in Chino Hills, the Santa Ana River watershed and the interior regions of Riverside and San Bernardino counties. Wildlife

species use the open spaces in the southernmost portion of The Preserve to move between these areas. The GPU EIR found that the GPU would not allow expanded development in this most southern portion of the City, allowing existing wildlife connections to remain. In addition, the GPU EIR found that the Resource Management Plan 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, which would protect the open spaces to the south for use as wildlife habitat and for the movement of wildlife species. Lastly, the GPU EIR concluded that mandatory compliance with federal and State law would preclude substantial effects to nesting and migratory bird species. With adherence to the Resource Management Plan (where applicable) and applicable regulations, the GPU EIR concluded that the GPU would have a less-than-significant impact to the movement of wildlife species.

Project Analysis: The Project Site is disturbed and does not support a diversity of native wildlife. The Project Site is located in an urbanized area – paved roads, fencing, and developed land surrounding the Project Site block terrestrial wildlife movement from all directions – and the Project Site is not located adjacent to open space areas. Accordingly, re-development of the Site as proposed has no potential to interfere substantially with the ground movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Notwithstanding, the Project Site contains ornamental trees that could serve as nesting habitat for avian species. Although the Project would include the planting of trees, all of the existing trees located on the site would be removed. If any migratory nesting birds are observed in any trees on or near the Site during the Project's construction activities, the birds and their active nests would be protected pursuant to federal and State regulations that protect nesting and migratory birds as the Project Applicant would be required to comply with applicable provisions of the Migratory Bird Act (MBTA) and the California Fish and Game Code that protect active bird nesting sites. As such, implementation of the Project would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors. Implementation of the Project would not result in any new or more severe significant impacts to wildlife movement corridors than previously disclosed in the GPU EIR.

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

GPU EIR Finding: The GPU EIR determined that local policies and ordinances would be maintained with the implementation of the GPU, and that future development allowed by the GPU would be subject to these regulations. The GPU EIR also noted that the GPU is consistent with the Resource Management Plan for The Preserve. The GPU EIR cited the findings of the Edgewater Communities EIR, which identified a significant impact associated with conflicts with local policies and ordinances protecting biological resources, but determined that 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. Consequently, the GPU EIR concluded that the GPU would not result in any impacts due to a conflict with local policies or ordinances protecting biological resources, and impacts would be less than significant.

Project Analysis: The City does not have any policies or ordinances protecting biological resources that are applicable to the Project or Project Site; thus, the Project would not conflict with any local policies or ordinances protecting biological resources. Implementation of the Project would not result in any new or more severe significant impacts due to a conflict with local policies or ordinances protecting biological resources than previously disclosed in the GPU EIR.

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?

GPU EIR Finding: The GPU EIR determined that there are three plans related to biological resources in the Chino region. They are the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), the San Bernardino County Riparian Plan Conservation Ordinance, and The Preserve Resource Management Plan. The GPU EIR noted that the City of Chino lies outside of the MSHCP plan area and thus the GPU would not conflict with the plan. As described by the GPU EIR, the San Bernardino County Riparian Plant Conservation Ordinance protects riparian habitat on private land within the unincorporated areas of San Bernardino County, including the Chino Sphere of Influence (SOI). This 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 GPU EIR found that future development in Chino's SOI must comply with these regulations. The GPU EIR found that the Resource Management Plan for The Preserve describes areas to be left as open space serving as buffers to other adjacent areas described for conservation. The GPU EIR also noted that the Edgewater Communities EIR found a potentially significant impact associated with conflicts with the RMP. However, the GPU EIR found that the GPU would not result in impacts beyond those analyzed in the Edgewater Communities EIR. The GPU EIR found that all other development under the GPU would be subject to and consistent with the regulations in these three documents. Therefore, the GPU EIR concluded that impacts associated with conflicts with regional conservation plans would be less than significant.

Project Analysis: There are no habitat conservation plans or Natural Community Conservation Plans that are applicable to the Project Site (CDFW, 2023). The Project would redevelop the Project Site with a use that is consistent with the underlying General Plan land use designation and zoning. There are no components of the Project that would result in a conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. Accordingly, no impact would occur. Implementation of the Project would not result in any new or more severe impacts related to conflicts with an adopted habitat conservation plan, natural community conservation plan or other approved habitat conservation plan than previously disclosed in the GPU EIR.

3.3.5 Cultural Resources

An Archaeological Resources Records Search (dated November 7, 2023) (BFSA, 2023) was prepared for the Project by BFSA Environmental Services (BFSA) to identify potential archaeological and historical resources that may be affected by the Project. This report includes the findings from an archaeological pedestrian survey; a cultural records search and sacred lands search and an inventory of all recorded archaeological and historical resources located on the Project Site and within a one-mile radius of the Project Site. This report is included as Technical Appendix D to this EIR Addendum, and its findings are incorporated into the analysis presented herein.

Would the Project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

GPU EIR Finding: The GPU EIR determined that the GPU would not, in and of itself, result in physical construction that could impact historical resources, and that future projects that would implement the GPU would be subject to site-specific studies and would be conditioned to protect historic resources.

Additionally, the GPU EIR concluded that policies and actions of the GPU also would protect historic resources, including Objective OSC-7.1 in the Open Space and Conservation Element (generally requiring the preservation and enhancement of historical, paleontological, and archaeological resources). As a result, the GPU EIR concluded that impacts to historical resources would be less than significant.

Project Analysis: BFSA Environmental Services conducted a cultural resources records search at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton. The records search, which was completed on November 7, 2023, encompassed an area of one mile surrounding the project. Based upon the records search results, six historic resources have been recorded within one mile of the project area. However, no resources have been previously recorded within the subject parcel. The resources include two transmission lines, an agricultural nursery, the Cypress Channel, The California Institute for Men, and the Southern California Edison Company Chino Substation Complex. None of the features on the Site are associated with any historic figures or events or contain any unique distinctive architectural elements. (BFSA, 2023, p. 1) Implementation of the Project would not result in any new or more severe significant impact to historical resources than previously disclosed in the GPU EIR.

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

GPU EIR Finding: The GPU EIR found that implementation of Objective OSC-7.1, Policy P3 of the GPU's Open Space and Conservation Element (requiring evaluation and appropriate treatment of any unknown archaeological or paleontological resources discovered during construction) and Objective OSC-7.1, Policy P4 (calling for the City to consult with the Native American community if Native American artifacts are discovered to ensure the respectful treatment of sacred places) would ensure that future developments within the City adequately protect known and previously undiscovered archaeological resources, thereby ensuring that impacts to archaeological resources would be less-than-significant.

Project Analysis: BFSA conducted a cultural resources inventory of the Project Site, which included a records search through the SCCIC at CSU Fullerton. According to the archival records search, no cultural resources have been previously recorded on the Project Site. Thus, the Project Site does not contain any known archaeological resources.

The Project Site is completely disturbed and developed. Due to the low number of known prehistoric archaeological resources in the vicinity of the Project Site, the extensive nature and depth of past ground disturbances on-site, the likelihood of discovering masked or buries prehistoric archaeological resources during Project construction is low. However, it is possible that redevelopment of the Project Site may result in disturbances to unknown archaeological resources that may be buried beneath the soil surface. The Project would be subject to GPU Objective OSC-7.1, Policy P3, which requires that if unknown archaeological resources are discovered during construction, the Planning Division should be notified immediately and construction should stop until an archaeologist evaluates the discovered resources and recommends appropriate action. Consistent with the conclusion reached by the GPU EIR, this policy would ensure that impacts associated with the potential discovery of archaeological resources associated with redevelopment of the Project Site would be less than significant. Implementation of the Project would not result in any new or more severe significant impacts to archaeological resources than previously disclosed in the GPU PEIR.

c) Disturb any human remains, including those interred outside of formal cemeteries?

GPU EIR Finding: The GPU EIR concluded that Policies P5 and P7 under Objective OSC-7.1 of the GPU's Open Space and Conservation Element (requiring appropriate treatment of human remains discovered during development projects and consultation with tribes pursuant to Senate Bill 18, when applicable) would ensure that any human remains that may be discovered would be treated with respect and dignity per the regulations of the California Native American Graves Protection and Repatriation Act, thereby ensuring that impacts to human remains would be less than significant.

Project Analysis: The Project Site does not contain a known cemetery. In the unlikely event that human remains are discovered during Project grading or other ground-disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code Section 7050.5 as well as Public Resources Code Section 5097 *et. seq*. According to Section 7050.5(b) and (c), if human remains are discovered, the County Coroner must be contacted and if the Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, the Coroner is required to contact the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, the NAHC is required to immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. According to Public Resources Code Section 5097.94(k), the NAHC is authorized to mediate disputes arising between landowners and known descendants relating to the treatment and disposition of Native American human burials, skeletal remains, and items associated with Native American burials. With mandatory compliance with California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097 et seq., redevelopment of the Project Site would result in less-than-significant impacts to human remains. Implementation of the Project would not result in any new or more severe significant impacts related to the potential discovery of human remains than previously disclosed in the GPU EIR.

3.3.6 Energy

An Energy Analysis (dated November 22, 2023) (Urban Crossroads, 2023c) was prepared for the Project by Urban Crossroads, Inc. (Urban Crossroads) to evaluate potential energy impacts that could result from the Project's construction and operation. This report is included as EIR Addendum Technical Appendix E and the findings are incorporated into the analysis presented herein.

Would the Project:

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

GPU EIR Finding: Although the GPU EIR did not address this subject, the GPU EIR contained enough information about the projected energy demand associated with the GPU that with the exercise of reasonable diligence, information about the level of energy consumption associated with the GPU was readily available to the public. Specifically, Subsection 4.3 (Air Quality and Greenhouse Gases) disclosed

the amount of electricity and natural gas demand that would result from the GPU. The GPU EIR did not evaluate impacts due to the wasteful, inefficient, or unnecessary consumption of energy resources.

Project Analysis: The Project would implement the General Plan land use plan and the Project's proposed land use and development intensity is consistent with the development regulations contained within the General Plan and the City's Zoning Code. Therefore, the development proposed by the Project – and its energy use – is within the scope of the project that was evaluated in the GPU EIR.

Project construction would represent a "single-event" demand and would not require on-going or permanent commitment of energy resources. The amount of energy and fuel use anticipated by the Project's construction activities are typical for the type of construction proposed because there are no aspects of the Project's proposed construction process that are unusual or unnecessarily energy-intensive. During Project operation, energy would be consumed by building operations and maintenance (electricity) and by vehicles traveling to/from the Project Site (diesel fuel, gasoline, and electricity).

The Project's anticipated operations are not inherently energy intensive, and the Project's anticipated energy demands are comparable to, or less than, other light industrial/warehouse projects of similar scale and configuration. Additionally, the Project is required by law to comply with the California Building Standards Code (CalGreen), which will minimize the Project's demand for energy, including energy produced from non-renewable resources. These regulations have become more protective of the environment since the certification of the GPU EIR, and as a result the Project's energy use will generally be less than what would have been expected at the time the GPU EIR was certified. Implementation of the Project would not result in any new or more severe significant impacts related to energy than previously disclosed in the GPU EIR.

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

GPU EIR Finding: Although the GPU EIR did not address this subject, the GPU EIR contained enough information about the projected energy demands associated with buildout of the General Plan land use plan that with the exercise of reasonable diligence, information about the GPU's potential to conflict with or obstruct a state or local plan for renewable energy or energy efficiency was readily available to the public. The GPU EIR did not evaluate impacts due to conflicts with or obstructions of a State or local plan for renewable energy or energy efficiency.

Project Analysis: The Project Applicant would redevelop the Project Site with a use that is consistent with the existing underlying land use designation and zoning. Additionally, the Project would be subject to all applicable State and local policies, regulations, and plans related to energy or energy efficiency, and there are no components of the proposed Project that have the potential to conflict with such policies, regulations, or plans. Impacts would be less than significant. Implementation of the Project would not result in any new or more severe significant impacts related to energy than previously disclosed in the GPU EIR.

3.3.7 Geology & Soils

Leighton Consulting, Inc. prepared a Geotechnical Investigation (dated March 17, 2023) (Leighton Consulting Inc., 2023a) to evaluate the geotechnical conditions of the subject property, identify any geological hazards, and provide recommendations for the future development of the Project. This report is included as Technical Appendix F to this EIR Addendum, and their findings are incorporated into the analysis presented herein.

Would the Project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

GPU EIR Finding: The GPU EIR disclosed that while there are two active fault zones within the City of Chino; these faults are not defined as Alquist-Priolo earthquake fault zones and do not present a significant hazard to development from ground rupture. Thus, the GPU EIR concluded that the risk of ground rupture due to the potential development allowed by the GPU would be less than significant.

Project Analysis: The Project Site is not located within any Alquist-Priolo earthquake fault zone and there are no known faults on the Project Site (Leighton Consulting Inc., 2023a, p. 10). Accordingly, the Project would not expose people or structures to adverse effects related to the rupture of an earthquake fault. Implementation of the Project would not result in any new or more severe significant impacts related to fault rupture than previously disclosed in the GPU EIR.

ii) Strong seismic ground shaking?

GPU EIR Finding: The GPU EIR found that compliance with the California Building Code (CBC) and GPU objectives and policies related to ground shaking would ensure that impacts would be less than significant. The GPU objectives and policies relied upon in reaching this conclusion include Policy P1 under Safety Element Objective SAF-1.1 (requiring the enforcement of state building codes); Policy P2 under Objective SAF-1.1 (requiring the City to rely on the most up-to-date and comprehensive geologic hazard mapping available); Policy P3 under Objective SAF-1.1 (requiring the preparation of site-specific soil and geology reports for new developments); Safety Element Policy P1 under Objective SAF-6.1 (requiring City departments to conduct periodic trainings with staff on emergency operations based on the Emergency Operations Plan); Policy P2 under Objective SAF-6.1 (requiring the City to work with other agencies and businesses within the City to assist and support their disaster preparedness efforts); Policy P3 under Objective SAF-6.1 (requiring the City to regularly review the adequacy of its infrastructure for emergency preparedness); and Policy P5 under Objective SAF-6.1 (requiring the City to be involved with providing information to residents and businesses on emergency preparedness information, such as preparing emergency kits, developing a communications plan, implementing evacuation procedures, and updating emergency plans).

Project Analysis: The Project Site is in a seismically active area of Southern California and is anticipated to experience moderate-to-severe ground shaking during the Project's lifetime. This risk is not considered

substantially different than that of other similar properties in the Southern California area. The Project is required to adhere to standard engineering practices and design criteria relative to seismic and geologic hazards in accordance with the CBC, including the California Building Standards Code (CBSC), also known as California Code of Regulations (CCR), Title 24 (Part 2), and the Chino Building Code, which is based on the CBSC with local amendments. The CBSC and Chino Building Code provide standards that must be met to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures, and these standards have been specifically tailored for California earthquake conditions. In addition, the CBSC (Chapter 18) and the City of Chino Municipal Code (Section 19.08.010) require development project sites to be analyzed in geologic engineering reports to identify site-specific geologic and seismic conditions and provide site-specific recommendations to preclude adverse effects involving unstable soils and strong seismic ground-shaking, including, but not limited to, recommendations related to ground stabilization, selection of appropriate foundation type and depths, and selection of appropriate structural systems. The Project Applicant retained Leighton Consulting, a professional geotechnical firm, to prepare a geologic engineering report for the Project (see Technical Appendix F). This geologic engineering report provides recommendations for site grading practices, use of fill materials, and foundation design to maximize the stability and structural integrity of on-site structures in the event of an earthquake. In conformance with Municipal Code requirements, the City will condition the Project to comply with the site-specific ground preparation and construction recommendations contained in Technical Appendix F. With mandatory compliance with these standard and site-specific design and construction measures, implementation of the Project would not directly or indirectly expose people or structures on the Project Site to substantial adverse effects, including loss, injury or death, involving seismic ground shaking. The Project would not result in any new or more severe significant impacts related to seismic ground-shaking than previously disclosed in the GPU EIR.

iii) Seismic-related ground failure, including liquefaction?

GPU EIR Finding: The GPU EIR determined that although soils in the City may be subject to the risk of liquefaction hazards, the City's development review procedures and compliance with the CBC and GPU objectives and policies that address liquefaction hazards would ensure that impacts due to liquefaction would be less than significant.

Project Analysis: According to the Project's Geotechnical Investigation, the Project Site is not within an area of liquefaction susceptibility. Therefore, liquefaction is not considered a design concern for the Project (Leighton Consulting Inc., 2023a, p. 12). Accordingly, the Project would not expose people or structures seismic related ground-failure, including liquefaction. Implementation of the Project would not result in any new or more severe significant impacts related to liquefaction than previously disclosed in the GPU EIR.

iv) Landslides?

GPU EIR Finding: The GPU EIR concluded that the risk of landslides in the City is relatively low, since the City is generally level with very few areas of steep slopes. The areas that do have steeper slopes are not proposed for increased development as part of the GPU. As such, the GPU EIR disclosed that impacts due to landslides would be less than significant.

Project Analysis: The Project Site is virtually flat and contains no substantial natural or man-made slopes under existing conditions. There are no substantial natural or man-made slopes in the Project Site vicinity, either. Accordingly, the Project Site is located in an area with a low potential for landslides. The Project

would not result in any new or more severe significant impacts related to landslides than previously disclosed in the GPU EIR.

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

GPU EIR Finding: The GPU EIR found that soils in the City are at a limited risk of erosion, and that implementation of the GPU would not alter conditions in such a way as to increase the likelihood of soil erosion. Although the GPU EIR noted that future development has the potential to increase erosion hazards, the City's standard conditions of approval require that on-site landscaping and irrigation construction drawings be submitted before the issuance of a building or grading permit, assuring that adequate drainage systems would be built to address drainage, water quality and soil erosion issues. Due to mandatory compliance with this condition of approval, the risks of soil erosion were determined to be less than significant.

Project Analysis: The analysis below summarizes the likelihood of the Project to result in substantial soil erosion during temporary construction activities and/or long-term operation. As demonstrated in the analysis below, implementation of the Project would not result in substantial effects related to soil erosion or the loss of topsoil. Implementation of the Project would not result in any new impacts or more severe significant impacts related to soil erosion than previously disclosed in the GPU EIR.

Construction Activities

Project construction would involve demolition, grading, paving, utility installation, building construction, and landscaping installation, which has the potential to temporarily expose on-site soils and could be subject to erosion during rainfall events or high winds.

Pursuant to State Water Resources Control Board requirements, the Project Applicant would be required to obtain coverage under the State's General Construction Storm Water Permit for construction activities (NPDES permit). The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one (1) acre of total land area. Compliance with the NPDES Permit requires the Project Applicant to prepare and submit to the City for approval a Project-specific SWPPP. The SWPPP would identify a combination of erosion control and sediment control MMs (i.e., BMPs) to reduce or eliminate sediment discharge to surface water from stormwater and non-stormwater discharges during construction. In addition, the Project would be required to comply with SCAQMD Rule 403 and the Chino Municipal Code (Section 19.09.030), which establish requirements for the control of dust during construction (including wind erosion) (SCAQMD, 2005; Chino, 2023). With mandatory compliance to the requirements noted in the Project's SWPPP, as well as applicable regulatory requirements, there would be no potential for substantial water and/or wind erosion impacts during Project construction. Implementation of the Project would not result in any new or more severe significant impacts related to soil erosion than previously disclosed in the GPU EIR.

Operational Activities

Upon Project build-out, the Project Site would be redeveloped with one warehouse building and would feature landscaped open spaces and paved, impervious surfaces. Stormwater runoff from the Project Site would be captured and treated to reduce waterborne pollutants (including sediment). Stormwater on the Project Site would be routed first to infiltration chambers on the northwestern and western portions of the Site and, then, off-site to the municipal storm drain system.

The City's Municipal Storm Water Permit will require the Project Applicant to prepare and implement a Water Quality Management Plan (WQMP, see Municipal Code Section 13.25.500). The WQMP is required to identify an effective combination of erosion control and sediment control MMs (i.e., BMP) to reduce or eliminate sediment discharge to surface water from stormwater and non-stormwater discharges. The Preliminary WQMP for the Project is attached hereto as Technical Appendix I. Compliance with the WQMP would be required as a condition of Project approval and long-term maintenance of on-site water quality features is required. Because the Project would be required to utilize erosion and sediment control MMs to preclude substantial, long-term soil erosion and loss of topsoil, substantial soil erosion would not occur. Implementation of the Project would not result in any new or more severe significant impacts related to soil erosion than previously disclosed in the GPU EIR.

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?

GPU EIR Finding: A summary of the GPU EIR's conclusion related to liquefaction hazards is provided above under Threshold 3.9(a). The GPU EIR disclosed a possibility that soils in some parts of the City may subside in the future, but that the management of the City's groundwater production activities would reduce the potential for subsidence. Additionally, the GPU EIR noted that all new development would be required to comply with the City's standard conditions of approval, which require a detailed soils report to investigate the adequacy of building engineering for the local soil conditions, including structural damage from land subsidence, prior to the issuance of a building or grading permit. The GPU EIR further identified policies in the General Plan that would help ensure ground stability impacts remain below a level of significance, including Policies P2 and P3 under GPU Safety Element Objective SAF-1.1, which require new development to adequately investigate all geological hazards including current and comprehensive geological hazard mapping. Finally, and as noted in the GPU EIR, mandatory compliance with State building codes, in conformance with GPU Safety Element Objective SAF-1.1, Policy P1, would ensure that adequate soil stability protections are included in new developments. As such, the GPU EIR concluded that impacts due to unstable geologic units or soils would be less than significant.

Project Analysis: The Project Site contains undocumented fill that could experience settlement. The settlement hazard can be attenuated through the removal of near surface soils down to competent materials and replacement with properly compacted fill. Onsite soil that is free of construction debris, organics, cobbles, boulders, rubble, or rock larger than 6 inches in largest dimension is suitable to be used as fill for support of structures. (Leighton Consulting Inc., 2023a, p. 16) The Project's Geotechnical Investigation contains design, grading, and construction recommendations to address potential stability hazards of soils on the Project Site. The Project would be required to implement the recommendations within the Project's Geotechnical Investigation pursuant to Municipal Code Section 19.08.010. With mandatory compliance with the recommendations identified in the Project's Geotechnical Investigation, the Project would not expose people or structures to significant hazards related to unstable soils. Implementation of the Project would not result in any new impacts or more severe significant impacts related to unstable soils than previously disclosed in the GPU EIR.

d) Be located on expansive soil, as defined in Table 18-1- B of the Uniform Building Code (since renamed as the California Building Code), creating substantial risks to life or property?

GPU EIR Finding: The GPU EIR indicated that soils in the City are susceptible to expansion and compaction, but that General Plan Policies P2 and P3 under GPU Safety Element Objective SAF-1.1 require new development to adequately investigate all geological hazards including current and comprehensive

geological hazard mapping and to incorporate adequate design features, thereby reducing the risks from expansive soil to less-than-significant levels.

Project Analysis: Soil samples were collected from the Project Site and subjected to laboratory analysis to determine their expansion potential. According to the results of the laboratory analysis, the soils on the Project Site have a "very low" potential (Leighton Consulting Inc., 2023a, p. 6). Accordingly, the Project would not create substantial risks to life and property due to expansive soils. Implementation of the Project would not result in any new impacts or more severe significant impacts related to expansive soils than previously disclosed in the GPU EIR.

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?

GPU EIR Finding: The GPU EIR indicated that the GPU requires all new development in the City to connect to the public wastewater collection system, as required by Policy P2 under GPU Public Facilities and Services Objective PFS-9.1. Consequently, the GPU EIR concluded that there would be a less-than-significant impact associated with soils that are inadequate to support the use of septic system.

Project Analysis: The Project does not propose the use of septic tanks or alternative waste water disposal systems. Accordingly, no impact would occur. Implementation of the Project would not result in any new impacts or more severe significant impacts related to septic tanks or alternative waste water disposal systems than previously disclosed in the GPU EIR.

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

GPU EIR Finding: The GPU EIR determined that Open Space and Conservation Element Objective OSC-7.1, Policy P3 (requiring evaluation and appropriate treatment of any unknown archaeological or paleontological resources discovered during construction) would ensure that impacts to any known or previously undiscovered paleontological resources would be less than significant.

Project Analysis: No paleontological resources or unique geologic features are known to exist on the Project Site. The Project would be subject to compliance with GPU Objective OSC-7.1, Policy P3. Policy P3 states that if unknown paleontological resources are discovered during construction, the Planning Division shall be notified immediately and construction shall stop until an archaeologist evaluates the discovered resources and recommends appropriate action. Additionally, future development also would be subject to compliance with Public Resources Code (PRC) Section 5097.5, which prohibits the removal, destruction, injury, and defacement of paleontological resources and features. Consistent with the conclusion reached by the GPU EIR, mandatory compliance with Policy P3, as well as the requirements of Public Resources Code Section 5097.5, would ensure that impacts to paleontological resources associated with the redevelopment of the Project Site would be reduced to less-than-significant levels. Implementation of the Project would not result in any new or more severe significant impacts to paleontological resources than previously disclosed in the GPU EIR.

3.3.8 Greenhouse Gas Emissions

A Greenhouse Gas Analysis (dated November 20, 2023) was prepared for the Project by Urban Crossroads to quantify the GHG emissions that would result from Project-related construction and operational

activities (Urban Crossroads, 2023d). This report is included as Technical Appendix G to this EIR Addendum, and its findings are incorporated into the analysis presented herein.

Would the Project:

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

GPU EIR Finding: The GPU EIR included a discussion and analysis of potential impacts that may result from implementation of the GPU and concluded that although the GPU includes objectives, policies, and actions that would reduce greenhouse gas (GHG) emissions, implementation of the GPU would result in emissions that are greater than 85 percent of the baseline GHG emissions in the City. In order to mitigate GHGs to the maximum feasible extent, the GPU EIR included the following mitigation measure:

MM AQ-2 Objective OSC-5.1 Action A1 would be included in the Open Space and Conservation Element as follows:

"Adopt a Climate Action Plan within 18 months of adoption of this General Plan that demonstrates how the City will achieve the needed reductions of GHG emissions. The Climate Action Plan shall be developed in coordination with SANBAG and SCAQMD."

Even with implementation of the above-listed Action A1, impacts due to GHG emissions were disclosed in the GPU EIR as a significant and unavoidable impact of the GPU.

Following the City's approval of the GPU and certification of the GPU EIR, CREED initiated legal action against the City of Chino on the adequacy of the GPU EIR. The City and CREED entered into a Settlement and Release Agreement that stipulated, among other things, that the City prepare and approve, no later than December 31, 2013, a Long-Term Climate Action Plan (CAP) to address greenhouse emissions. The agreement also required the City to implement "Immediate Climate-Protection Actions" prior to the approval of any development projects and associated development agreements, which are not exempt from CEQA. The City of Chino adopted the 2013 CAP on November 19, 2013, which was superseded by the 2020-2030 CAP that was adopted on November 17, 2020. The 2020-2030 CAP is effective today and is applicable to all new development in the City. The 2020-2030 CAP is more stringent than the 2013 CAP and provides GHG emissions reductions that surpass the mandate of GPU EIR MM AQ-2 (i.e., 85 percent of the GPU baseline).

Project Analysis: To reduce GHG emissions on a City-wide level, the City of Chino adopted a Climate Action Plan (CAP). The first version of the CAP (CAP 2013) went into effect on January 2, 2014, and an updated CAP (CAP Update, which superseded CAP 2013) went into effect on January 1, 2021. The City determined that implementation of the CAPs would enable the City to achieve GHG emissions reductions mandates required by State law: CAP 2013 would achieve the GHG emissions reduction mandate of Assembly Bill 32 (AB 32) and that implementation of the CAP Update would achieve the GHG emissions reduction mandate of Senate Bill 32 (SB 32) and would put the City on a path to achieving the State's goal of carbon neutrality by 2045. Pursuant to the CEQA Guidelines, all projects that comply with the City's CAP are considered to have a less than significant individual and cumulative impact related to GHG emissions.

The CAP Update requires all development projects subject to CEQA review – including the proposed Project – to comply with the CAP and achieve a minimum of 100 points from the applicable CAP Screening

Table. The point values correspond to the emissions reductions expected from each design feature. Projects that obtain at least 100 points will be consistent with the emissions reduction volumes anticipated in the CAP Update. The Project's compliance with the CAP would be assured through conditions of approval assigned to the proposed discretionary approvals as well as through City staff review of building applications (i.e., building permits). With mandatory compliance with the City of Chino CAP Update, the Project would not generate GHG emissions that have a significant effect on the environment. Accordingly, the Project's GHG emissions do not represent a new, significant air quality impact or an increase in the severity of a significant air quality impact previously disclosed in the GPU EIR.

For informational purposes, proposed Project's annual GHG emissions are summarized in Table 3-7, *Project GHG Emissions*. As shown, the Project would generate a net total of approximately 1,535.48 $MTCO_2e$ per year.

Table 3-7 Project GHG Emissions

Emission Source	Emissions (MT/yr)				
	CO_2	**CH_4**	**N_2O**	**Refrigerants**	**Total CO_2e**
Annual construction-related emissions amortized over 30 years	28.13	1.82E-03	2.14E-04	0.02	28.83
Mobile Source	1,090.00	0.07	0.13	1.44	1,132.00
Area Source	2.95	0.00	0.00	0.00	2.96
Energy Source	185.00	0.02	0.00	0.00	186.00
Water Usage Source	47.10	1.10	0.03	0.00	82.40
Waste Source	12.80	1.28	0.00	0.00	44.70
Refrigerants Source	0.00	0.00	0.00	96.60	96.60
Stationary Source	11.40	0.00	0.00	0.00	11.50
TRU Source	0.00	0.00	0.00	0.00	162.00
On-Site Equipment					47.38
Total CO_2e (All Sources)	**1,794.36**				
Existing	258.88				
Net Total CO_2e (All Sources)	**1,535.48**				

Source: (Urban Crossroads, 2023a, Table 4-6)

Mitigation: The City determined that the MM identified in the GPU EIR to address greenhouse gas emissions (MM AQ-2) does not apply to the Project because the City is the responsible party for implementing this measure (and the City has since completed/complied with this measure). As noted above, the Project will comply with the City's CAP Update and, thus, will not conflict with GPU EIR MM AQ-2.

b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

GPU EIR Finding: The GPU EIR did not identify any impacts due to a conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases, although the GPU did acknowledge several provisions of the GPU that were proposed to address GHG emissions.

Project Analysis: The Project's Greenhouse Gas Analysis (see Technical Appendix G) demonstrates that the Project would be consistent with and would not conflict with implementation of the CAP Update, which would achieve goals and objectives established by applicable GHG emissions reductions plans and policies, including Senate Bill 32 (SB 32) which was not in effect at the time the GPU EIR was certified and

establishes a more stringent GHG reduction target than the regulations that were in effect at the time the GPU EIR was certified (i.e., Assembly Bill 32 [AB 32]). The Project will have to comply with these more stringent GHG reduction targets, as well as other regulations that have been enacted since 2010 that are more protective of the environment and will reduce the Project's GHG emissions when compared to the emissions levels the GPU EIR assumed would occur from the development of the Project Site. Accordingly, the Project's GHG emissions do not represent a new, significant air quality impact or an increase in the severity of a significant air quality impact previously disclosed in the GPU EIR.

3.3.9 Hazards and Hazardous Materials

A Phase I/II Environmental Site Assessment (Phase I/II ESA) was prepared by Leighton Consulting, Inc. (dated March 6, 2023) (Leighton Consulting, 2023b) to determine the presence/absence of hazards and hazardous materials on the Project Site. This report is included as Technical Appendix H to this EIR Addendum, and its findings are incorporated in the analysis presented herein.

Would the Project:

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

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

GPU EIR Finding: The GPU EIR disclosed that land uses allowed under the GPU could increase the amount of hazardous materials used and wastes generated in the City, as well as the number of people and structures exposed to these and other hazards. However, the GPU included a number of goals and policies that would reduce the potential to expose the public to hazardous materials. These include GPU Safety Element Goal SAF-4 (requiring minimizing City residents' exposure to the harmful effects of hazardous materials and waste) along with the following policies under Goal SAF-4: Policy P2 (requiring investigation of sites for the presence of hazardous materials); Policy P3 (incorporating measures to ensure safe transport of hazardous materials); Policy P4 (requiring projects proposing to generate hazardous waste to prepare emergency response plans); Policy P6 (prohibiting the use of Perchloroethylene in new dry cleaning facilities); Policy P7 (requiring the use of clean technology for dry cleaners in mixed use developments); Policy P8 (directing the City to work with the San Bernardino County Fire Department Hazardous Materials Division to ensure compliance with applicable hazardous materials regulations and guidelines), and Policy P9 (directing the City to work with the San Bernardino County Fire Department Hazardous Materials Division to ensure Chino residents have convenient access to the disposal of household hazardous wastes). As concluded in the GPU EIR, with policy implementation, impacts associated with the routine transport, use, or disposal of hazardous materials would be less than significant.

Project Analysis: As demonstrated in the analysis below, the Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or from reasonably foreseeable accident conditions. Implementation of the Project would not result in any new or more severe significant impacts related to hazardous materials than previously disclosed in the GPU EIR.

Existing Site Conditions

Leighton Consulting performed comprehensive Phase I and Phase II investigations, including site reconnaissance, historical database research, and soil sampling, to identify potential recognized environmental conditions (RECs) that may pose potential environmental risks associated with the Project Site. No sources of contamination associated with present or historic land uses on the Project Site that could pose a substantial risk to people or the environment were observed on the Project Site. Additionally, Leighton did not observe any RECs, or Condition REC (CREC), historic RECs (HREC), or business environmental risks on the Project Site. (Leighton Consulting, 2023b, pp. E-1 to E-3)

Construction Activities

Heavy equipment would be used on the Project Site during the Project's construction, which would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials that would be considered hazardous if improperly stored or handled. In addition, materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be present on the Project Site during construction. Improper use, storage, or transportation of hazardous materials could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with the Project than would occur on any other similar construction site. Construction contractors would be required to comply with all applicable federal, State, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited requirements imposed by the Environmental Protection Agency (EPA), California Department of Toxic Substances Control (DTSC), South Coast Air Quality Management District (SCAQMD), Santa Ana Regional Water Quality Control Board (RWQCB), and the Chino Valley Fire District. With mandatory compliance with applicable hazardous materials regulations, the Project would not create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials during the construction phase. Implementation of the Project would not result in any new or more severe significant impacts related to the routine transport, use, or disposal of hazardous materials than previously disclosed in the GPU EIR.

Operational Activities

The Project would redevelop the Project Site with one warehouse building. The future building occupant for the Project Site is not yet identified; however, the Project is designed to house warehouse distribution and light industrial occupants, and it is possible that hazardous materials could be used during a future building user's daily operation. Federal and State Community-Right-to-Know laws allow the public access to information about the amounts and types of chemicals that may be used by businesses on the Project Site. Laws also are in place that require businesses to plan and prepare for possible chemical emergencies. Any business that occupies a building on the Project Site and that handles/stores substantial quantities hazardous materials (as defined in Section 25500 of California Health and Safety Code, Division 20, Chapter 6.95) will require a permit from the Chino Valley Fire District in order to register the business as a hazardous materials handler. Such businesses also are required to comply with California's Hazardous Materials Release Response Plans and Inventory Law, which requires immediate reporting to the Chino Valley Fire District and the State Office of Emergency Services regarding any release or threatened release of a hazardous material, regardless of the amount handled by the business, and prepare a Hazardous Materials Business Emergency Plan (HMBEP). A HMBEP is a written set of procedures and information created to help minimize the effects and extent of a release or threatened release of a hazardous material. The intent of the HMBEP is to satisfy federal and State Community Right-To-Know laws and to provide detailed information for use by emergency responders.

If businesses that use or store hazardous materials occupy the Project, the business owners and operators would be required to comply with all applicable federal, State, and local regulations to ensure proper use, storage, use, emission, and disposal of hazardous substances (as described above). With mandatory regulatory compliance, the Project's operation is not expected to pose a significant hazard to the public or the environment through the routine transport, use, storage, emission, or disposal of hazardous materials.

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

GPU EIR Finding: The GPU EIR disclosed that land uses allowed under the GPU could increase the amount of hazardous materials used and wastes generated, as well as the number of people and structures exposed to these and other hazards. However, the GPU included a number of goals and policies that would serve to reduce the potential to expose the public to hazardous materials. These include GPU Safety Element Goal SAF-4 (requiring minimizing City residents' exposure to the harmful effects of hazardous materials and waste), along with the following policies under Goal SAF-4: Policy P2 (requiring investigation of sites for the presence of hazardous materials); Policy P3 (incorporating measures to ensure safe transport of hazardous materials); Policy P4 (requiring projects proposing to generate hazardous waste to prepare emergency response plans); Policy P6 (prohibiting the use of Perchloroethylene in new dry cleaning facilities); Policy P7 (requiring the use of clean technology for dry cleaners in mixed use developments); Policy P8 (directing the City to work with the San Bernardino County Fire Department Hazardous Materials Division to ensure compliance with applicable hazardous materials regulations and guidelines), and Policy P9 (directing the City to work with the San Bernardino County Fire Department Hazardous Materials Division to ensure Chino residents have convenient access to the disposal of household hazardous wastes). As concluded in the GPU EIR, with policy implementation, impacts associated with the emission or handling of hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school would be less than significant.

Project Analysis: There are no existing or planned schools within one-quarter mile of the Project Site. The Project Applicant would redevelop the Project Site with a use that is consistent with the existing underlying land use designation and zoning. As fully discussed above, the Project would be required to comply with all applicable federal and State regulations related to the routine transport, use, and disposal of hazardous materials, substances, or waste. Additionally, the Project would be subject to compliance with all applicable General Plan goals and policies related to reducing potential exposure of the public to hazardous materials. These include General Plan Goal SAF-4 policies P2, P3, P4, P6, P8, and P9. With mandatory compliance with federal, State, and local regulations, impacts would be less than significant. Implementation of the Project would not result in any new or more severe significant impacts related to the emission of hazards or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school than previously disclosed in the GPU EIR.

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?

GPU EIR Finding: The GPU EIR did not identify any impacts associated with locating projects on sites included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5.

Project Analysis: Government Code Section 65962.5 requires DTSC, the State Department of Health Services, State Water Resources Control Board, and the State Department of Resources Recycling and

Recovery to maintain a list of hazardous materials sites that fall within specific, defined categories. According to the records search, the Project Site was listed on several environmental databases; these listings were related to the Project Site's historic manufacturing uses and do not identify the Project Site as a source of contamination, hazardous materials release, or the location of a hazardous materials violation (Leighton Consulting, 2023b, pp. 11-19). Although the Project Site is listed on environmental databases, none of the databases where the Project Site is listed fall within the categories regulated by Government Code Section 65962.5. Implementation of the Project would not result in any new or more severe significant impacts related to being included on a list of hazardous materials site than previously disclosed in the GPU EIR.

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

GPU EIR Finding: The GPU EIR determined that mandatory compliance with the Airport Comprehensive Land Use Plan and Chino Airport Master Plan would help to preclude safety hazards from airports. Additionally, the GPU EIR found that implementation of the goals and policies of the GPU would preclude significant safety hazards, including GPU Safety Element Goal SAF-5 (directing the City to minimize risks associated with the Chino Airport operations), Policy P1 under Goal SAF-5 (directing the City to ensure construction activities are consistent with the required setbacks and height restrictions for the Chino Airport), and Action A-1 under Goal SAF-5 (requiring updates to the Chino Airport Comprehensive Land Use Plan to reflect current regulations and approaches to land use regulation at the airport). The GPU EIR concluded that with policy implementation, the airport hazards impact of the GPU would be less than significant.

Project Analysis: The closest airport to the Project Site is Chino Airport, located approximately 2.5 miles to the southeast. According to General Plan Figure LU-4, the Project Site is not located within any safety zone for the Chino Airport, indicating the subject property is not subject to hazards associated with airport operations. Additionally, the Project Site is located outside the 55 decibel Community Noise Equivalence Level (CNEL) noise level contours boundaries for the Chino Airport, which indicates that the Project Site would not be exposed to excessive noise levels from airport operations (Urban Crossroads, 2023e, p. 17). The Project would not result in a safety hazard or excessive noise for people residing or working in the project area impacts would be less than significant. Therefore, the Project would not result in any new significant impacts not already analyzed in the GPU EIR or increase the severity of a significant impact as previously identified and analyzed in the GPU EIR.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

GPU EIR Finding: The GPU EIR did not identify any impacts associated with potential conflicts with adopted emergency response plans or emergency evacuation plans.

Project Analysis: The Project Site does not contain any emergency facilities nor is it identified as an emergency evacuation route by any emergency response plans or emergency evacuation plans (Chino, 2010a; Chino, 2010b). During construction and at Project build out, adequate emergency vehicle access would be required to be always maintained. As part of the City's discretionary review process for the proposed Project, the City staff and the Chino Valley Fire District reviewed the Project's plans and found that appropriate emergency ingress and egress is available to and from the site to ensure public safety, and that the Project would not substantially impede emergency response times in the local area.

Accordingly, the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan, and no impacts would occur. Implementation of the Project would not result in any new or more severe significant impacts related to impairment of or physical interference with an adopted emergency response or evacuation plan than previously disclosed in the GPU EIR.

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

GPU EIR Finding: The GPU EIR disclosed that adherence to Policy P1 under GPU Goal SAF-3 (requiring incorporation of measures to reduce wildland fire hazard threats) would provide protection from wildland fires. Additionally, the GPU EIR concluded that the City is generally buffered from wildland fires due its flat topography and the limited amount of open space immediately surrounding the City, as well as the separation between the City and the Chino Hills provided by State Route 71. As such, the GPU EIR concluded that impacts due to wildland fire hazards would be less than significant.

Project Analysis: The Project Site is in an area designated by the City of Chino as having "little or no threat" associated with wildland fire hazards (Chino, 2010a, Figure SAF-4). In addition, the California Department of Forestry and Fire Protection (CalFire) does not identify the Project Site within a fire hazard severity zone (CalFire, 2021). Accordingly, the Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands and no impact would occur. Implementation of the Project would not result in any new or more severe significant impacts related to wildland fires than previously disclosed in the GPU EIR.

3.3.10 Hydrology and Water Quality

A Preliminary Water Quality Management Plan (WQMP) (dated December 8, 2023) (DRC, 2023a) and a Hydrology Report (dated December 8, 2023) (DRC, 2023b) were prepared for the Project by DRC Engineering, Inc. (DRC). The purpose of the Preliminary WQMP is to help identify pollutants of concern, establish the BMP for the Project to minimize the release of pollutants of concern, and establish long term maintenance responsibilities for the Project's water quality features. The Hydrology Report identifies drainage patterns and off-site flow tributary to the Project Site and evaluates post-development runoff conditions. The reports are included as Technical Appendix I and J, respectively, to this EIR Addendum and their findings are incorporated into the analysis presented herein.

Would the Project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

GPU EIR Finding: The GPU EIR disclosed that water quality could be impacted by the discharge of soils and other pollutants as a result of urban runoff and construction activities associated with future development allowed under the GPU. However, the GPU EIR notes that such future development would be subject to the City's standard conditions of approval, including requirements for the preparation of a Water Quality Management Plan (WQMP) that incorporates post-construction Best Management Practices (BMPs). Additionally, the GPU EIR notes that City Ordinance No. 94-01 calls for the reduction of pollutants in all stormwater discharges. Furthermore, the GPU EIR indicates that future development in the City would be required to comply with applicable GPU policies related to runoff pollution, including

Public Facilities and Services Element Objective PFS-10.1 (addressing the control of stormwater runoff to protect against flooding, account for future development, and address environmental concerns), and the following Policies under Objective PFS-10.1: Policy P1 (directing the City to maintain stormwater infrastructure in good conditions); Policy P2 (directing the City to review stormwater infrastructure in conformance with the Master Plans of Drainage); Policy P4 (requiring all drainage facilities to be consistent with State and federal requirements, including NPDES requirements); Policy P6 (directing the City to implement a local stormwater program in compliance with the City's NPDES permit); Policy P7 (directing the City to implement the City's Sewer System Management Plan to prevent sanitary sewer overflows from reaching local water bodies); and Action 1 (directing the City to update the Master Plan of Drainage when conditions warrant). Accordingly, the GPU EIR concludes that impacts due to violation of water quality standards or waste discharge requirements would be less than significant.

Project Analysis: As demonstrated in the analysis below, the Project would not violate any water quality standards or waste discharge requirements. The Project would not result in any new or more severe significant impacts related to water quality standards or discharge requirements than previously disclosed in the GPU EIR.

Construction Activities

Construction of the proposed Project would involve site preparation, grading, building construction, architectural coating, and paving. Construction activities would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and solvents, and other chemicals with the potential to adversely affect water quality.

Pursuant to the requirements of the Santa Ana RWQCB and the City of Chino (Municipal Code Chapter 13.25), the Project would be required to obtain coverage under the State's General Construction Storm Water Permit for construction activities (NPDES permit). The NPDES permit is required for all development projects that include construction activities, such as clearing, grading, and/or excavation, that disturb at least one (1) acre of total land area. In addition, the Project Applicant would be required to comply with the Santa Ana RWQCB's *Santa Ana River Basin Water Quality Control Program*. Compliance with the NPDES permit and the Santa Ana River Basin Water Quality Control Program involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP will specify the BMPs that the Project's construction contractors would be required to implement during construction activities to ensure that potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Examples of BMPs that may be utilized during construction include, but are not limited to sandbag barriers, geotextiles, storm drain inlet protection, sediment traps, rip rap soil stabilizers, and hydro-seeding. Mandatory compliance with the SWPPP would ensure that the Project does not violate any water quality standards or waste discharge requirements during construction activities.

Operational Activities

To meet the requirements of the City's Municipal Storm Water Permit – and in accordance with Chino Municipal Code Section 13.25.500 – the Project Applicant would be required to prepare and implement a WQMP. A WQMP is a site-specific post-construction water quality management program designed to minimize the release of potential waterborne pollutants, including pollutants of concern for downstream receiving waters, under long-term conditions via BMPs. Implementation of the WQMP ensures on-going, long-term protection of the watershed basin. The Project's Preliminary WQMP, prepared by DRC, is included as Technical Appendix I to this EIR Addendum. As identified in the Preliminary WQMP, the Project

is designed to include structural source control BMPs consisting of infiltration chambers and self-treating landscape areas, as well as operational source control BMPs (including but not limited to: activity restrictions, landscape management BMPs, employee training, catch basin inspection program) to minimize, prevent, and/or otherwise appropriately treat stormwater runoff flows before they are discharged into the City's storm drain system. Compliance with the Preliminary WQMP would be required as a condition of approval for the Project. Long-term maintenance of on-site water quality features also would be required as a condition of approval to ensure the long-term effectiveness of all on-site water quality features.

Additionally, the NPDES program requires certain land uses, including certain industrial land uses, to prepare a SWPPP for operational activities and to implement a long-term water quality sampling and monitoring program, unless an exemption has been granted (Industrial General Permit). Under this currently effective NPDES Industrial General Permit, the Project would be required to prepare a SWPPP for operational activities and implement a long-term water quality sampling and monitoring program or receive an exemption. Because the permit is dependent upon a detailed accounting of all operational activities and procedures, and the Project's building users and their operational characteristics are not currently known, details of the operational SWPPP (including BMPs) or potential exemption to the SWPPP operational activities requirement cannot be determined with certainty at this time. However, based on the performance requirements of the NPDES Industrial General Permit, the Project's mandatory compliance with all applicable water quality regulations would further reduce potential water quality impacts during long-term operation.

Based on the foregoing analysis, the Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality during long-term operation.

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

GPU EIR Finding: The GPU EIR indicated that the Chino Basin Optimum Basin Management Program (OBMP) would guide Chino Groundwater Basin activities. The OBMP contains several elements designed to provide enhanced management of the local groundwater basin resource, including protection of water quality and the safe yield of the basin. Any impacts to the water quality associated with the GPU were determined to be mitigated by a combination of recharge and other groundwater management activities accomplished by the Chino Basin parties, including the City, and coordinated by the Watermaster. Therefore, the GPU EIR concluded that there would be a less-than-significant impact on groundwater quality and recharge.

Project Analysis: The Project's proposed on-site water system would be required to connect to the City of Chino's municipal water system; therefore, no water wells would be constructed on the Project Site and the Project would not directly extract groundwater resources. It should be noted that there is an existing potable water well within the northwestern portion of the Project Site. The Project does not propose the use the existing potable water well and the well would be decommissioned in accordance with all applicable local and State regulations.

The Project Site is mostly paved under existing conditions and implementation of the Project would not substantially increase the area of impervious surfaces to the subject property which, in turn, could reduce the property's ability to infiltrate surface water into the Chino groundwater basin. Development of the

subject property already was anticipated by the GPU which planned for urban land uses on the Project Site. Additionally, a majority of the groundwater recharge in the Chino groundwater basin occurs in the northern portion of the Basin, north of the City of Chino, within percolation basins located throughout San Bernardino County (CBWM, 2020; Chino, 2010b, p. 4.8-13). The Project Site is not located within a percolation basin for Chino groundwater basin and would not physically impact any of the major groundwater recharge facilities in the Basin. As such, development of the Project Site would not result in substantial, adverse effects to local groundwater levels. Furthermore, the Project would incorporate infiltration chambers and landscaped areas to maximize the percolation of on-site stormwater runoff into the groundwater basin.

For the reasons stated above, the Project would neither substantially deplete groundwater supplies nor interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Implementation of the Project would not result in any new or more severe significant impacts related to groundwater supplies and management than previously disclosed in the GPU EIR.

c) Substantially alter the existing drainage pattern of 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?

GPU EIR Finding: The GPU EIR indicated that erosion or siltation hazards could occur from the discharge of soils and other pollutants as a result of urban runoff and construction activities associated with future development allowed under the GPU. However, the GPU EIR notes that such future development would be subject to the City's standard conditions of approval, including requirements for the preparation of a drainage study and the preparation and review of grading plans showing drainage routes and other pertinent information. Furthermore, the GPU EIR indicates that future development in the City would be required to comply with applicable GPU policies related to erosion hazards, including Public Facilities and Services Element Objective PFS-10.1 (requiring the control of stormwater runoff to protect against flooding, account for future development, and address environmental concerns), and the following policies under Objective PFS-10.1: Policy P1 (directing the City to maintain stormwater infrastructure in good conditions); Policy P2 (directing the City to review stormwater infrastructure in conformance with the Master Plan of Drainage); Policy P4 (requiring all drainage facilities to be consistent with State and federal requirements, including NPDES requirements); Policy P6 (directing the City to implement a local stormwater program in compliance with the City's NPDES permit); Policy P7 (directing the City to implement the City's Sewer System Management Plan to prevent sanitary sewer overflows from reaching local water bodies); and Action 1 (directing the City to update the Master Plan of Drainage when conditions warrant). Accordingly, the GPU EIR concludes that impacts due to erosion or siltation hazards would be less than significant.

Project Analysis: The Project would implement land uses on the subject property that are consistent with the GPU land use plan; therefore, the development activities proposed by the Project were planned by the GPU and anticipated by the GPU EIR. The Project would alter the existing drainage pattern on the Project Site; however, as described previously in Responses 3.3.7(b) and 3.3.10(a), the Project would implement a SWPPP and WQMP to preclude substantial erosion and siltation on- or off-site. Implementation of the Project would not result in any new or more severe significant impacts related to soil erosion or siltation than previously disclosed in the GPU EIR.

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

GPU EIR Finding: The GPU EIR disclosed that alteration of the existing drainage patterns and/or increased rates of runoff could result from construction activities associated with future development allowed under the GPU, and that such future developments have the potential to exceed the capacity of existing or planned stormwater drainage systems. However, the GPU EIR notes that such future development would be subject to the City's standard conditions of approval, including requirements for the preparation of a drainage study and the preparation and review of grading plans showing drainage routes and other pertinent information. Additionally, the GPU EIR notes that Ordinance No. 94-01 of the City of Chino calls for reduction of pollutants in all stormwater discharges. Furthermore, the GPU EIR indicates that future development in the City would be required to comply with applicable GPU policies related to erosion hazards, including Public Facilities and Services Element Objective PFS-10.1 (requiring the control of stormwater runoff to protect against flooding, account for future development, and address environmental concerns), and the following policies under Objective PFS-10.1: Policy P1 (directing the City to maintain stormwater infrastructure in good conditions); Policy P2 (directing the City to review stormwater infrastructure in conformance with the Master Plans of Drainage); Policy P4 (requiring all drainage facilities to be consistent with State and federal requirements, including NPDES requirements); Policy P6 (directing the City to implement a local stormwater program in compliance with the City's NPDES permit); Policy P7 (directing the City to implement the City's Sewer System Management Plan to prevent sanitary sewer overflows from reaching local water bodies); and Action 1 (directing the City to update the Master Plan of Drainage when conditions warrant). Accordingly, the GPU EIR indicates that alterations to the existing drainage patterns and/or increased rates of runoff associated with implementation of the GPU would not result in any new flood hazards, would not result in impacts due to increased runoff that exceeds the capacity of drainage systems, and would not result in any new sources of polluted runoff. As such, the GPU EIR concluded that such impacts would be less than significant.

Project Analysis: The Project would redevelop the Project Site in accordance with the existing underlying land use designation; therefore, the development activities proposed by the Project were planned by the GPU – and by the stormwater drainage master plan based on the GPU land plan – and anticipated by the GPU EIR. The Project would grade the entire Project Site, thereby altering the Site's existing drainage patterns. The Project's proposed on-site storm drain system would be adequately sized to capture and convey peak on-site stormwater flows to off-site stormwater drainage facilities that are designed pursuant to the City's Master Plan of Drainage System. According to the Project's Hydrology Report, the total proposed 100-year peak flow discharge from the Project Site (including detention) is approximately 10.27 cubic feet per second (cfs), which represents a 7.2 cfs decrease in runoff as compared to existing conditions (17.47 cfs). Therefore, implementation of the Project would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Implementation of the Project would not result in any new or more severe significant impacts related to flooding on- or off-site than previously disclosed in the GPU EIR.

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?

GPU EIR Finding: The GPU EIR disclosed that alteration of the existing drainage patterns and/or increased rates of runoff could result from construction activities associated with future development allowed under the GPU, and that such future developments have the potential to exceed the capacity of existing or planned stormwater drainage systems. However, the GPU EIR notes that such future development would be subject to the City's standard conditions of approval, including requirements for the preparation of a

drainage study and the preparation and review of grading plans showing drainage routes and other pertinent information. Additionally, the GPU EIR notes that Ordinance No. 94-01 of the City of Chino calls for reduction of pollutants in all stormwater discharges. Furthermore, the GPU EIR indicates that future development in the City would be required to comply with applicable GPU policies related to erosion hazards, including Public Facilities and Services Element Objective PFS-10.1 (requiring the control of stormwater runoff to protect against flooding, account for future development, and address environmental concerns), and the following policies under Objective PFS-10.1: Policy P1 (directing the City to maintain stormwater infrastructure in good conditions); Policy P2 (directing the City to review stormwater infrastructure in conformance with the Master Plans of Drainage); Policy P4 (requiring all drainage facilities to be consistent with State and federal requirements, including NPDES requirements); Policy P6 (directing the City to implement a local stormwater program in compliance with the City's NPDES permit); Policy P7 (directing the City to implement the City's Sewer System Management Plan to prevent sanitary sewer overflows from reaching local water bodies); and Action 1 (directing the City to update the Master Plan of Drainage when conditions warrant). Accordingly, the GPU EIR indicates that alterations to the existing drainage patterns and/or increased rates of runoff associated with implementation of the GPU would not result in any new flood hazards, would not result in impacts due to increased runoff that exceeds the capacity of drainage systems, and would not result in any new sources of polluted runoff. As such, the GPU EIR concluded that such impacts would be less than significant.

Project Analysis: As discussed in the above response, existing stormwater drainage facilities have adequate capacity to accommodate peak stormwater runoff flows discharged from the Project Site. Also, as discussed in Response 3.10(a), the Project will be required to comply with a SWPPP and a site-specific WQMP, which will identify BMPs that are required to ensure that near-term construction activities and long-term post-development activities would not result in substantial amounts of polluted runoff. Accordingly, the Project would not 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. Implementation of the Project would not result in any new or more severe significant impacts related to existing or planned stormwater drainage systems than previously disclosed in the GPU EIR.

iv) Impede or redirect flood flow?

GPU EIR Finding: The GPU EIR determined that the GPU did not propose housing or other urban structures within the 100-year flood hazard area. Since there would not be new development within the 100-year plain, the GPU EIR concluded there would be a less-than-significant impact related to structures placed within a 100-year floodplain. Additionally, the GPU EIR noted that the GPU includes goals and policies to reduce hazards related to flooding, including GPU Safety Element Goal SAF-2 (encouraging the reduction of hazards related to flooding and inundation), Objective SAF-2.1 (directing the City to minimize flood risks associated with development), and associated Policy P2 (preventing the construction of flood barriers within the 100-year flood zone which will divert flood water or increase flooding in other areas). Implementation of the GPU objectives and policies was found to further ensure that impacts associated with flood hazard areas would be less than significant.

Project Analysis: According to Federal Emergency Management Agency (FEMA), the Project Site is not located within the 100-year flood hazard area (FEMA, 2008). Accordingly, the Project would not place structures within a 100-year flood hazard area that could impede or redirect flood flows. Implementation of the Project would not result in any new or more severe significant impacts related to flood flows than previously disclosed in the GPU EIR.

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

GPU EIR Finding: The GPU EIR noted that the potential risk of seiche is low in the City Chino and the area is not at risk of tsunamis. As such, the GPU EIR concluded that there would be a less-than-significant impact related to seiches and tsunamis. Additionally, the GPU EIR noted that the GPU includes goals and policies to reduce hazards related to flooding, including GPU Safety Element Goal SAF-2 (encouraging the reduction of hazards related to flooding and inundation), Objective SAF-2.1 (directing the City to minimize flood risks associated with development), and associated Policy P2 (preventing the construction of flood barriers within the 100-year flood zone which will divert flood water or increase flooding in other areas). Implementation of the GPU objectives and policies was found to further ensure that impacts associated with flood hazard areas would be less than significant.

Project Analysis: The Project Site is not located within an area subject to flooding because of a failure of a levee or dam (City of Chino, 2010b, Figure SAF-3). As such, the proposed Project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Additionally, based on the distance between the Project Site and large bodies of water, there is no potential for the Project to cause or be affected by inundation by seiche or tsunami. The Project Site is not located near any steep hillsides and there are no steep hillsides present on the subject property; therefore, there is no potential for Project to cause or be adversely affected by mudflow. Implementation of the Project would not result in any new or more severe significant impacts related to inundation than previously disclosed in the GPU EIR.

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

GPU EIR Finding: The GPU EIR did not identify any impacts due to a conflict with or obstruction of the implementation of a water quality control plan or sustainable groundwater management plan.

Project Analysis: As discussed in Response 3.3.10(a) above, the Project Site is located within the Santa Ana River Basin and Project-related construction and operational activities would be required to comply with the Santa Ana RWQCB's *Santa Ana River Basin Water Quality Control Plan* by preparing and adhering to a SWPPP and WQMP. Implementation of the Project would not conflict with or obstruct *the Santa Ana River Basin Water Quality Control Plan*.

The Project Site is located within the Chino Groundwater Basin, which is an adjudicated groundwater basin. Adjudicated basins, like the Chino Groundwater Basin are exempt from the 2014 Sustainable Groundwater Management Act (SGMA) because such basins already operate under a court-ordered management plan to ensure the long-term sustainability of the Subbasin. No component of the Project would obstruct or prevent implementation of the management plan for the Chino Groundwater Basin. As such, the Project's construction and operation would not conflict with any sustainable groundwater management plan.

Based on the foregoing information, implementation of the Project would not result in any new or more severe significant impacts related to the implementation of water quality control plans or sustainable groundwater management plans than previously disclosed in the GPU EIR.

3.3.11 Land Use and Planning

Would the Project:

a) Physically divide an established community?

GPU EIR Finding: The GPU EIR noted that the GPU sets forth goals, objectives, policies, and actions intended to foster greater connectivity, particularly between the northern and southern portions of the City, and to prevent new development from dividing existing uses. Objective LU-1.2 in the Land Use Element was cited as a policy that seeks to create walkable neighborhoods that are cohesive and connected. Generally, the land use designations in the GPU were found to seek the creation of vibrant, cohesive communities. The GPU EIR concluded that implementation of these policies would ensure that new development would be compatible with and sensitive to the existing built environment, thereby resulting in a less-than-significant impact due to the physical division of established communities.

Project Analysis: The Project would implement the General Plan land use vision for the Project Site. The proposed Project includes demolishing an existing manufacturing facility and constructing an approximately 145,500 square-foot light industrial building in an area planned for employment land uses. Since the proposed Project would be a continuation of the existing land use on the subject property, implementation of the Project would not result in any new or more severe significant impacts related to physically dividing an established community than previously disclosed in the GPU EIR.

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?

GPU EIR Finding: The GPU EIR included an extensive discussion of proposed land use designation changes that were included in the GPU. Although the GPU EIR notes that continuation of existing uses and the development of new adjacent land uses could appear incompatible; however, the goals and policies in the GPU as well as the right-to-farm ordinance were found to minimize land use conflicts. The GPU EIR also indicates that new land use conflicts between industrial and residential developments would not occur because the GPU did not propose any new residential developments adjacent to industrial uses. Additionally, the GPU EIR discussed the GPU's potential to result in conflicts between land use plans. Other planning documents within the City were determined not to conflict with the GPU since these documents would be required to be updated to ensure consistency with the GPU. Due to policies included in the GPU that require appropriate transitions within the City's SOI, the GPU also was determined not to conflict with the San Bernardino County General Plan. The GPU EIR determined that the GPU would not result in a substantial conflict with the Chino Airport Master Plan. Finally, under GPU EIR Section 4.11, Population, Employment, and Housing, the GPU EIR concluded that although implementation of the GPU would result in more growth than previously projected in SCAG's regional growth projections, impacts would be less than significant because the City requires all new development to include adequate services and infrastructure and significant environmental impacts to be mitigated pursuant to the City's CEQA review of implementing projects. As such, the GPU EIR concluded that the GPU would have a less-than-significant impact due to conflicts with other planning documents.

Project Analysis: The Project Site would be redeveloped in accordance with its General Plan land use designation and development standards contained within the City's Development Code for the M2 zoning district. The development activities proposed by the Project were anticipated by the GPU EIR, and as such, the Project would maintain the vision of the GPU and would be consistent with applicable land use policies, plans and regulations than. As noted above, the GPU EIR concluded that implementation of the

GPU would not conflict with any land use policies or regulations adopted for the purpose of mitigating or avoiding an environmental impact. Thus, because the Project is consistent with the GPU, implementation of the Project would not cause a significant environmental impact due to a land use planning conflict. Implementation of the Project would not result in any new or more severe significant impacts related to conflicts with a land use plan, policy, or regulation than previously disclosed in the GPU EIR.

3.3.12 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?

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?

GPU EIR Finding: The GPU EIR determined that the only potentially significant mineral resources within the City are aggregate materials that may be found in the MRZ-3 zone, as delineated on GPU EIR Figure 4.6-4 (Mineral Resources Zones). However, the GPU EIR concluded that there is not sufficient information to determine whether such deposits are significant. Furthermore, the GPU EIR noted that future development allowed by the GPU would occur primarily on land that is currently developed. Moreover, policies included in the GPU were determined to protect mineral resources on land that was not already developed, including the following policies under Open Space and Conservation Objective OSC-3.1: Policy P1 (requiring the City to restrict uses adjacent to important sand and gravel resources to those compatible with mining operation); Policy P2 (requiring the reclamation of mined property to allow for reuse in conformance with the GPU land use designations and the requirements of the Surface Mining and Reclamation Act [SMARA]); and Policy P3 (directing the City to encourage the reuse and recycling of existing aggregate construction material). As such, the GPU EIR found that impacts due to the loss of availability of a known mineral resource would be less than significant.

Project Analysis: The Project Site is located within the MRZ-3 mineral resources zone, which "…is defined as an area where the significance of mineral deposits cannot be determined from the available data" (Chino, 2010b, Figure 4.6-4). As such, the Project Site does not comprise a "known mineral resource." The mineral resource zone classifications assigned by the California Department of Conservation focus solely on geologic factors and the potential value and marketability of a mineral resource, without regard to existing land use and ownership or the compatibility of surrounding land uses. The General Plan, which establishes the City's plan for the highest and best use of the Project Site in consideration of the local land use context, designates the Project Site for industrial land uses. This means that the City has determined that planned industrial land uses on the Project Site are more valuable to the region than potential mineral extraction uses. Additionally, due to constraints on and abutting the Project Site (e.g., the relatively small size of the Site, which present issues related to required equipment setbacks and staging areas) mineral resources extraction would not be feasible on-site. Lastly, the General Plan does not identify any important mineral resource recovery sites on- or in the proximity of the Project Site. For the reasons described above, the Project Site is determined to not be a mineral resource of substantial value to the region and development of the Project would not result in the loss of a locally important mineral resource site. Implementation of the Project would not result in any new or more severe significant impacts related to mineral resources than previously disclosed in the GPU EIR.

3.3.13 Noise

A Noise Impact Analysis (dated December 6, 2023) (Urban Crossroads, 2023e) was prepared for the Project by Urban Crossroads to evaluate Project-related long-term operational and short-term construction noise impacts. This report is included as Technical Appendix K to this EIR Addendum, and its findings are incorporated into the analysis presented herein.

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?

GPU EIR Finding: The GPU EIR disclosed that residences and other noise-sensitive uses located adjacent to proposed development areas would be affected by construction noise. However, the GPU EIR notes that the GPU incorporates policies that address construction noise, including the following policies under Noise Element Objective N-1.3: Policy P1 (requiring a noise monitoring plan for all construction projects to identify appropriate noise control measures and monitoring); and Policy P2 (limiting construction hours within the vicinity of noise-sensitive land uses, and the incorporation of noise control measures to reduce construction noise impacts). The GPU EIR concluded that short-term noise impacts would be less than significant with implementation of applicable GPU policies.

Project Analysis: The analysis below summarizes the Project's potential to generate or expose sensitive receptors to noise levels in excess of applicable standards during temporary construction activities and/or long-term operation. As demonstrated in the analysis below, implementation of the Project would not result in any new or more severe significant impacts related to ambient noise than previously disclosed in the GPU EIR. Refer to the Project's Noise Impact Analysis (EIR Addendum Technical Appendix K) for a detailed discussion of the methodologies and assumptions used to calculate the Project's construction and operational noise.

Construction Activities

The Project would generate short-term noise during construction ranging between 55.4 and 61.1 decibels equivalent sound level (dBA L_{eq}) at sensitive receiver locations nearest the Project Site, which would not exceed the City's daytime noise standard of 65 dBA L_{eq} (and would be less than the peak construction noise levels disclosed in the GPU EIR, 90 dBA) (Urban Crossroads, 2023e, p. 50). In the event nighttime construction activities were to occur at the Project Site, it would include concrete pouring for the building foundation, floor slab, wall panels, and/or truck court. Because the nighttime concrete pours would take place outside the hours permitted by Section 9.40.060(d) of the City's Noise Ordinance, the Project Applicant would be required to obtain authorization for nighttime work from the City. If allowed by the City, the noise levels associated with the nighttime concrete pour activities are estimated to range from 37.3 to 43.0 dBA L_{eq} at the existing noise sensitive receiver locations; therefore, nighttime concrete pour activities would not exceed the City's nighttime exterior noise level threshold of 50 dBA L_{eq} (Urban Crossroads, 2023e, pp. 51-52). Compliance with applicable General Plan policies and applicable standards from the City's Municipal Code would further ensure that the Project's construction activities do not generate noise levels in excess of local standards. Implementation of the Project would not result in any new or more severe impacts from construction noise than previously disclosed in the GPU EIR.

Operational Activities - Stationary Noise

Although the future tenants of the proposed Project's buildings are unknown at this time, Project-related noise sources could include cold storage loading dock activity, roof-top air conditioning units, trash enclosure activity, parking lot vehicle movements and truck movements. The long-term stationary noise from Project operation would range from 37.9 to 48.3 dBA L_{eq} at nearby receiver locations, which would not exceed the City's standards for residential uses of 55 dBA L_{eq} (daytime) or 50 dBA L_{eq} (nighttime) (Urban Crossroads, 2023e, pp. 53-54). When considered in the context of existing noise, daytime and nighttime noise from Project operations would contribute a maximum of 0.3 dBA L_{eq} to the ambient noise environment at study area receptor locations, which is not perceptible to the human ear (Urban Crossroads, 2023e, p. 45). Operational noise from the Project would not exceed the significance criteria used by the City (Urban Crossroads, 2023e, pp. 45-46). Accordingly, the Project would not expose sensitive receptors to noise levels in excess of the applicable City of Chino standards. Implementation of the Project would not result in any new or more severe significant impacts related to stationary noise than previously disclosed in the GPU EIR.

Operational Activities – Off-Site Traffic Noise

The Project would implement the General Plan land use plan; therefore, the mobile-source noise emissions (i.e., traffic noise) produced by the Project were anticipated by the GPU EIR. As shown in Tables 7-1 through 7-9 of the Project's Noise Impact Analysis (see Technical Appendix K), Project-related traffic would neither generate noise levels that would exceed applicable City standards nor expose sensitive receptors to excessive noise levels (Urban Crossroads, 2023e, pp. 31-36). Implementation of the Project would not result in any significant impacts related to off-site traffic noise level increases that were not previously disclosed in the GPU EIR.

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

GPU EIR Finding: The GPU EIR notes that development under the GPU with the potential to create excessive groundborne vibration or noise would be subject to environmental review. As indicated in the GPU EIR, GPU policies would serve to address such noise, including Policy P4 under Noise Element Objective N-1.2 (requiring mitigation of noise impacts for new roadway projects). With implementation of this policy, the GPU EIR concludes that impacts associated with groundborne vibration and noise would be less than significant.

Project Analysis: During construction, the Project would result in maximum vibration levels of approximately 0.000 inches per second at sensitive receptors located in proximity to the Project Site, which is less than the City of Chino's standard of 0.05 inches per second (Urban Crossroads, 2023e, p. 52). Accordingly, the Project would not generate excessive ground borne vibration during construction. During long-term operation, vibration levels from truck activity on the Project Site and along the public streets that abut the Project Site is anticipated to be similar to existing conditions due to the truck activity that already occurs in the vicinity of the Project Site. Accordingly, there is no potential for the operation of the Project to expose persons to or generate excessive (i.e., significant) ground borne vibration or noise. Implementation of the Project would not result in any new or more severe significant impacts related to excessive ground borne vibration or noise levels than previously disclosed in the GPU EIR.

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?

GPU EIR Finding: The GPU EIR did not identify any impacts associated with excessive noise levels due to private airstrips. The GPU EIR determined that airport noise associated with the Chino Airport is not anticipated to expose any lands designated for residential use to noise levels in excess of 65 dB, and that buildout of the GPU would not expose residents to excessive noise associated with the Ontario Airport (ONT). The GPU EIR concluded that since no residential or other noise-sensitive uses were proposed in areas subject to elevated aircraft noise in the GPU, there would be a less-than-significant impact with regard to airport noise.

Project Analysis: The nearest airport to the Project Site is Chino airport located approximately 2.5 miles northwest. The Project Site is located outside the existing 55 dBA CNEL noise level contour boundaries. Therefore, the Project would not expose people residing or working in the Project area to excessive noise levels related to air travel. Impacts would be less than significant. In addition, the data presented in the Chino General Plan and its EIR indicate that the Project Site is not located within an existing or future year noise contour associated with the Chino Airport that is inappropriate or incompatible with the proposed warehouse use (Chino, 2010a, Noise Element; Chino, 2010b, Section 4.10). Implementation of the Project would not result in any new or more severe significant impacts related to noise from air travel than previously disclosed in the GPU EIR.

3.3.14 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)?

GPU EIR Finding: The GPU EIR found that implementation of the GPU would result in substantial population growth within the City, portions of which would result from additional commercial and industrial development in the City that would increase the number of available jobs. However, the GPU EIR noted that buildout of the GPU would not affect the ratio of jobs to housing within the City, and would therefore not create a disproportionate increase in jobs that could result in population growth. However, the GPU EIR concludes that although a substantial population increase would occur, the growth would be expected, would be planned for, and would not exceed available infrastructure or public services; as such, impacts were determined to be less than significant.

Project Analysis: The Project does not include a residential component and, therefore, would not directly induce population growth within the area. The Project would generate additional employment opportunities and foster economic growth within the City of Chino which, could indirectly induce population growth in the area. However, the Project is merely implementing the approved General Plan land use plan – which designates the Project Site for employment land uses – and development proposed by the Project was anticipated by the GPU EIR. Accordingly, the Project would not induce population growth in the City to a greater degree than previously disclosed in the GPU EIR. Implementation of the Project would not result in any new impacts or more severe impacts related to substantial unplanned population growth than previously disclosed in the GPU EIR.

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

GPU EIR Finding: The GPU EIR determined that the GPU would not result in the elimination of existing people or housing, and would therefore not require the construction of replacement housing. Impacts were found to be less than significant.

Project Analysis: There are no residences located on the Project Site. Implementation of the Project would not result in any new significant impacts or more severe impacts related to the displacement of substantial numbers of existing people or housing than previously disclosed in the GPU EIR.

3.3.15 Public Services

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?

GPU EIR Finding: The GPU EIR noted that the CVFD has sufficient existing or already planned facilities to accommodate planned growth within the City. In addition, the GPU EIR identified a goal to provide excellent fire protection and emergency response services (Goal PFS-1) and adopted policies within the GPU that would ensure adequate provision of fire protection facilities in the City, including Policies P4 and P5 under Objective PFS-1.1 (directing the City to support and implement the CVFD's Master Plan and requiring a development impact fee for fire facilities); and Policy P4 under Public Facilities and Services Element Objective PFS-1.2 (requiring that the CVFD plan fire station locations to maintain or enhance current response levels). The GPU EIR concludes that implementation of the GPU would have a less-than-significant impact from the provision of new fire protection facilities.

Project Analysis: The Project Applicant would redevelop the Project Site in accordance with the existing General Plan land use designation and zoning. Accordingly, the development activities proposed by the Project were assumed in the GPU EIR; therefore, the Project's demand for public services, such as fire protection, was anticipated by the GPU EIR. Pursuant to Chapter 3.40 (Development Impact Fees) of the City's Municipal Code, the Project would be subject to the City's Development Impact Fee (DIF), portions of which would be used to provide funding for fire suppression facilities, vehicles and equipment. Payment of DIF fees would offset the incremental increase in demand for fire protection services and facilities with development of the Project Site. When combined with implementation of applicable GPU policies related to fire protection facilities and services, impacts associated with the redevelopment of the Project Site would be less than significant. Implementation of the Project would not result in any new or more severe significant impacts related to fire protection services than previously disclosed in the GPU EIR.

b) Police Protection?

GPU EIR Finding: The GPU EIR found that implementation of the GPU would result in a need for up to 60 additional police officers by 2025, which would be accommodated by a new facility planned at the former Home Depot site, which is now constructed, and/or a new satellite station that may be located in The Preserve Specific Plan area. The GPU EIR also cites GPU policies that would ensure the adequate provision of law enforcement facilities, including Policy P1 under Public Facilities and Services Element Objective

PFS-2.1 (directing the City to maintain adequate police staffing, performance levels, and facilities), and Policy P3 under Public Facilities and Services Element Objective PFS-2.2 (requiring a development impact fee for new development for the provision of police services and facilities). The GPU EIR concludes that implementation of the GPU would result in a less-than-significant impact from the provision of new police facilities.

Project Analysis: The Project Applicant would redevelop the Project Site in accordance with the existing General Plan land use designation and zoning for the subject property. Accordingly, the development activities proposed by the Project were assumed in the GPU EIR; therefore, the Project's demand for public services, such as police protection, was anticipated by the GPU EIR. Pursuant to Chapter 3.40 (Development Impact Fees) of the City's Municipal Code, the Project would be subject to the City's Development Impact Fee (DIF), portions of which would be used to provide funding for law enforcement facilities, vehicles and equipment. Payment of DIF fees would offset the incremental increase in demand for police protection services and facilities with development of the Project Site. When combined with implementation of applicable GPU policies related to law enforcement facilities and services, impacts associated with the redevelopment of the Project Site would be less than significant. Implementation of the Project would not result in any new or more severe significant impacts related to police protection services than previously disclosed in the GPU EIR.

c) Schools?

GPU EIR Finding: The GPU EIR indicated that the design capacity of schools serving the City would be 16,701 students with buildout of the K-7 school in The Preserve Specific Plan, which would be more than adequate to handle students that would be generated under buildout of the GPU. The GPU EIR also cites a number of GPU policies that would ensure the adequate provision of school facilities, including Public Facilities and Services Element Goal PFS-3 (directing the City to provide the highest possible level of educational services and facilities to serve new and existing development); Policies P1 and P2 under Public Facilities and Services Element Objective PFS-3.1 (requiring coordination with the Chino Valley Unified School District (CVUSD) to provide sufficient educational facilities, requiring concurrency between new development and the provision of school services, and directing the City to assist the CVUSD in implementing the Facilities Master Plan); and Public Facilities and Services Element Objective PFS-3.2, Policy P2 (requiring the reservation of land for new schools or the collection of school impact fees in accordance with State Law). The GPU EIR concludes that there would be a less-than-significant impact associated with the provision of school facilities.

Project Analysis: The Project Site is within the boundaries of the CVUSD. The Project would redevelop the Project Site in accordance with the General Plan land use plan. Accordingly, the development activities proposed by the Project were planned by the General Plan and, thus, the Project's indirect demand for public school services was anticipated by the GPU EIR. The Project Applicant would be required to pay all applicable development impact fees, as required by State law, to offset its demand for public school services. Implementation of the Project would not result in any new impacts or more severe impacts related to school facilities than previously disclosed in the GPU EIR.

d) Parks?

GPU EIR Finding: The GPU EIR found that buildout of the GPU would require between 368-375 acres of total parkland to meet future population demands, while only 339-345 acres were accommodated under the GPU. However, GPU EIR indicated that the projected deficiency would be accommodated through leasing land in the Prado Basin for a park, along with leasing land from the ACOE for wilderness parks,

trails, and habitat restoration. In addition, the GPU EIR identified GPU policies that would address the need for additional parks and recreational facilities, including Policy 1 under Parks and Recreation Element Objective PR-1.1 (requiring the City to achieve and maintain a standard of 3 acres of parks per 1,000 Chino residents, and specifying the types of park facilities that may be accounted as part of the City's park acreage totals). As such, the GPU EIR concludes that there would be a less-than-significant impact from the provision of parks and recreation facilities

Project Analysis: The Project Applicant would redevelop the Project Site in accordance with the General Plan land use plan. Accordingly, the development activities proposed by the Project were planned by the General Plan and, thus, would not create a demand for public park areas that was not previously anticipated by the GPU EIR (although it should be noted that, as a proposed industrial use, the Project is not anticipated to create a substantial demand for public park facilities.) Accordingly, the Project would not result in any new significant impacts or increase the severity of previously identified significant impacts relative to the analysis presented in the GPU EIR.

e) Other public facilities?

GPU EIR Finding: The GPU EIR evaluated potential impacts associated with the provision of library facilities in the City. The GPU EIR identified a future demand of between 49,059 s.f. and 50,054 s.f. of library space in the City by 2025 to meet the future population demand. The GPU EIR notes that this demand would be met through collection of Development Impact Fees that would be used to fund the expansion of the current library or to develop additional branch library to meet this demand. The GPU EIR also cites General Plan policies that would assure the adequate provision of library facilities within the City, including Public Facilities and Services Objective PFS-6.2 (requiring the provision of sufficient library services in the City of Chino), and associated Policies P1 and P2 (directing the City to work with the County to expand library services, establishing a ratio of 0.5 square feet of library space per resident, and requiring a development impact fee for new residential development in support of new library services and facilities). Although additional facilities would be needed to meet future population projections under the GPU, the GPU EIR indicates that potential environmental impacts from such additional facilities would be analyzed under separate environmental review when the specific goal and scale of the facilities is known. As a result, the GPU EIR concludes that impacts to library facilities would be less than significant.

Project Analysis: The Project Applicant would redevelop the Project Site in accordance with the existing land use designation and zoning. The Project does not include a residential component that would generate a demand for library services. The development activities proposed by the Project were assumed in the GPU EIR; therefore, the Project's demand for public services was anticipated by the GPU EIR. Pursuant to Chapter 3.40 (Development Impact Fees) of the City's Municipal Code, the Project would be subject to the City's Development Impact Fee (DIF), portions of which would be used to provide funding for library facilities. Payment of DIF fees would offset the incremental increase in demand for library services and facilities with redevelopment of the Project Site. Implementation of the Project would not result in any new or more severe significant impacts related to libraries than previously disclosed in the GPU EIR.

3.3.16 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?

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

GPU EIR Finding. The GPU EIR found that buildout of the GPU would require between 368-375 acres of total parkland to meet future population demands, while only 339-345 acres were accommodated under the GPU. However, GPU EIR indicated that the projected deficiency would be accommodated through leasing land in the Prado Basin for a park, along with leasing land from the ACOE for wilderness parks, trails, and habitat restoration. In addition, the GPU EIR identified GPU policies that would address the need for additional parks and recreational facilities, including Policy 1 under Parks and Recreation Element Objective PR-1.1 (requiring the City to achieve and maintain a standard of 3 acres of parks per 1,000 Chino residents, and specifying the types of park facilities that may be accounted as part of the City's park acreage totals). As such, the GPU EIR concludes that there would be a less-than-significant impact due to the physical deterioration of parks and recreation facilities.

Project Analysis: The Project would redevelop the Project Site with employment generating land use (i.e., warehousing). The Project does not propose any type of residential use or other land use that may generate a population that would increase the use of existing neighborhood and regional parks or other recreational facilities. Also, the Project does not propose to construct any new on- or off-site recreation facilities or expand any existing off-site recreational facilities. Accordingly, implementation of the proposed Project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park. Implementation of the Project would not result in any new impacts or more severe impacts related to recreational facilities than previously disclosed in the GPU EIR.

3.3.17 Transportation

A Traffic Analysis (dated December 6, 2023) was prepared for the Project by Urban Crossroads (Urban Crossroads, 2023f). This report is included as Technical Appendix L to this EIR Addendum, and its findings are incorporated into the analysis presented herein.

Would the Project:

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

GPU EIR Finding. The GPU EIR determined that with implementation of the GPU, all major intersections in the City would operate at level of service (LOS) D or better, consistent with the standard established in GPU Transportation Element Objective TRA-1.2, Policy P.1 to achieve an average LOS D or better at intersections and along roadway segments. As such, the GPU EIR concludes that impacts would be less than significant.

In accordance with Senate Bill (SB) 743, the California Natural Resources Agency (CNRA) adopted changes to the CEQA Guidelines in December 2018 related to the evaluation of transportation impacts from development projects. As of December 2018, when the revised CEQA Guidelines were adopted,

automobile delay, as measured by "level of service" (LOS) and other similar metrics, no longer constitutes a significant environmental effect under CEQA. Accordingly, the summary of the information disclosed in the GPU EIR, provided above, is included herein for informational purposes but does not relate to an environmental impact under CEQA.

Project Analysis: As demonstrated in the analysis below, the Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system. Implementation of the Project would not result in any new or more severe significant impacts related to the local or regional transportation network than previously disclosed in the GPU EIR.

SCAG Connect SoCal

The fundamental goals of SCAG's *Connect SoCal* are to make the SCAG region a better place to live, work, and play for all residents regardless of race, ethnicity, or income class. Due to the Project's consistency with the General Plan – which the SCAG relies on for its regional land use planning program – as well as the Project Site's geographic location in proximity to major local and regional truck routes, the Project would not conflict with the goals and policies of *Connect SoCal* – including the following goals related to vehicular and non-vehicular circulation.

- Increase mobility, accessibility, reliability, and travel safety for people and goods.
- Enhance the preservation, security, and resilience of the regional transportation system.
- Increase person and goods movement and travel choices within the transportation system.
- Adapt to a changing climate and support an integrated regional development pattern and transportation network.
- Leverage new transportation technologies and data-driven solutions that result in more efficient travel.

San Bernardino County Congestion Management Plan

The San Bernardino County Congestion Management Program (CMP) was prepared by the San Bernardino Associated Governments (since re-named as the San Bernardino County Transportation Authority). The intent of the CMP is to create a link between land use, transportation, and air quality planning decisions and to prompt reasonable growth management programs that would more effectively utilize new and existing transportation funds to alleviate traffic congestion and related impacts and improve air quality. There are no CMP facilities adjacent to the Project Site and the Project would not generate traffic volumes that could potentially conflict with any CMP goal or policy.

Chino General Plan

The Project would not conflict with applicable goals and policies from the General Plan addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities, including Objective TRA-1.1 (Policies P3 through P6, P9), Objective TRA-1.2 (Policy P1 and P2), Objective TRA-3.1 (Policies P1, P5), Objective TRA-6.1 (Policy P3), Objective TRA-6.3 (Policy P1), Objective TRA 7.1 (Policies P4, P7), Objective TRA-10.1 (Policy P2), Objective TRA-10.2 (Policies P1 through P3), Objective TRA-11.1 (Policies P2, P3), and Objective TRA 14.2 (Policy P1). Implementation of the Project would not result in any new or more severe significant impacts related to conflicts with applicable plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities than previously disclosed in the GPU EIR.

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

GPU EIR Finding. Senate Bill 743 (SB 743) was passed in 2013, which required that by July 1, 2020, a project's transportation projects must be evaluated based on a Vehicle Miles Traveled (VMT) measure, instead of evaluating impacts based on LOS criteria. In January 2019, the Natural Resources Agency finalized updates to the CEQA Guidelines including the incorporation of the SB 743 modifications. The Guidelines changes were approved by the Office of Administrative Law and are now in effect. Therefore, as of July 1, 2020, LOS can no longer be the basis for determining an environmental effect under CEQA, and the analysis of impacts to transportation is now based on VMT. As this threshold of significance addressing VMT was not in place at the time the GPU EIR was certified, this threshold was not evaluated as part of the GPU EIR. Notwithstanding, the GPU's total VMT was assessed as part of the air quality impact analysis included as part of the GPU EIR. Thus, the GPU EIR contained sufficient information about projected total VMT associated with the GPU that with the exercise of reasonable diligence, information about the GPU's potential effect due to VMT was readily available to the public.

Project Analysis: CEQA Guidelines Section 15064.3(c) is clear that "[t]he provisions of [Section 15064.3] shall apply prospectively as described in [CEQA Guidelines] Section 15007." CEQA Guidelines Section 15007(c) specifically states: "[i]f a document meets the content requirements in effect when the document is sent out for public review, the document shall not need to be revised to conform to any new content requirements in Guideline amendments taking effect before the document is finally approved." The CEQA Guidelines changes with respect to VMT took effect on July 1, 2020, whereas the GPU EIR was certified in 2003. As such, and in accordance with CEQA Guidelines Sections 15064.3(c) and 15007(c), revisions to the GPU EIR are not required under CEQA in order to conform to the new requirements established by CEQA Guidelines Section 15064.3.

Once a project is approved, CEQA does not require that it be analyzed anew every time another discretionary action is required to implement the project. Quite the opposite, where an EIR or MND has previously been prepared for a project, CEQA expressly prohibits agencies from requiring a subsequent or supplemental EIR or MND, except in specified circumstances (PublicResourcesCode, 2023). Under CEQA, "Section 21166 comes into play precisely because in-depth review has already occurred, the time for challenging the sufficiency of the original EIR has long since expired, and the question is whether circumstances have changed enough to justify repeating a substantial portion of the process." (*Citizens Against Airport Pollution v. City of San Jose* ("CAAP") (2014), 227 Cal.App.4th at 796.) (CAAP, 2014). There was no CEQA requirement to analyze VMT at the time the GPU EIR was certified; thus, there is no need to analyze VMT impacts in connection with this EIR Addendum.

Furthermore, the new VMT requirements set forth by CEQA Guidelines Section 15064.3 do not relate to a different type of impact, but merely a different way of analyzing transportation impacts. The GPU EIR included a detailed assessment of potential impacts, including potential impacts to air quality as a result of projected VMT. As this information was disclosed as part of the GPU EIR, VMT associated with buildout of the PSP does not comprise "new information" that was not known or could not have been known at the time the GPU EIR was certified. Because VMT impacts were known, the adoption of the requirement to analyze VMT therefore does not constitute significant new information requiring preparation of a subsequent or supplemental EIR. *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, 1320.

In the case of the proposed Project, there are no changed circumstances that would warrant additional analysis under Public Resources Code Section 21166. The Project would implement the General Plan land

use plan and the volume and type of vehicle traffic (i.e., a mix of passenger vehicles and trucks) that would be generated by the Project is consistent with what was anticipated by the GPU EIR.

Based on the foregoing analysis, implementation of the Project would not result in any new or more severe significant impacts than previously disclosed in the GPU EIR.

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

GPU EIR Finding. The GPU EIR noted that the City of Chino reviews all changes to the roadway system to ensure that plans follow standard policies and guidelines. The GPU EIR found that implementation of the GPU Transportation Element would not result in increased hazards due to design features or incompatible land uses, thereby resulting in a less-than-significant impact.

Project Analysis: The types of traffic generated during operation of the Project (i.e., passenger cars and trucks) would be compatible with the type of traffic observed along study area roadways under existing conditions. All proposed improvements within the public right-of-way would be installed in conformance with City design standards. If any component of Project construction would occur in the public right-of-way and require the partial or full closure of a sidewalk and/or travel lane, all work would be required to adhere to the applicable construction control practices that are specified in the *State of California Department of Transportation Construction Manual*, dated January 2021 and published by Caltrans, to minimize potential safety hazards. The City reviewed the Project's application materials and determined that no hazardous transportation design features would be introduced within the City public right-of-way through implementation of the Project. Based on the foregoing information, the Project's construction and operation would not create or substantially increase safety hazards due to a design feature or incompatible use. Implementation of the Project would not result in any new impacts or more severe significant impacts related to hazards due to a geometric design feature than previously disclosed in the GPU EIR.

d) Result in inadequate emergency access?

GPU EIR Finding. The GPU EIR notes that all public and private streets, alleys, drives, and access ways in the City are reviewed by the CVFD for conformance with its design standards that ensure adequate emergency access throughout the City. As such, the GPU EIR concludes that there would be a less-than-significant impact due to inadequate emergency access.

Project Analysis: The Project would construct industrial land uses on the Project Site, which would require the need for emergency access to-and-from the Site. The City reviewed the Project's design to ensure that adequate access to-and-from the site would be provided for emergency vehicles. The City also will require the Project to provide adequate paved access to-and-from the Site (via a condition of approval) and will review all future Project construction drawings to ensure that adequate emergency access is maintained along abutting public streets during temporary construction activities. Implementation of the Project would not result in any new impacts or more severe significant impacts related to inadequate emergency access than previously disclosed in the GPU EIR.

3.3.18 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:

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

GPU EIR Finding: Assembly Bill 52 (AB 52) was signed into law in 2014 and added the above-listed thresholds to Appendix G of the CEQA Guidelines. Thus, at the time the GPU EIR was certified in 2010, AB 52 was not in place and the GPU EIR did not specifically address these thresholds. Notwithstanding, the GPU EIR included an extensive analysis of potential impacts to cultural resources. As previously indicated herein in subsection 4.5, the GPU EIR found that implementation of Objective OSC-7.1, Policy P3 of the GPU's Open Space and Conservation Element (requiring evaluation and appropriate treatment of any unknown archaeological or paleontological resources discovered during construction) and Objective OSC-7.1, Policy P4 (calling for the City to consult with the Native American community if Native American artifacts are discovered to ensure the respectful treatment of sacred places) would ensure that future developments within the City adequately protect known and previously undiscovered archaeological resources, thereby ensuring that impacts to archaeological resources would be less-than-significant.

Project Analysis: The Project Site does not have any resources listed or eligible for listing in the California Register of Historical Resources, or in any local register of historical resources (BFSA, 2023, p. 1). Accordingly, the Project would not impact a tribal cultural resource that is 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). Implementation of the Project would not result in any new or more severe significant impacts related to tribal cultural resources than previously disclosed in the GPU EIR.

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?

GPU EIR Finding: Assembly Bill 52 (AB 52) was signed into law in 2014 and added the above-listed thresholds to Appendix G of the CEQA Guidelines. Thus, at the time the GPU EIR was certified in 2010, AB 52 was not in place and the GPU EIR did not specifically address these thresholds. Notwithstanding, the GPU EIR included an extensive analysis of potential impacts to cultural resources. As previously indicated herein in subsection 4.5, the GPU EIR found that implementation of Objective OSC-7.1, Policy P3 of the GPU's Open Space and Conservation Element (requiring evaluation and appropriate treatment of any unknown archaeological or paleontological resources discovered during construction) and Objective OSC-7.1, Policy P4 (calling for the City to consult with the Native American community if Native American artifacts are discovered to ensure the respectful treatment of sacred places) would ensure that future developments within the City adequately protect known and previously undiscovered archaeological resources, thereby ensuring that impacts to archaeological resources would be less-than-significant.

Project Analysis: As previously discussed in Response 3.3.5(b), the Project Site is highly disturbed and no tribal cultural resources are known to exist on the Project Site (BFSA, 2023, p. 1). Notwithstanding, the Project would be subject to GPU Objective OSC-7.1, Policy P3, which requires that if unknown

archaeological resources are discovered during construction, the Planning Division should be notified immediately and construction should stop until an archaeologist evaluates the discovered resources and recommends appropriate action. Implementation of the Project would not result in any new or more severe significant impacts to tribal cultural resources than previously disclosed in the GPU EIR.

3.3.19 Utilities and Service Systems

Would the Project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

GPU EIR Finding. The GPU EIR found that buildout of the GPU would result in an increase in demand for 423 acre-feet per year (AFY) of potable water and an additional 239 AFY of recycled water, which would be accommodated by the City's projected supplies of water. Additionally, the GPU EIR identified several GPU policies that would serve to reduce water demand within the City, including Public Services and Facilities Element Goal PFS-7, Objective PFS-7.1 and associated Policies P1 through P6 (generally requiring the provision of adequate water supply); and Public Services and Facilities Objective PFS-7.4 (subsequently renumbered as Objective PFS-7.5) and associated Policies P1 and P4 (generally requiring the use of recycled water to reduce potable water demands). The GPU EIR concluded that although new facilities would be constructed pursuant to the City's Water System Master Plan (e.g. pipes, pumps, wells, reservoirs, treatment systems), technical evaluations would be performed on a project by project basis in order to understand project feasibility and any technically-based recommendations with respect to the operation of those facilities (e.g. well production limits in order to maintain groundwater level, etc.), including any necessary review under CEQA once the scope of such projects are known. As such, the GPU EIR concluded that impacts due to the construction of new or expanded water treatment facilities would be less than significant.

With respect to wastewater treatment facilities, the GPU EIR found that buildout of the GPU would result in an increased demand of between 10.5 and 10.7 mgd, which would not create a need for new or expanded wastewater treatment facilities. Additionally, the GPU EIR identified several GPU policies that address wastewater treatment facilities, including Policies P1 and P2 under Public Services and Facility Objective PFS-9.1 (requiring the maintenance of wastewater and collection and conveyance infrastructure and requiring all new developments within the City must connect to the public wastewater collection system); Policies P2 and P3 under Objective PFS-9.2 (directing the City to construct new wastewater conveyance facilities as needed, requiring development projects to construct all necessary collection lines, and requiring new development to demonstrate sufficient capacity for wastewater collection and treatment); and Objective PFS-9.3, Action A1 (directing the City to establish wastewater treatment demand reduction standards for new development and redevelopment to reduce per capita and total demand for wastewater treatment). The GPU EIR concluded that impacts due to new or expanded wastewater treatment facilities would be less than significant.

The GPU EIR indicated that although the GPU would result in further urbanization of the City, the City's Master Plan of Drainage identifies all storm drain deficiencies in Chino as of 1993. The GPU EIR indicated that future stormwater runoff facility upgrades would be implemented through the City's Conditions of Approval and capital improvement projects. Additionally, the GPU EIR identified several GPU Goals, Objectives, and Policies that would serve to address the City's stormwater drainage needs, including

Policies P1 and P3 under Public Facilities and Services Element Goal PFS-10 (requiring the City to maintain stormwater runoff infrastructure in good condition, and directing the City to require local stormwater runoff drainage improvements to carry design-year runoff flows resulting from buildout of the GPU); Objective PFS-10.1 (directing the City to control stormwater runoff to protect against flooding, account for future development, and address environmental concerns); and Policies P1, P2, P3, and P4 under Objective PFS-11.1 (generally requiring the reduction of storm runoff, the implementation of BMPs, and ensuring new development is adequately served by stormwater runoff infrastructure). As such, the GPU EIR concluded that impacts associated with storm drains would be less than significant.

The GPU EIR did not identify any significant impacts associated with the construction of electric power, natural gas, or telecommunications facilities.

Project Analysis: The construction of proposed utility improvements has the potential to result in environmental effects associated with short-term air pollutant emissions, noise emissions, water quality effects, and traffic movement disruptions that are an inherent part of the Project's construction process. However, these impacts already were included in the construction-level impact analysis provided under the Air Quality, Hydrology and Water Quality, Noise, and Transportation topics of this Environmental Checklist and were determined to not result in a substantial adverse effect on the environment and, also, to be within the scope of the analysis for the GPU EIR. The Project would not result in a significant environmental impact related to the construction of utilities that was not previously disclosed in the GPU EIR.

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

GPU EIR Finding. The GPU EIR found that buildout of the GPU would result in an increase in demand for 423 AFY of potable water and an additional 239 AFY of recycled water, which would be accommodated by the City's projected supplies of water. Additionally, the GPU EIR identified several GPU policies that would serve to reduce water demand within the City, including Public Services and Facilities Element Goal PFS-7, Objective PFS-7.1 and associated Policies P1 through P6 (generally requiring the provision of reliable water supplies in the City); and Public Services and Facilities Objective PFS-7.4 (since renumbered as Objective PFS-7.5) and associated Policies P1 and P4 (generally promoting the use of recycled water to reduce potable water demand). As such, the GPU EIR concluded that impacts due to insufficient water supplies would be less than significant.

Project Analysis: The Project would implement industrial land uses on the Project Site in accordance with the General Plan land plan. Accordingly, the development activities – and water demand – proposed by the Project were planned by the GPU and, therefore, anticipated by the GPU EIR. Furthermore, the City of Chino's Urban Water Management Plan (UWMP) indicates that the City expects to have adequate water supply to meet its expected service demands until at least 2045 (refer to Tables 7-2 to 7-4; Chino, 2021). The City of Chino's UWMPs forecast water demands and supplies under normal, single-dry, and multiple-dry year conditions; assesses supply reliability; and describes methods of reducing demands under potential water shortages. The City of Chino UWMP is based, in part, on the land uses planned as part of the City's General Plan. Because the Project would be consistent with the City's General Plan land use designation for the Project Site, the water demand associated with the Project was considered in the demand anticipated by the UWMP and analyzed therein. Based on the conclusions within the UWMP, the City has sufficient water supplies available to serve the Project from existing entitlements/resources and no new or expanded entitlements are needed. Accordingly, the Project would not require new or

expanded water entitlements. Implementation of the Project would not result in any new impacts or more severe impacts related to water supplies than previously disclosed in the GPU EIR.

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

GPU EIR Finding. The GPU EIR found that buildout of the GPU would result in an increased demand of between 10.5 and 10.7 mgd, which would not create a need for new or expanded wastewater treatment facilities. Additionally, the GPU EIR identifies several GPU policies that address wastewater treatment facilities, including Public Services and Facility Goal PFS-9 and associated Policies P1 and P2 (generally requiring the disposal of wastewater in the City in safe, sanitary, and environmentally acceptable ways). The GPU EIR concludes that impacts due to insufficient wastewater capacity would be less than significant.

Project Analysis: The Project would receive wastewater treatment service from IEUA's RP-5 facility. The RP-5 facility has an existing treatment capacity of approximately 16.3 million gallons of wastewater per day and treats approximately 9 million gallons of wastewater per day (IEUA, 2022a). IEUA is in the process of expanding the treatment capacity of RP-5 to 22.5 million gallons per day; the expansion project is expected to be completed in mid-2024, prior to the Project becoming operational (IEUA, 2022b). Based on the City's wastewater generation factor of 1,000 gallons per day per acre for Industrial uses, the Project would generate approximately 6,980 gallons of wastewater per day (6.98 acres × 1,000 gallons per day per acre = 6,980 gallons). This would represent approximately 0.09 percent of the approximately 7.3-million-gallon existing excess treatment capacity at RP-5 (which is expected to increase in the future as facility expansion projects are completed). Therefore, RP-5 is expected to have adequate treatment capacity to provide service to the Project. The Project would not require the construction of new or expanded wastewater treatment facilities. Implementation of the Project would not result in any new or more severe significant impacts related to wastewater treatment than previously disclosed in the GPU EIR.

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 wastes reduction goals?

GPU EIR Finding. The GPU EIR found that although buildout of the GPU would result in an increased demand for landfill capacity, such demand would be accommodated by the El Sobrante Landfill. Additionally, the GPU EIR identified several GPU policies intended to reduce solid waste demand, including Policies P3 through P6 of the GPU Public Facilities and Services Element Goal PFS-12, Objective PFS-12.1 (generally promoting the reduction of solid waste generated in the City through collection, storage, transportation, recycling, and disposal). As such, the GPU EIR concluded that there would be a less-than-significant impact due to the projected solid waste disposal demands created by the GPU. The GPU EIR did not identify any significant impacts due to non-compliance with federal, State, or local statutes and regulations related to solid waste.

Project Analysis: The Project Site will receive landfill services from the El Sobrante Landfill. The El Sobrante Landfill is permitted to receive 16,054 tons of refuse per day (CalRecycle, n.d.). In November 2023, which is the most recent data available, the El Sobrante Landfill accepted approximately 8,739 tons of waste per day, which corresponds to approximately 54 percent of its average permitted daily disposal volume (RCDWR, 2023, p. 1). The El Sobrante Landfill is estimated to reach capacity, at the earliest time, in the year 2051; however, future landfill expansion opportunities exist at this site (CalRecycle, n.d.).

The analysis below summarizes the Project's potential to generate solid waste during construction and/or operation that would exceed the disposal capacity of local landfill facilities. As demonstrated in the analysis below, the Project would generate less-than-significant volumes of solid waste. Implementation of the Project would not result in any new or severe significant impacts related to solid waste generation than previously disclosed in the GPU EIR.

Construction Impact Analysis

The Project would generate solid waste requiring disposal that would be generated by the construction process, primarily consisting of discarded materials and packaging. Based on the size of the Project (i.e., 145,500 s.f. of building floor space) and the United States' Environmental Protection Agency's construction waste generation factor of 4.34 pounds per s.f. for non-residential uses, approximately 315 tons of waste is expected to be generated during the Project's construction phase ([145,500 s.f. × 4.34 pounds per s.f. ÷ 2,000 pounds per ton = 315 tons) (EPA, 2009, p. 10). The State of California requires a minimum of 65 percent of all construction waste to be diverted from landfills (by recycling, reusing, or other waste reduction strategies); therefore, the Project is estimated to generate approximately 111 tons of construction waste requiring landfilling.

The Project's construction phase is estimated to have a duration of approximately 300 working days; therefore, the Project is estimated to generate approximately 0.37 tons of solid waste per day requiring landfill during construction. The Project's daily solid waste generation would utilize less than one-tenth of one percent of the excess daily disposal capacity at the El Sobrante Landfill ([0.37 tons/7,315 tons] x 100 ≈ 0.005 percent). Accordingly, the El Sobrante Landfill would have sufficient daily capacity to accept solid waste generated by the Project's construction phase. Implementation of the Project would not result in any new impacts or more severe significant impacts related to solid waste generation than previously disclosed in the GPU EIR.

Operational Impact Analysis

Long-term operation of the Project is estimated to generate approximately 1.03 tons of solid waste per day (1.42 lbs/100 s.f. x 145,500 s.f. ≈ 2,066 lbs x 1 ton/2,000 lbs ≈ 1.03 tons). This figure is based on daily waste generation rate for warehouse land uses of 1.42 lbs/100 s.f. (CalRecycle, 2022). The State of California requires a minimum of 65 percent of all solid waste be diverted from landfills (by recycling, reusing, and other waste reduction strategies); therefore, the Project is estimated to generate approximately 0.36 tons per day of waste requiring landfill disposal. The solid waste generated by the Project would represent less than one-tenth of one percent of the excess daily capacity at the El Sobrante Landfill ([0.36 tons/7,315 tons] x 100 ≈ 0.004 percent). Accordingly, the El Sobrante Landfill would have sufficient daily capacity to accept solid waste generated by the Project's operation. Implementation of the Project would not result in any new or more severe significant impacts related to solid waste generation than previously disclosed in the GPU EIR.

e) Comply with federal, State, and local statutes and regulations related to solid waste?

GPU EIR Finding. The GPU EIR found that although buildout of the GPU would result in an increased demand for landfill capacity, such demand would be accommodated by the El Sobrante Landfill. Additionally, the GPU EIR identified several GPU policies intended to reduce solid waste demand, including Policies P3 through P6 of the GPU Public Facilities and Services Element Goal PFS-12, Objective PFS-12.1 (generally promoting the reduction of solid waste generated in the City through collection, storage, transportation, recycling, and disposal). As such, the GPU EIR concluded that there would be a less-than-significant impact due to the projected solid waste disposal demands created by the GPU. The GPU EIR

did not identify any significant impacts due to non-compliance with federal, State, or local statutes and regulations related to solid waste.

Project Analysis: There are no components of the proposed Project that would result in non-compliance with federal, State, or local statutes or regulations related to solid waste. Implementation of the Project would not result in any new or more severe significant impacts related to compliance with statues and regulations related to solid waste than previously disclosed in the GPU EIR.

3.3.20 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?

b) Due to slope, prevailing winds, and other factors exacerbate wildfire risks and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary ongoing impact to the environment?

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

GPU EIR Finding: The GPU EIR disclosed that adherence to GPU Goal SAF-3 (encouraging the protection of life and property from wildland fire hazards) and associated Policy P1 (requiring incorporation of measures to reduce wildland fire hazard threats) would provide protection from wildland fires. Additionally, the GPU EIR concluded that the City is generally buffered from wildland fires due its flat topography and the limited amount of open space immediately surrounding the City, as well as the separation between the City and the Chino Hills provided by State Route 71. As such, the GPU EIR concluded that impacts due to wildland fire hazards would be less than significant.

Project Analysis: The Project Site is not located in or near a state responsibility area or lands classified as very high fire hazard severity zones (Chino, 2010a, Figure SAF-4; CalFire, 2021). Accordingly, implementation of the Project would not exacerbate existing wildfire hazard risks or expose people or the environment to adverse environmental effects related to wildfires within a state responsibility area or very high fire hazard severity zone. Implementation of the Project would not result in any new or more severe significant impacts related to wildfire hazards than previously disclosed in the GPU EIR.

3.3.21 Mandatory Findings of Significance

Does the Project:

a) Have the potential to 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, 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?

Project Analysis: As described throughout the analysis presented herein, the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or 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, to a greater degree than previously disclosed in the GPU EIR.

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

Project Analysis: As described throughout this analysis, the Project would not result in any new environmental impacts that were not previously disclosed in the GPU EIR and would not increase the severity of environmental impacts disclosed in the GPU EIR. Therefore, there is no potential for the Project to result in cumulatively considerable effects to the environment beyond those previously disclosed in the GPU EIR. The GPU EIR concluded that cumulative effects would be significant and unavoidable for the topics of agricultural resources, air quality, and greenhouse gas emissions. Implementation of the Project would not result in any new or more severe impacts than previously disclosed in the GPU EIR.

c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Project Analysis: Implementation of the Project would not result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly, beyond those disclosed in the GPU EIR. Accordingly, the Project would not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly, and impacts would be less than significant. Implementation of the Project would not result in any new or more severe impacts than previously disclosed in the GPU EIR.

4.0 REFERENCES

4.1 LIST OF PREPARERS

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Leighton Consulting, Inc. .....Environmental Site Assessments
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Appendix A:
Mitigation Monitoring and Reporting Program for the City of Chino General Plan EIR

Appendix A Mitigation Monitoring and Reporting Program (MMRP)

The Mitigation Monitoring and Reporting Program (MMRP) from the GPU EIR is provided below. The City determined that MM AQ-2 does not apply to the Project because the City is the responsible party for implementing this measure (and the City has since completed/complied with this measure). Notwithstanding, as disclosed in the preceding EIR Addendum, the 13925 Benson Avenue project will comply with the City's CAP and, thus, will not conflict with GPU EIR MM AQ-2. The 13925 Benson Avenue project does not require any mitigation measures beyond those listed in the MMRP below.

Significant Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
AESTHETICS			
Since there are no significant impacts related to aesthetics as a result of the projects, no mitigation measures are required.			
AGRICULTURAL RESOURCES			
AG-1: The Proposed General Plan and the Focused Growth General Plan would result in the conversion of two parcels that are currently in an active Williamson Act contract, and which are not found within The Preserve Specific Plan Area. Although the City's Right-to-Farm ordinance would remain in effect, this impact cannot be mitigated and would be *significant and unavoidable.*	PS	*This is a significant and unavoidable impact.*	SU
AIR QUALITY AND GREENHOUSE GASES			
AQ-1: Because the land uses proposed in the Proposed General Plan and the Focused Growth Plan are inconsistent with the existing General Plan upon which the SCAQMP was based, the Proposed General Plan and the Focused Growth Plan would not conform to the planning assumptions included in the 2007 SCAQMP. The Proposed General Plan and the Focused Growth Plan would both increase the region's VMT and air emissions beyond what was assumed in the 2007 SCAQMP. Consequently, the Proposed General Plan and the Focused Growth Plan would both conflict with the adopted air plan, and would result in cumulative air quality impacts in the SCAB.	PS	*This is a significant and unavoidable impact.*	SU

Significant Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
AQ-2: While the Proposed General Plan and the Focused Growth Plan contain objectives, policies, and actions that would reduce emissions, implementation would result in emissions that are greater than 85 percent of existing GHG emissions. Impacts would be *significant and unavoidable*.	PS	AQ-2: Objective OSC-5.1 Action A1 would be included in the Open Space and Conservation Element as follows: Adopt a Climate Action Plan within 18 months of adoption of this General Plan that demonstrates how the City will achieve the needed reductions of GHG emissions. The Climate Action Plan shall be developed in coordination with SANBAG and SCAQMD.	SU
BIOLOGICAL RESOURCES			
Since there are no significant impacts related to biological resources as a result of the projects, no mitigation measures are required.			
CULTURAL AND PALEONTOLOGICAL RESOURCES			
Since there are no significant impacts related to cultural and paleontological resources as a result of the projects, no mitigation measures are required.			
GEOLOGY, SOILS, AND SEISMICITY			
Since there are no significant impacts related to geology, soils, and seismicity as a result of the projects, no mitigation measures are required.			
HAZARDS AND HAZARDOUS MATERIALS			
Since there are no significant impacts related to hazards and hazardous materials as a result of the projects, no mitigation measures are required.			
HYROLOGY AND WATER QUALITY			
Since there are no significant impacts related to hydrology and water quality as a result of the projects, no mitigation measures are required.			
LAND USE			
Since there are no significant impacts related to land use as a result of the projects, no mitigation measures are required.			

LTS = Less Than Significant S = Significant SU = Significant Unavoidable Impact

Significant Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
NOISE			
Since there are no significant impacts related to noise as a result of the projects, no mitigation measures are required.			
POPULATION, EMPLOYMENT, AND HOUSING			
Since there are no significant impacts related to population, employment, and housing as a result of the projects, no mitigation measures are required.			
PUBLIC SERVICES			
Since there are no significant impacts related to public services as a result of the projects, no mitigation measures are required.			
TRAFFIC AND CIRCULATION			
Since there are no significant impacts related to traffic and circulation as a result of the projects, no mitigation measures are required.			
UTILITIES AND INFRASTRUCTURE			
Since there are no significant impacts related to utilities and infrastructure as a result of the projects, no mitigation measures are required.			

LTS = Less Than Significant S = Significant SU = Significant Unavoidable Impact