

CEQA Initial Study



Tentative Parcel Map No. 19756 (PL16-0456)
Master Site Approval (PL16-0457)
Special Conditional Use Permit (PL17-0042)
Site Approval (PL17-0044)

Lead Agency

City of Chino
13220 Central Avenue
Chino, CA 91710

May 20, 2017

CEQA Initial Study

Altitude Business Centre

City of Chino, California

Lead Agency

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Chino, CA 91710

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Lead Agency Discretionary Permits

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May 20, 2017

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List of Acronyms, Abbreviations, and Units of Measure

<u>Acronym</u>	<u>Definition</u>
AB 32	California Assembly Bill 32, Global Warming Solutions Act of 2006
AIA	Airport Influence Area
ALUCP	Airport Land Use Compatibility Plan
AMSL	Above Mean Sea Level
AR	Airport Related (Land Use Designation)
AQMP	Air Quality Management Plan
BMP	Best Management Practice
CALGreen	California Green Building Standards Code
Caltrans	California Department of Transportation
CBW	Chino Basin Watermaster
CDC	California Department of Conservation
CAP	Climate Action Plan
CMP	Congestion Management Program
CNEL	Community Noise Equivalent Level
CVIFD	Chino Valley Independent Fire District
DPM	Diesel Particulate Matter
DTSC	Department of Toxic Substances Control
DWR	Department of Water Resources
EIR	Environmental Impact Report
ESA	Environmental Site Assessment
FAR	Floor-to-Area Ratio
FEMA	Federal Emergency Management Agency
GHG	Greenhouse Gas(es)
GPU	General Plan Update
GPU EIR	General Plan Update Environmental Impact Report
I-15	Interstate 15
IEUA	Inland Empire Utilities Agency
LLA	Lot Line Adjustment
LU	Land Use (General Plan Element)
MDR	Medium Density Residential (Land Use Designation)

List of Acronyms, Abbreviations, and Units of Measure (Cont'd)

<u>Acronym</u>	<u>Definition</u>
MSA	Master Site Approval
No.	Number
NPDES	National Pollution Discharge Elimination System
OBMP	Optimum Basin Management Program for the Chino Basin
ONT	LA/Ontario Airport
PFS	Public Facilities and Services (General Plan Element)
PM _{2.5}	Fine Particulate Matter (less than 2.5 micrometers in diameter)
PM ₁₀	Particulate Matter (between 2.5 and 10 micrometers in diameter)
PSP	The Preserve Specific Plan
RMP	Resource Management Plan
RPZ	Runway Protection Zone
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SANBAG	San Bernardino Associated Governments
SCAQMD	South Coast Air Quality Management District
SCAG	Southern California Association of Governments
SCS	Sustainable Communities Strategy
SCUP	Special Conditional Use Permit
s.f.	Square Foot or Square Feet
SR	State Route
TPM	Tentative Parcel Map
UWMP	Urban Water Management Plan
WQMP	Water Quality Management Plan

1.0 INTRODUCTION

1.1 Purpose and Scope of this CEQA Initial Study

The California Environmental Quality Act (CEQA) is a statewide environmental law contained in Public Resources Code Sections (§) 21000-21177. CEQA 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 analyze and acknowledge the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts to the environment when avoidance or reduction is feasible. The CEQA compliance process also gives other public agencies and the general public an opportunity to comment on a proposed project's environmental effects.

This Initial Study assesses the potential of the proposed Altitude Business Centre project (the "Project") to affect the physical environment. The Project Applicant proposes to develop an approximately 72.9-acre portion of the 89.1-acre Project site as a business center complex with up to 1,313,000 square feet (s.f.) of building space. An approximately 16.2-acre portion of the Project site would not be developed by the Project and would remain as open space. Please refer to Figure 1-1, *Altitude Business Centre Project Site*, for a summary of the proposed development area. The Project site, which is currently occupied by three residences and agricultural/dairy land uses, is located between Kimball Avenue and Bickmore Avenue, east of Euclid Avenue, and west of Rincon Meadows Avenue, in the City of Chino. The Project site is located within The Preserve Specific Plan (PSP).

As part of the City of Chino's permitting process, the Project is required to undergo an initial environmental review pursuant to CEQA Guidelines § 15063. This Initial Study is a preliminary analysis prepared by the City of Chino Community Development Department, acting in its capacity as the CEQA Lead Agency, to determine the level of environmental review and scope of analysis that will be required for the Project. This Initial Study presents and substantiates the City of Chino's determination regarding the type of CEQA compliance document that will be prepared for the Project, which could consist of either an environmental impact report (EIR); mitigated negative declaration (MND); negative declaration (ND); addendum to a previously-prepared EIR; or a tiered analysis that relies on the findings and conclusions of a previously-prepared EIR. If the Initial Study concludes, based on substantial evidence in the City's records, that the Project has the potential to result in a significant effect on the environment that cannot be avoided, reduced, or mitigated to below stated thresholds of significance, the City of Chino is obligated to prepare an EIR.

This Initial Study is an informational document that provides the City of Chino, other public agencies, interested parties, and the public at-large with an objective assessment of the potential environmental impacts that could result from implementation of the proposed Project.

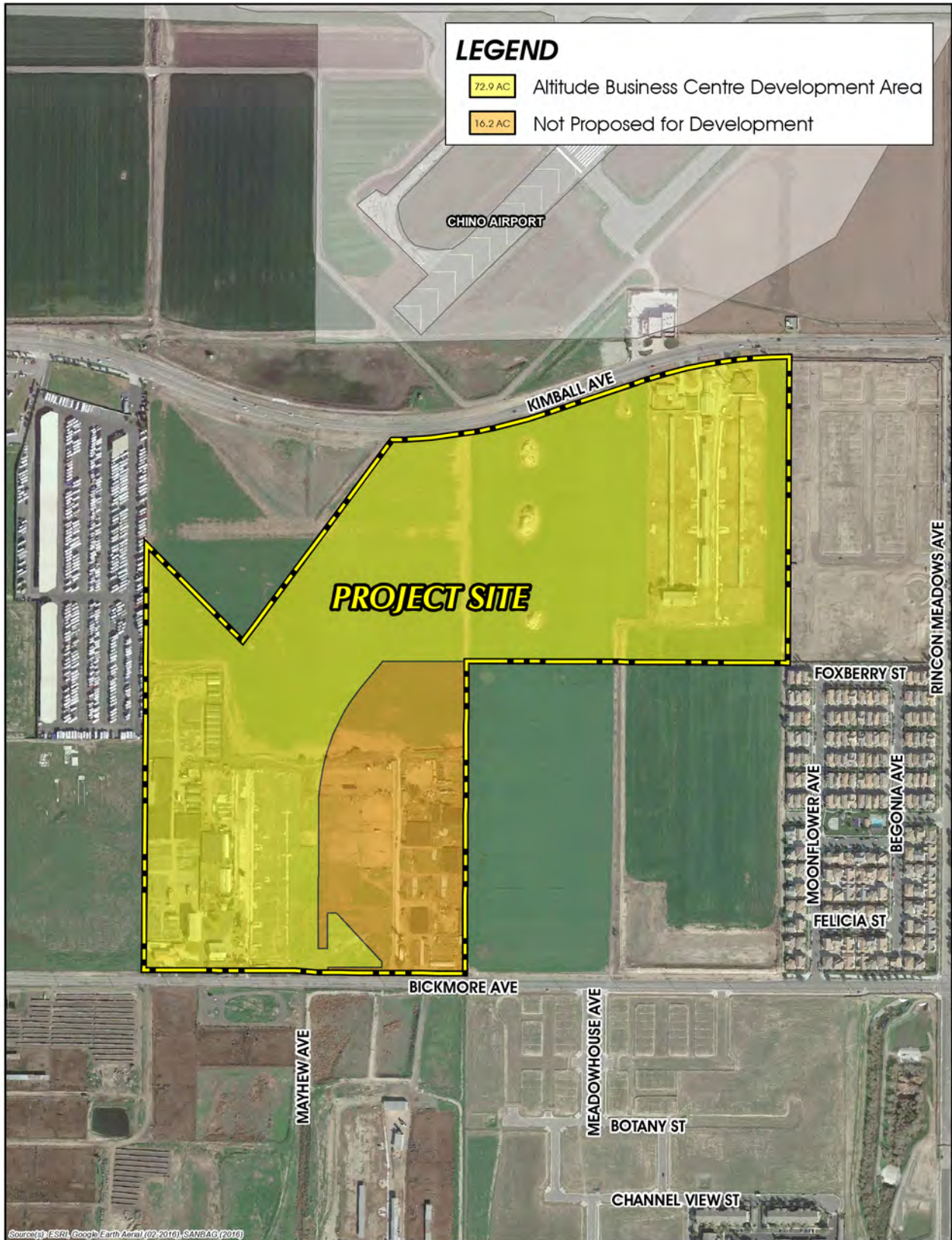
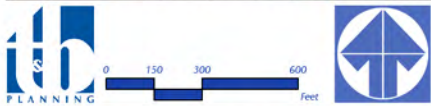


Figure 1-1

**ALTITUDE BUSINESS CENTRE
PROJECT SITE**



1.2 Potential Environmental Effects of the Proposed Project

The analysis presented in this Initial Study indicates that the proposed Project has the potential to result in one or more significant direct, indirect, and/or cumulative environmental effects to the following environmental subjects:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Noise
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems
- Mandatory Findings of Significance

Based on the analysis provided in the Environmental Checklist portion of this Initial Study, the Project has the potential to result in significant effects on the environment for which feasible mitigation measures may not be available to reduce all of those effects to below thresholds of significance applied by the City of Chino. Accordingly, and pursuant to CEQA Guidelines § 15063(b)(1), an **Environmental Impact Report (EIR)** will be prepared for the Project and will focus on potential impacts to the environmental issue areas listed above.

2.0 PROJECT DESCRIPTION AND SETTING

2.1 *Project Overview*

The Project involves the development of a 72.9-acre portion of an irregularly-shaped, 89.1-acre property located in the southern portion of the City of Chino, San Bernardino County, California. Implementation of the Project would involve the demolition of the subject property's existing residential and agricultural/dairy land uses and the construction and operation of a business center complex with up to 25 buildings ranging in size from 5,000 s.f. to 200,000 s.f. and totaling up to 1,313,000 s.f. of building space. The Project would include business park, light industrial, mini-warehouse, and warehouse land uses. The Project Applicant is pursuing the Project on a speculative basis, meaning that the proposed buildings' future occupants are not yet identified. Additional details regarding the Project's location, environmental setting, and design are included in this Section, on the following pages.

2.2 *Prior CEQA Review*

The Project site is located within the geographical limits of the City of Chino and is covered by the City's General Plan. The General Plan was approved by the City of Chino in 2010 and provides the fundamental basis for the City's land use and development policies through the Year 2025. The City's General Plan designates the Project site for future development with "Airport Related" and "Medium Density Residential" land uses (Chino, 2010a, Figure LU-2). The City's General Plan was the subject of a previous environmental review under CEQA; a Program EIR for the City's General Plan was certified by the City of Chino in 2010 (State Clearinghouse Number 2008091064). The Program EIR contains information relevant to the Project site. Thus, the Program EIR for the City's General Plan is herein incorporated by reference pursuant to CEQA Guidelines § 15150 and is available for public review at the City of Chino Community Development Department, Planning Division.

Additionally, the Project site lies within the geographical limits of the PSP. The PSP was approved by the City of Chino in 2003 and guides development within an approximately 5,435-acre portion of the City. The PSP designates the Project site for future development with "Airport Related" and "Medium Density Residential" land uses (Chino, 2011a, Figure 1A). To-date, no development has occurred on the Project site pursuant to The PSP. Implementation of The PSP was the subject of previous environmental review under CEQA as part of a Program EIR that was certified by the City of Chino (State Clearinghouse Number 2000121036). The Program EIR contains information relevant to the portions of the Project site located within The PSP boundary. Thus, the Program EIR for The PSP is herein incorporated by reference pursuant to CEQA Guidelines § 15150 and is available for public review at the City of Chino Community Development Department, Planning Division.

2.3 *Project Location*

The Project site is located in the southern portion of the City of Chino (refer to Figure 2-1, *Regional Map*). The City of Chino is located in the southwestern portion of San Bernardino County, California, and is south of the City of Ontario, west of the City of Eastvale, and east of the City of Chino Hills. The Project site is

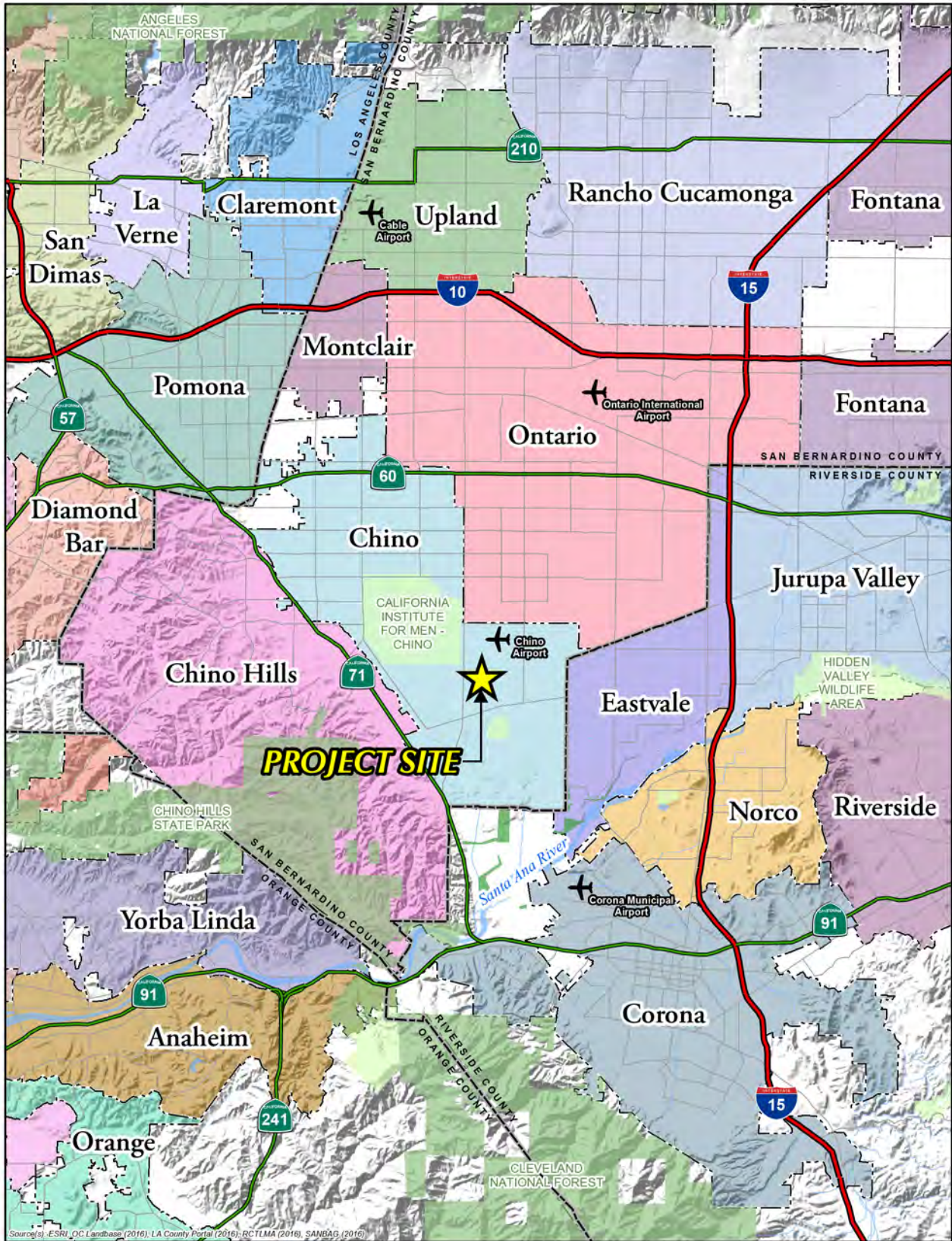
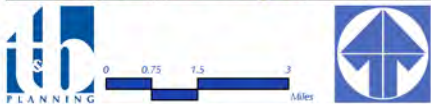


Figure 2-1



located approximately 5.2 miles west of Interstate 15 (I-15), approximately 1.8 miles east of State Route 71 (SR-71), and approximately 4.3 miles south of State Route 60 (SR-60).

At the local scale, the Project site is located south of Kimball Avenue, north of Bickmore Avenue, approximately 1,000 feet east of Euclid Avenue, and approximately 660 feet west of Rincon Meadows Avenue (see Figure 2-2, *Vicinity Map*). The Project site includes Assessor Parcel Numbers (APNs) 1055-231-01 & -02; 1055-541-01 & -02; 1055-241-05, -06, & -07; 1056-101-02; 1056-111-04; and 1056-121-04.

2.4 Existing Condition of the Property

As shown on Figure 2-3, *USGS Topographic Map*, the Project site is relatively flat with elevations ranging from approximately 575 feet above mean sea level (amsl) in the site's southwestern boundary to approximately 600 feet amsl near the site's northeastern boundary. As shown on Figure 2-4, *Aerial Photograph*, the Project site is heavily disturbed by residential, agricultural, and dairy farm uses. The southern portion of the site, abutting Bickmore Avenue, is occupied by one residential structure, plant nurseries, ancillary agricultural structures, and vacant structures associated with a former dairy use. The northeastern portion of the site, which abuts Kimball Avenue, is occupied by two residential structures, a dairy farm and ancillary dairy farm structures/facilities. The central portion of the Project site is comprised of agricultural fields and vacant land that has been subject to weed abatement activities (i.e., discing).

2.5 Environmental Setting and Surrounding Land Uses

The Project site and surrounding area have historically been used for dairy and agricultural land uses but are transitioning to residential land uses and employment-generating land uses including distribution warehousing, e-commerce, business park, and light industrial land uses pursuant to the approved general plans and specific plans for the Cities of Chino, Ontario, and Eastvale. Land uses surrounding the Project site include the following:

North: Property located to the north of the Project site (north of Kimball Avenue) is occupied by the Chino Airport.

South: Properties located south of the Project site (south of Bickmore Avenue) are occupied by dairy farms and pastures. Vacant, undeveloped land is located southeast of the Project site.

West: Properties located west of the Project site are occupied by a recreational vehicle (RV) storage lot and gas station. Vacant, undeveloped land also is located west of the Project site.

East: Single-family residential land uses with associated park are located east of the Project site and a vacant, undeveloped field is located southeast of the Project site.

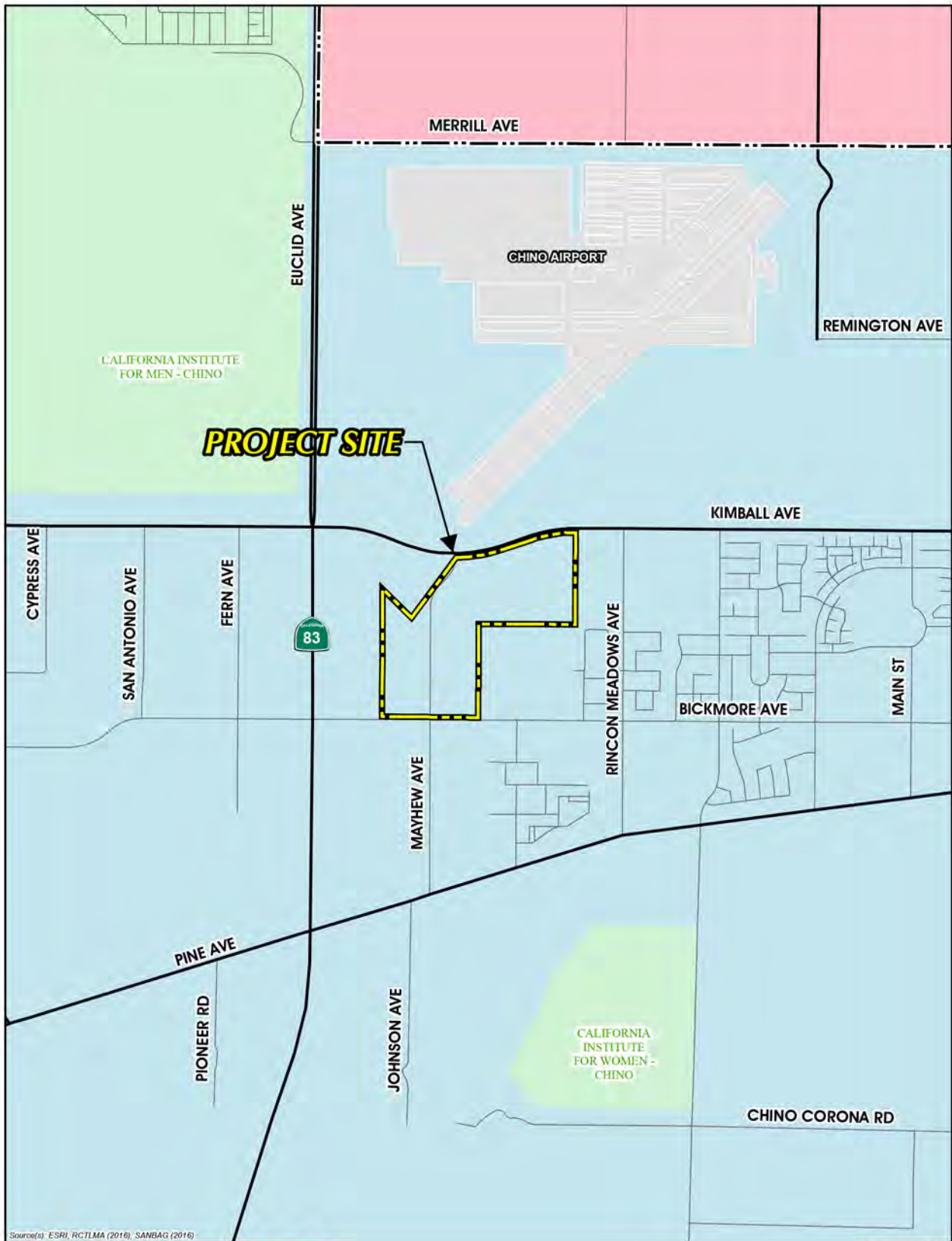
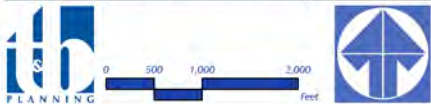


Figure 2-2



VICINITY MAP

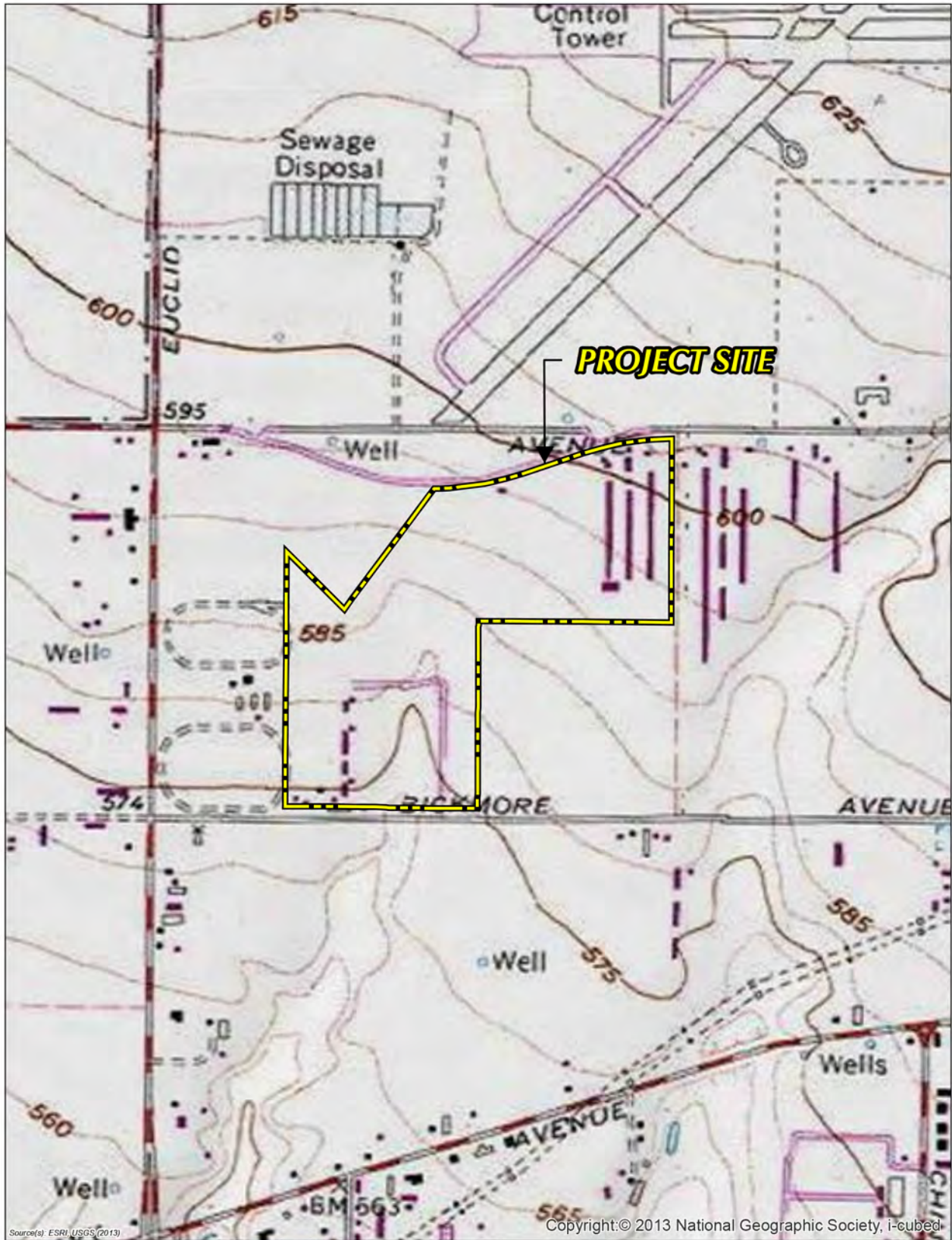
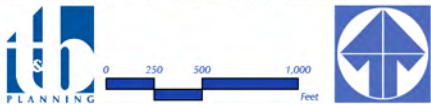
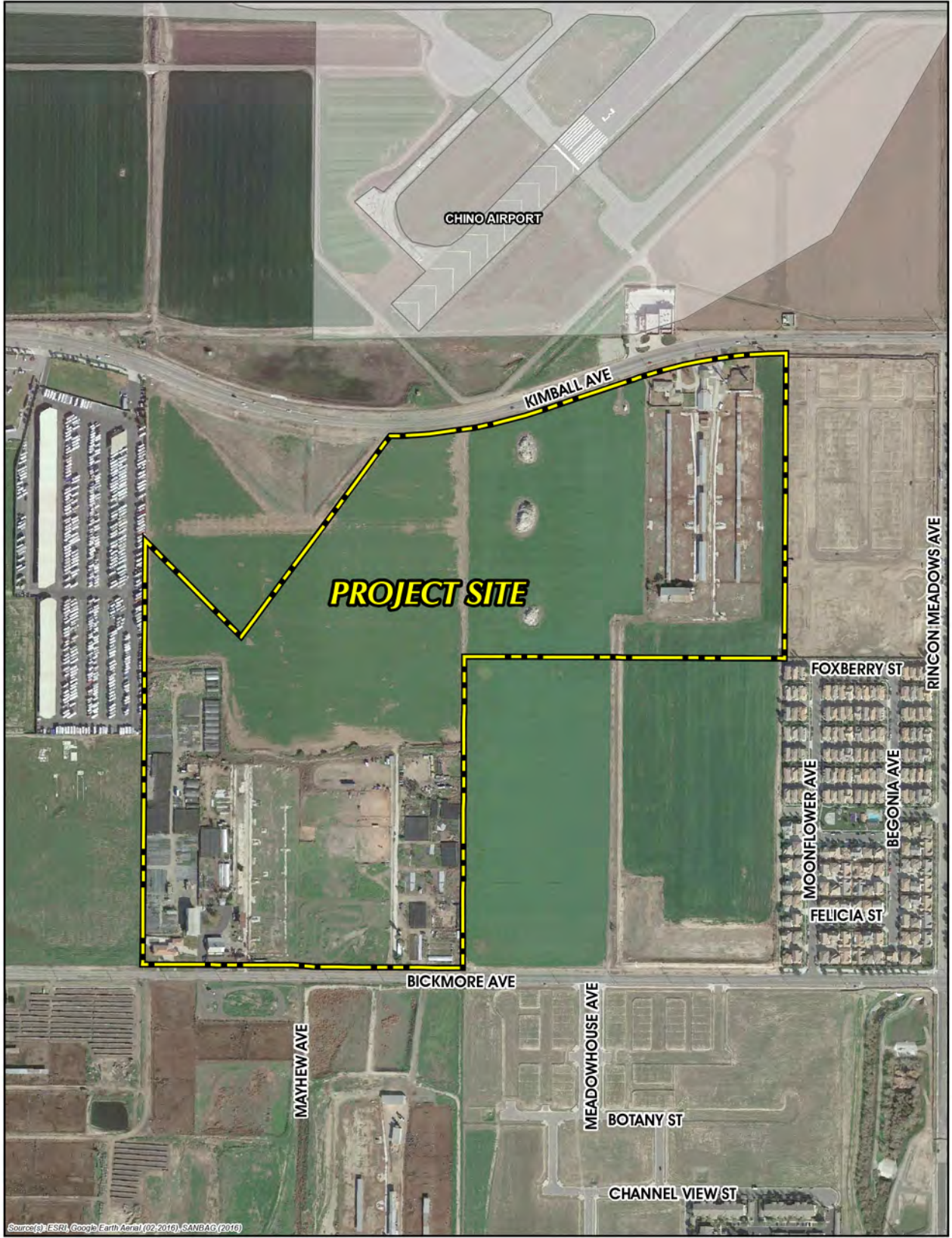


Figure 2-3

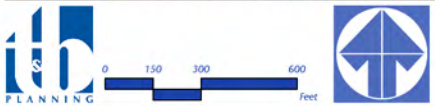


USGS TOPOGRAPHIC MAP



Source(s): ESRI, Google Earth Aerial (02-2016), SANBAG (2016)

Figure 2-4



AERIAL PHOTOGRAPH

2.6 Existing General Plan Land Use Designations

The City of Chino General Plan is the prevailing long-range planning document applicable to the Project site. The City's General Plan designates approximately 69.6 acres in the northern and western portions of the Project site for "Airport Related (AR)" land uses and approximately 19.5 acres in the southeastern portion of the Project site for "Medium Density Residential (MDR)" land uses (refer to Figure 2-5, *Existing General Plan Designations*). The AR land use is intended for industrial and commercial land uses that support and/or complement the nearby Chino Airport. The permitted FAR is 0.45 for light industrial uses; 0.35 for business park uses, offices, and hotels; and 0.25 for commercial uses. (Chino, 2010a, LU-18) The MDR land use allows for single-family and multi-family homes with densities ranging between 8 to 12 units per adjusted gross acre (Chino, 2010a, LU-17).

2.7 Existing Zoning Designations

The 89.1-acre Project site is located within the geographical boundaries of The PSP. The PSP supersedes the City's Zoning Ordinance and provides specific zoning classifications and standards for property within The PSP boundaries. As shown on Figure 2-6, *Existing Specific Plan Designations*, The PSP applies the "Airport Related (AR)" designation to the approximately 69.6-acre northern and western portion of the Project site and the "Medium Density Residential (MDR)" designation to the remaining approximately 19.5 acres of the Project site. The AR designation is intended to provide for a range of uses that are directly related to and/or complement the Chino Airport (Chino, 2011a, p. 95). Additionally, the MDR designation is intended to provide for development of a wide range of residential uses, from small lot single-family detached/attached to multi-family residential dwellings (Chino, 2011a, p. 69).

The PSP also applies the Chino Airport Overlay (CAO) "Airport Safety Zone III" overlay to the Project site (Chino, 2011a, Figure 9A). The CAO is intended to ensure the viability of airport operations at the Chino Airport, and to protect the health, safety, and welfare of the residents of Chino. Any development within the CAO must comply with City Zoning Ordinance Section 20.09.050, *Airport Overlay District* (Chino, 2011a, p. 122).

Additionally, The PSP applies the Agricultural Overlay (AO) to the Project site (Chino, 2011a, Figure 9B). The AO allows for the continuation of existing agricultural uses until the time the affected property is ultimately developed in a manner consistent with the land use designations applied by The PSP. Development within the AO must comply with City Zoning Ordinance Section 20.09.040, *Agricultural Overlay District* (Chino, 2011a, p. 124).

2.8 Project Description

2.8.1 Proposed Entitlement Applications

The Project involves a proposed Master Site Approval (PL16-0457), Tentative Parcel Map (PL16-0456), Special Conditional Use Permit (PL17-0042), and Site Approval (PL17-0044). Although additional discretionary applications are anticipated in the future to fully implement the Project – and will be evaluated the required EIR – the following section summarizes the discretionary applications that are currently under consideration by the City of Chino.

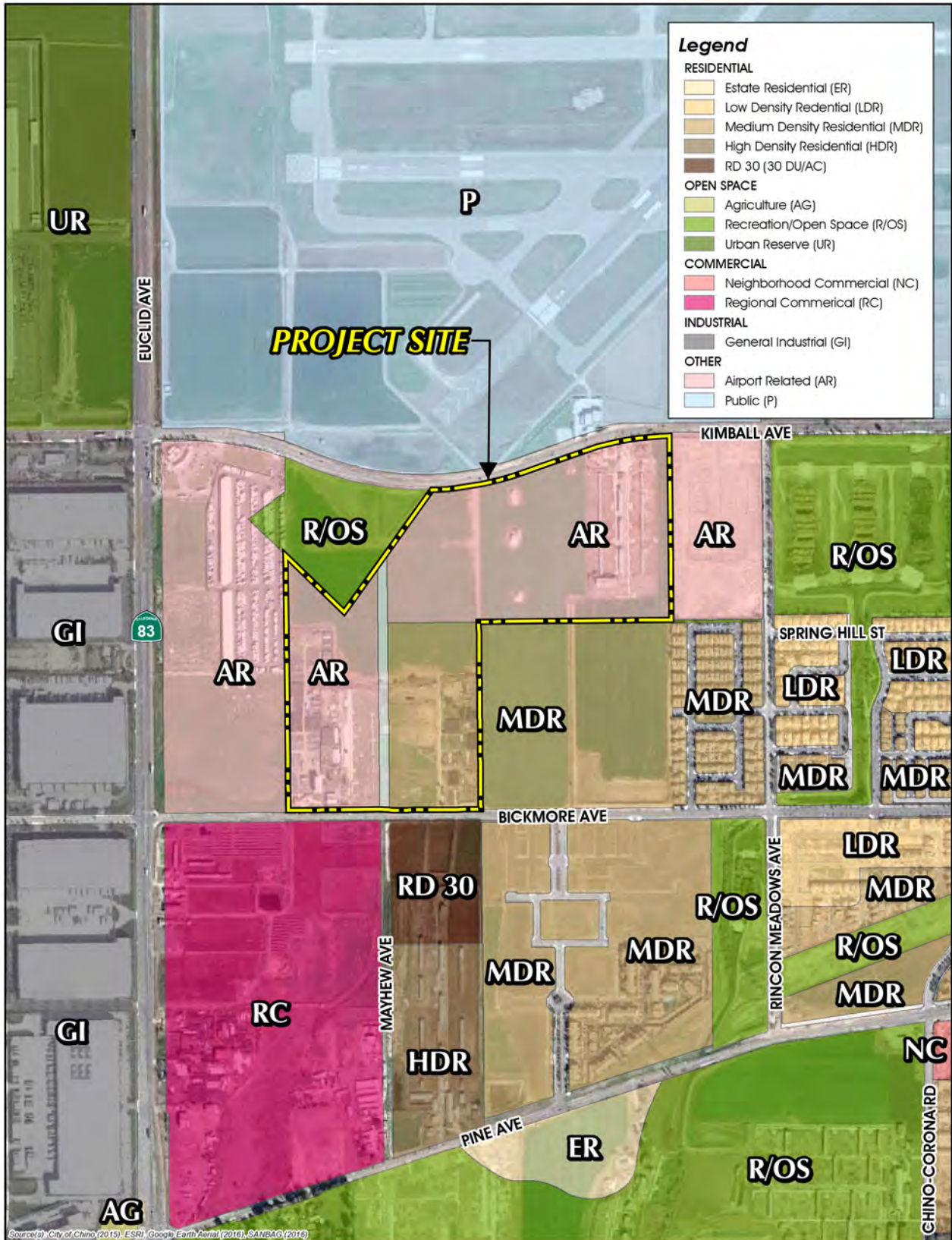
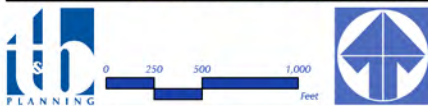


Figure 2-5

EXISTING GENERAL PLAN DESIGNATIONS



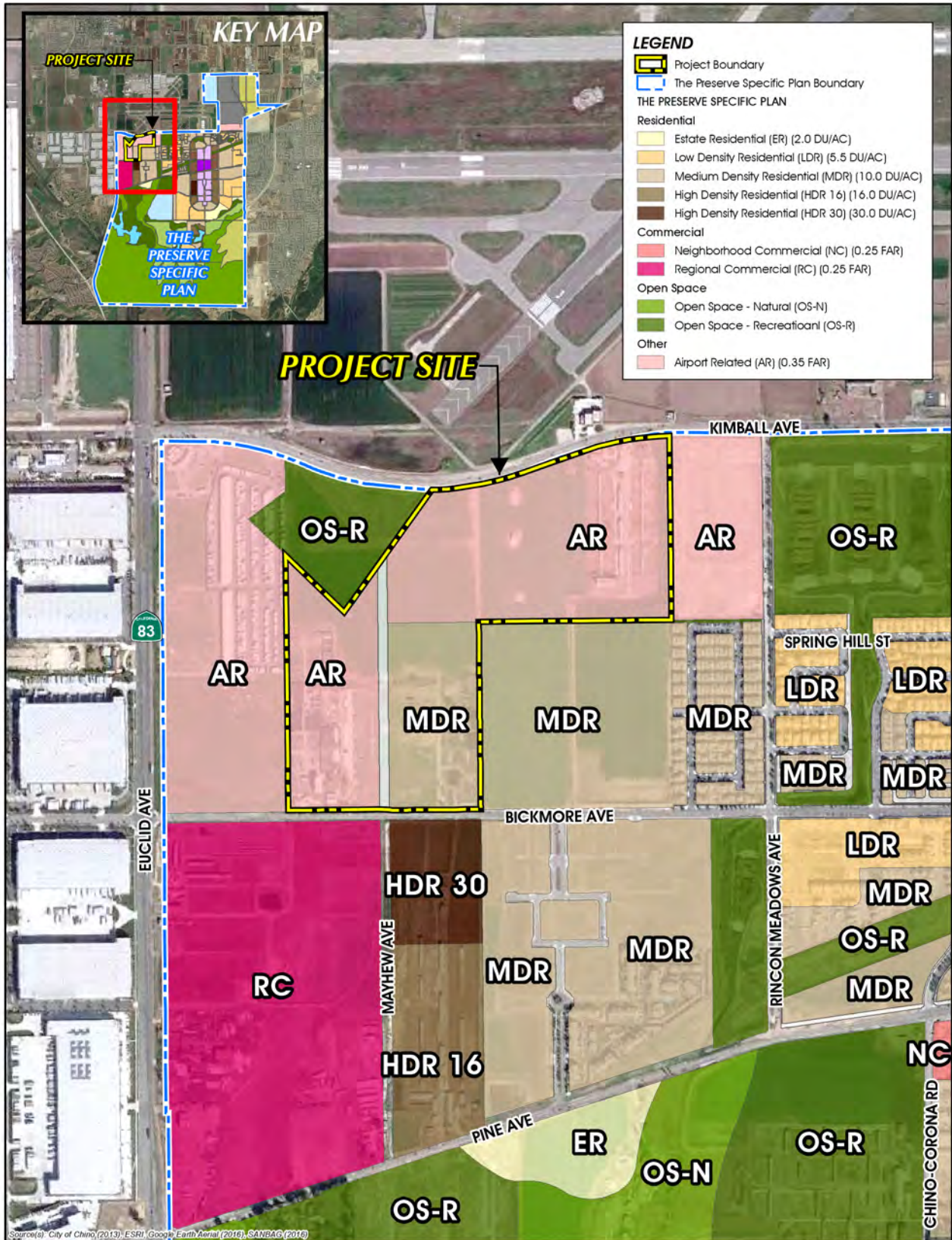
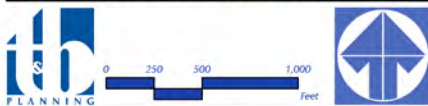


Figure 2-6

EXISTING SPECIFIC PLAN DESIGNATIONS



A. Master Site Approval PL16-0457

Master Site Approval (MSA) PL16-0457 proposes a specific land use and design plan for the 72.9-acre portion of the 89.1-acre Project site. As shown on Figure 2-7, *Master Site Approval PL16-0457*, the Project would feature 25 buildings ranging in size from 5,000 s.f. to 200,000 s.f. of floor area. The Project’s total floor area would be 1,218,400 s.f. Many of the buildings proposed by the MSA are designed for potential future expansion – subject to future permit approval by the City of Chino – therefore, for purposes of the CEQA analysis the Project is evaluated as containing up to 1,313,00 s.f. of total floor area. The Project would operate as a business center with light industrial, business park, warehouse, and mini-warehouse (self-storage) land uses; notwithstanding, the Project Applicant is pursuing the Project on a speculative basis, meaning that the buildings’ future occupants are not yet known. Table 2-1, *Master Site Approval Summary*, lists the proposed size and anticipated use for each of the buildings proposed by MSA PL16-0457.

Table 2-1 Master Site Approval Summary

Building	Proposed Floor Area	Floor Area Utilized for CEQA Analysis	Proposed Use
A	9,000 s.f.	11,000 s.f.	Business Park
B	8,000 s.f.	10,000 s.f.	Business Park
C	8,300 s.f.	10,000 s.f.	Business Park
D	9,150 s.f.	12,000 s.f.	Business Park
E	7,580 s.f.	9,000 s.f.	Business Park
F	5,500 s.f.	7,500 s.f.	Business Park
G	6,050 s.f.	7,500 s.f.	Business Park
H	5,000 s.f.	7,500 s.f.	Business Park
I	9,900 s.f.	12,000 s.f.	Business Park
J	11,500 s.f.	15,000 s.f.	Business Park
K	13,000 s.f.	15,000 s.f.	Business Park
L	20,500 s.f.	23,500 s.f.	Business Park
M	95,520 s.f.	110,000 s.f.	Mini Warehouse
N	25,000 s.f.	28,000 s.f.	Light Industrial
O	30,000 s.f.	33,000 s.f.	Light Industrial
1	88,500 s.f.	91,500 s.f.	Light Industrial
2	99,900 s.f.	102,500 s.f.	Light Industrial
3	200,000 s.f.	200,000 s.f.	Warehouse
4	171,500 s.f.	185,000 s.f.	Warehouse
5	200,000 s.f.	200,000 s.f.	Warehouse
6	117,000 s.f.	130,000 s.f.	Warehouse
7a	21,000 s.f.	25,000 s.f.	Business Park
7b	26,000 s.f.	30,000 s.f.	Business Park
8	20,000 s.f.	25,000 s.f.	Business Park
9	10,500 s.f.	13,000 s.f.	Business Park
Total	1,218,400 s.f.	1,313,000 s.f.	--



Source(s): MacDavid Aubert (12-09-17)

Figure 2-7



NOT TO SCALE



MASTER SITE APPROVAL PL16-0457

The Project includes the installation of on-site utilities including storm drains, sewer lines, water lines (domestic and recycled), and fire service lines/fire hydrants that would connect to existing utilities beneath Kimball Avenue and/or Bickmore Avenue. The Project also includes ornamental landscaping consisting of trees, shrubs, and groundcovers. Landscaping would be provided along the Project site's frontages with Kimball Avenue, Bickmore Avenue, and proposed Mayhew Avenue, bordering on-site buildings, and in-and-around on-site water quality basins and parking lots.

Kimball Avenue and Bickmore Avenue would be widened and improved along the Project site's frontage. The Project also would construct with the full-width of the Mayhew Avenue segment that traverses the Project site, between Kimball Avenue and Bickmore Avenue. The Project also may construct off-site roadway improvements to Kimball Avenue (between Euclid Avenue and Rincon Meadows Avenue), Bickmore Avenue (between Euclid Avenue and the western Project boundary) and/or off-site utility improvements beneath the future alignment of Mayhew Avenue (between Bickmore Avenue and Pine Avenue). Figure 2-8, *Potential Off-Site Improvement Area*, shows the limits of the Project's potential off-site improvement area.

B. Tentative Parcel Map No. 19756 (PL16-0456)

Tentative Parcel Map (TPM) No. 19756 (PL16-0456) proposes to subdivide an approximately 78.0-acre portion of the Project site into 22 numbered lots ranging in size from 0.35-acre to 16.77 acres. As shown on Figure 2-9, *Tentative Parcel Map No. 19756*, Proposed Lots #1-21 would ultimately be developed with light industrial, business park, warehouse, and mini-warehouse land uses as contemplated by Master Site Approval (PL16-0457), as summarized above. Lot #22 is a remainder parcel that would be created to accommodate the proposed alignment of Mayhew Avenue and to provide utility infrastructure improvements required to serve the Project (i.e., water/quality detention basin and potential interim sewer lift station). Development of Lot #22 in accordance with its land use designation (i.e., MDR) is not proposed at this time and the actions proposed by the Project will not aid or further the potential for future development on Lot #22. In the event that development is proposed on Lot #22 in the future, such development would be subject to review under CEQA. TPM No. 19756 also would create five (5) landscape lots ranging in size from 0.02-acre to 0.22-acre.

C. Site Approval (PL17-0044)

Site Approval (SA, PL17-0044) provides a specific development plan, including site design, architectural design, and landscaping, for Buildings 1 through 6 of the proposed MSA (PL16-0457).

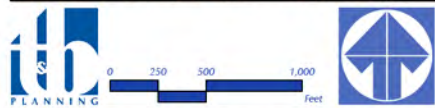
D. Special Conditional Use Permit (PL17-0042)

The City of Chino requires the approval of a Special Conditional Use Permit (SCUP) to allow the construction of buildings over 50,000 s.f. Because all the buildings proposed by the SA (PL17-0044) would exceed 50,000 s.f., a SCUP (PL17-0042) is required for the Project.



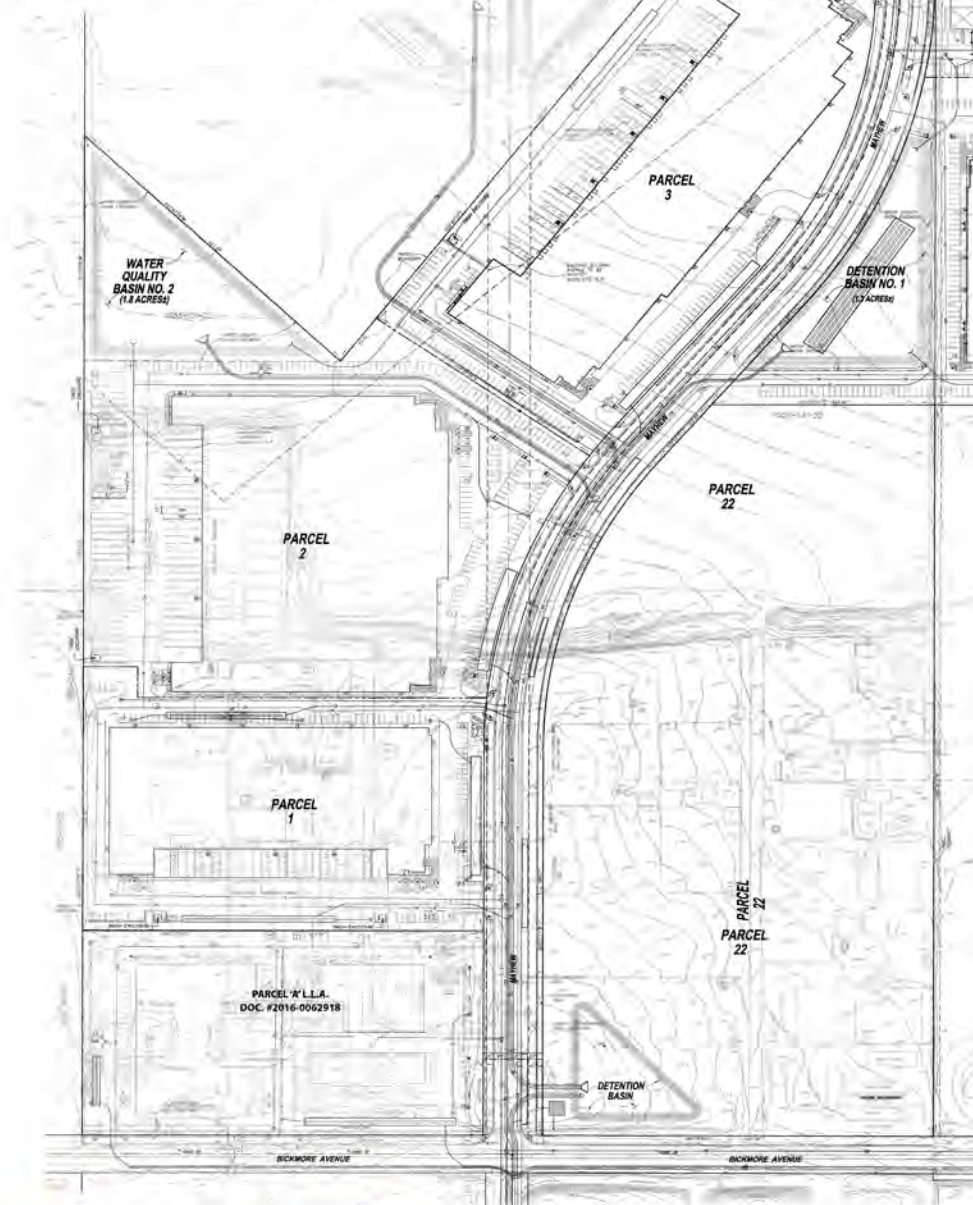
Figure 2-8

POTENTIAL OFF-SITE IMPROVEMENT AREA



LEGEND

---	PROPOSED PARCEL BOUNDARY	---	EXIST. FENCE
---	EXIST. CONTOUR	---	EXIST. DOMESTIC WATER LINE (SIZE AS NOTED)
---	EXIST. SEWER LINE (SIZE AS NOTED)	---	EXIST. RECYCLED WATER LINE (SIZE AS NOTED)
---	EXIST. STORM DRAIN (SIZE AS NOTED)		
R/W	RIGHT-OF-WAY	WQ	WATER QUALITY
N'LY	NORTHERLY	TC	TOP OF CURB
S'LY	SOUTHERLY	P	PAD ELEVATION
E'LY	EASTERLY	FL	FLOW LINE
W'LY	WESTERLY	GB	GRADE BREAK
P/L	PROPERTY LINE	FS	FINISHED SURFACE
€	CENTERLINE	BW	BACK OF WALK
RCWL	RECYCLED WATER LINE	SD	STORM DRAIN
S	SEWER	W	WATER



GENERAL INFORMATION

- GROSS AREA: 78.63 ACRES
- ADJUSTED GROSS AREA: 78.94 ACRES
- PROPOSED DENSITY: 9.9 DU/AC
- GENERAL PLAN DESIGNATION: AIRPORT RELATED (AR) & MEDIUM DENSITY RESIDENTIAL (PARCEL 20)
- ZONING DESIGNATION: AIRPORT RELATED (AR) & MEDIUM DENSITY RESIDENTIAL (PARCEL 20)
- SPECIFIC PLAN: THE PRESERVE
- SURROUNDING ZONES:
 - NORTH: AR-AIRPORT RELATED
 - SOUTH: MDR-MEDIUM DENSITY RESIDENTIAL
 - EAST: MDR-MEDIUM DENSITY RESIDENTIAL
 - WEST: MDR-MEDIUM DENSITY RESIDENTIAL
- LEGAL DESCRIPTION:

PARCELS 'A' AND 'B' OF LLA 2014-04, RECORDED FEBRUARY 18, 2016 AS INSTRUMENT NO. 2016-0062918 O.R. TOGETHER WITH PARCEL 1 AND PORTIONS OF PARCELS 2 AND 3 OF PARCEL MAP 14612, FILED IN PARCEL MAP BOOK 174, PAGES 67-68 AND TOGETHER WITH LOTS 56 AND 57 AND PORTIONS OF LOTS 40, 41, AND 54 OF THE MAP OF RANCHO SANTA ANA DEL CHINO, FILED IN MAP BOOK 6, PAGE 15, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
- ASSESSOR'S PARCEL NUMBERS: 1055-101-02, 1055-111-03, 1055-121-01, 1055-231-01, 1055-231-02, 1055-541-01, 1055-541-02
- MAP PREPARATION DATE: 4/27/16

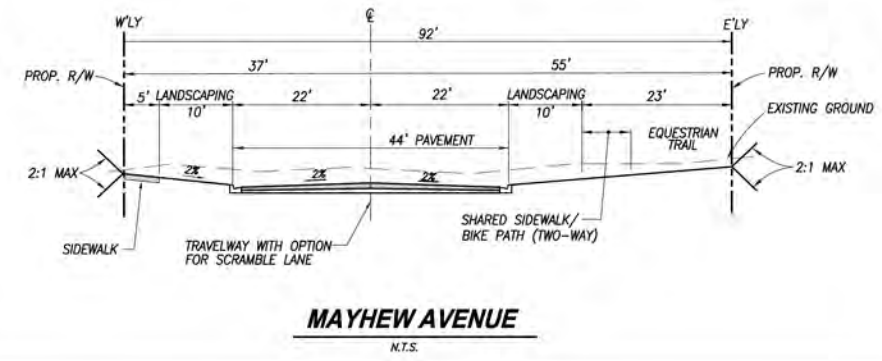
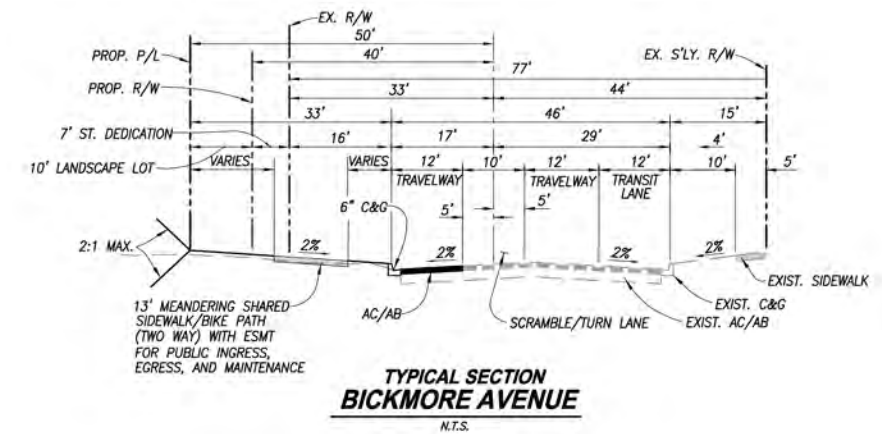
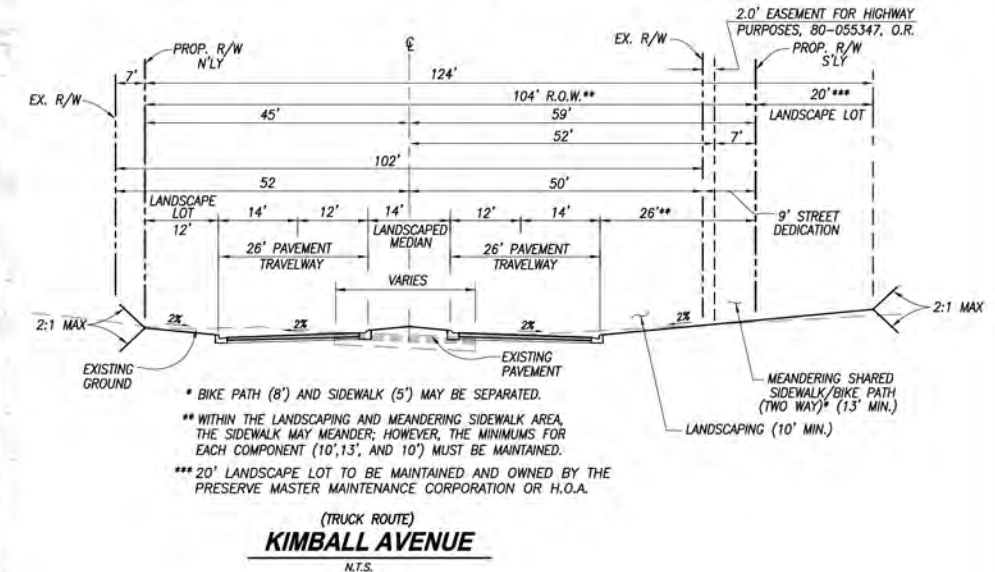
PARCEL AREA SUMMARY

PARCEL #	PARCEL AREA (SF)	PARCEL AREA (AC)
1	259,800	5.96
2	483,751	11.11
3	387,800	8.90
4	487,639	11.19
5	46,309	1.06
6	118,803	2.73
7	26,258	0.60
8	23,498	0.54
9	28,740	0.66
10	24,512	0.56
11	21,813	0.50
12	15,223	0.35
13	17,094	0.39
14	27,389	0.63
15	37,330	0.86
16	33,060	0.76
17	37,862	0.87
18	81,579	1.87
19	62,987	1.45
20	196,371	4.51
21	222,019	5.10
22	730,543	16.77

LANDSCAPE LOT SUMMARY

LOT #	PARCEL AREA (SF)	PARCEL AREA (AC)
A	3,606	0.08
B	5,290	0.12
C	9,632	0.22
D	8,236	0.19
E	661	0.02

TENTATIVE PARCEL MAP 19756
CITY OF CHINO
COUNTY OF SAN BERNARDINO



Source(s) ProActive Engineering (01-24-17)



Figure 2-9

2.8.2 Other Discretionary Actions

This Initial Study addresses the potential environmental effects of the proposed Altitude Business Centre project, including all of the discretionary actions and approvals required to implement the Project, as well as subsequent construction and operational activities. As part of the proposed Project, the City of Chino will consider approval of a TPM No. 19756 (PL16-0456), MSA PL16-0457, SCUP (PL17-0042), and SA (PL17-0044). In order to fully implement MSA PL16-0457 additional future discretionary approvals from the City of Chino will be required, including, but not limited to, Site Approvals (to develop individual buildings) and Special Conditional Use Permits (to develop buildings larger than 50,000 s.f.). Additionally, a discretionary approval will be required from the City of Chino to vacate the public right-of-way for a “paper street” segment that traverses the Project site.

3.0 ENVIRONMENTAL CHECKLIST AND ANALYSIS

Provided on the following pages is an Environmental Checklist, based on Appendix G of the State CEQA Guidelines. The Checklist evaluates the Project's potential to result in significant adverse effects to the physical environment. As concluded by the Checklist, the proposed Project has the potential to result in significant environmental effects for which feasible mitigation may not be available to reduce those effects below levels of significance. Accordingly, and pursuant to CEQA Guidelines §15063(b)(1), an **Environmental Impact Report (EIR)** will be prepared for the Project.



**INITIAL STUDY/
ENVIRONMENTAL CHECKLIST FORM
CITY OF CHINO**

1. **Project Title:** Altitude Business Centre
2. **Lead Agency Name and Address:** City of Chino Community Development Department, Planning Division, 13220 Central Avenue, Chino, CA 91710
3. **Contact Person and Phone Number:** Andrea Gilbert, Senior Planner, (909) 334-3328
4. **Project Location:** Generally south of Kimball Avenue, north of Bickmore Avenue, east of Euclid Avenue, and west of Rincon Meadows Avenue. Assessor Parcel Numbers (APNs): 1055-231-01 & -02; 1055-541-01 & -02; 1055-241-05, -06, & -07; 1056-101-02; 1056-111-04; and 1056-121-04.
5. **Project Sponsor's Name and Address:** Richland Real Estate Fund, LLC, 3161 Michelson Drive, Suite 425, Irvine, CA 92612
6. **General Plan Designation:** Airport Related and Medium Density Residential
7. **Zoning:** The Preserve Specific Plan (Airport Related and Medium Density Residential)
8. **Description of the Project:** The Project involves the construction and operation of a business center complex on an approximately 72.9-acre portion of the 89.1-acre Project site located in the southern portion of the City of Chino, San Bernardino County, California. Discretionary approvals requested from the City of Chino include a Tentative Parcel Map (PL16-0456), Master Site Approval (PL16-0457), Special Conditional Use Permit (PL17-0042), and a Site Approval (PL17-0044).
9. **Surrounding Land Uses and Setting:** The Project site and surrounding area have historically been used for dairy and agricultural land uses but are transitioning to employment-generating land uses including distribution warehousing, e-commerce, business park, and light industrial land uses pursuant to the approved general plans and specific plans for the Cities of Chino, Ontario, and Eastvale. The Chino Airport is located north of the Project site (north of Kimball Avenue). Dairy farms, pastures, and undeveloped land is located south and southeast of the Project site. A RV storage lot, gas station, and undeveloped land is located west of the Project site. Single-family residential land uses and vacant lands are located east of the Project site.
10. **Other public agencies whose approval is required:** Santa Ana Regional Water Quality Control Board (issuance of Construction Activity General Construction Permit and National Pollution Discharge Elimination System Permit). Additional approvals from public agencies, if required, will be described in the required Environmental Impact Report

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

Public Resources Code (PRC) § 21100(b)(3) and CEQA Guidelines § 15126.4 require EIRs to describe, where relevant, the wasteful, inefficient, and unnecessary consumption of energy caused by a project. Therefore, the State Resources Agency created Appendix F to the CEQA Guidelines. Appendix F is an advisory document that assists EIR preparers in determining whether a project will result in the inefficient, wasteful, and unnecessary consumption of energy. Thus, the EIR also will address the topic of energy conservation.

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Andrea Gilbert

5/17/2017

Signature

Date

Andrea Gilbert, Senior Planner

Printed Name

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described in (5) below, may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
 - (a) Earlier Analysis Used. Identify and state where they are available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Chino, 2010a; Chino, 2010b)</i></p> <p>The Project site is located in the City of Chino, which lies on relatively flat and gently sloping topography. No designated scenic vistas or scenic corridors are located in the vicinity of the Project site (Chino, 2010a, p. CC-21). Distant views of the San Gabriel Mountains to the north and Chino Hills to the west and south are available from public viewing areas in the Project site vicinity; however, these views are not prominent from the Project site and are available in numerous locales in the City. The Project proposes to convert a property historically and currently used for agricultural and dairy operations to a business center. Proposed buildings would reach a maximum height of up to 45 feet tall (approximately). The San Gabriel Mountains and Chino Hills would remain visible above the proposed buildings due to the distance between the Project site and the mountain features. Accordingly, given the fact that the Project site is not a scenic vista or near a designated scenic resource, and that prominent, scenic views would not be obstructed by the Project, the Project would not have a substantial adverse effect on a scenic vista and less-than-significant impact would occur.</p>				
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Chino, 2010b, Caltrans, 2016)</i></p> <p>The Project site is not located within or adjacent to a scenic highway corridor and does not contain scenic resources, such as trees of scenic value, rock outcroppings, or historic buildings. There are no State-designated or eligible scenic highways within the vicinity of the Project site. The Project site is located approximately 2.25 miles southwest of State Route (SR) 71, which is the only facility within the Project vicinity that is designated as a State-eligible scenic highway. (CalTrans, 2016) Due to distance and intervening topography and development, the Project would not be visible from SR-71. Accordingly, the Project site is not located within a state scenic highway corridor and implementation of the proposed Project would not have a substantial effect on scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway corridor. Thus, no impact would occur.</p>				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>Implementation of the proposed Project would result in the visual conversion of the site from land that is used for residential, agricultural, and dairy operations to that of a business center – which will feature large buildings, loading docks and parking spaces, drive aisles, utility infrastructure, landscaping, exterior lighting, signage, and water quality/detention basins. The Project would be compatible with the size, scale, height, and aesthetic qualities of other industrial buildings planned and constructed in the vicinity of the Project site and would be required to comply with the development standards and design guidelines contained in The PSP. Regardless, a detailed evaluation of the proposed Project’s potential to degrade the existing visual character or quality of the property or its surroundings is warranted. The Project’s potential to result in significant impacts to visual character and quality shall be evaluated in the required EIR.</p>				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Chino, 2011a; Chino, 2010a)</i></p> <p>The PSP includes design guidelines and standards for lighting of properties within the Specific Plan boundaries to which the Project would be required to comply. In addition, the City of Chino Municipal Code includes design standards for outdoor lighting that apply to all development in the City (Chino, 2015, p. § 20.10.090). The Municipal Code lighting standards govern the placement and design</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>of outdoor lighting fixtures to ensure adequate lighting for public safety while also minimizing light pollution and glare and precluding public nuisances (e.g., blinking/flashing lights, unusually high intensity or bright lighting). Although the proposed Project would be required to adhere to the requirements of The PSP and the City of Chino Municipal Code, the required EIR shall nonetheless evaluate the Project's potential to produce substantial amounts of light or glare from proposed artificial lighting sources that could adversely affect the day or nighttime views in the area.</p>				
<p>II. AGRICULTURE AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
<p>a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Chino, 2010b; CDC, 2014)</i></p> <p>According to mapping information available from the California Department of Conservation's (CDC) Farmland Mapping and Monitoring Program, the Project site contains land designated as "Prime Farmland" and "Unique Farmland" (CDC, 2014). As such, potential impacts to important farmland types may occur with implementation of the Project and further analysis of this topic will be addressed in the Project's EIR.</p>				
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: CDC, 2016; Chino, 2011a; Chino, 2017)</i></p> <p>According to mapping information available from the CDC and the City of Chino, the Project site and surrounding areas are not subject to Williamson Act contracts (CDC, 2016; Chino, 2017). Additionally, according to The PSP, there are no areas zoned for agricultural use on or within the vicinity of the Project site. Therefore, the proposed Project does not have the potential to conflict with an existing Williamson Act Contract or with existing agricultural zoning designations.</p>				
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Chino, 2011a)</i></p> <p>The Project site is not designated as forest land, timberland, or Timberland Production, nor is it surrounded by forest land, timberland, or Timberland Production land. There are no lands located within the City of Chino that are zoned for forest land, timberland, or timberland zoned Timberland Production. Therefore, the Project has no potential to conflict with any areas currently zoned as forest, timberland, or Timberland Production and will not result in the rezoning of any such lands. As such, no impact will occur.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Chino, 2003; Chino, 2011a)</i></p> <p>The Project site is not designated as forest land, thus, the proposed Project will not result in the loss of forest land or the conversion of forest land to non-forest use. As such, no impact will occur.</p>				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: CDC, 2014)</i></p> <p>“Farmland” is defined in Section II (a) of Appendix G of the State CEQA Guidelines to mean “Prime Farmland,” “Unique Farmland,” or “Farmland of Statewide Importance” (“Farmland”). According to mapping information available from the CDC Farmland Mapping and Monitoring Program, the Project site contains land designated as “Prime Farmland” and “Unique Farmland.” Additionally, “Prime Farmland” is located southeast, northeast, and northwest of the Project site. (CDC, 2014) Accordingly, the required EIR shall evaluate the Project’s potential to cause the conversion of these existing Farmlands to non-agricultural use.</p>				
<p>III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: South Coast Air Quality Management District; Chino, 2010a; Chino, 2010b)</i></p> <p>The Project site is located in the South Coast Air Basin. Air quality within the South Coast Air Basin is regulated by the South Coast Air Quality Management District (SCAQMD). Standards for air quality are documented in the SCAQMD’s Air Quality Management Plan (AQMP). The proposed Project would result in the emission of pollutants into the Air Basin during short-term construction and long-term operational activities, as vehicles travel to and from the proposed business center buildings. The pollutant levels emitted by the Project’s construction and operational activities have the potential to exceed the daily significance thresholds established by the SCAQMD, thereby potentially conflicting with or obstructing implementation of the SCAQMD’s AQMP. As such, an air quality technical report shall be prepared and the required EIR shall evaluate the proposed Project’s potential to conflict with SCAQMD’s AQMP.</p>				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: South Coast Air Quality Management District; Chino, 2010a; Chino, 2010b)</i></p> <p>Air quality within the South Coast Air Basin is regulated by the SCAQMD and standards for air quality are documented in the SCAQMD AQMP. Implementation of the proposed Project has the potential to violate daily air pollutant emission significance thresholds established by the SCAQMD’s AQMP, particularly related to Project construction and mobile source emissions associated with the Project’s long-term operation. Accordingly, an air quality technical report shall be prepared and Project-related air emissions shall be modeled using the SCAQMD’s California Emissions Estimator Model (CalEEMod™). The purpose of this model is to estimate construction-source and operational-source air quality emissions for criteria pollutants from direct and indirect sources. The required EIR shall quantify the Project’s expected pollutant levels and evaluate the proposed Project’s potential to violate local air quality standards and/or contribute substantially to an existing or projected air quality violation.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: South Coast Air Quality Management District; CARB, 2016)</i></p> <p>The South Coast Air Basin is a non-attainment area for various state and federal air quality standards. According to the California Air Resources Board, the Project site is in a portion of the South Coast Air Basin that is designated as a “Non-Attainment” area for the federal 8-hour ozone standard and a non-attainment area for the State 1-hour and 8-hour ozone standards. The portion of the South Coast Air Basin within which the Project site is located also is in non-attainment for the federal and state PM_{2.5} standards and State PM₁₀ standards. (CARB, 2016) Implementation of the Project could cumulatively contribute to a net increase of criteria pollutants in the South Coast Air Basin. Therefore, a site-specific air quality impact analysis shall be prepared for the Project, and the required EIR shall address the Project’s potential to result in a cumulatively considerable increase of pollutants for which the South Coast Air Basin is in non-attainment.</p>				
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: South Coast Air Quality Management District; Google Earth)</i></p> <p>The Project does not propose any land uses that may be considered point source emitters. However, the Project has the potential to expose sensitive receptors located near the Project site, and/or along the roadway system that vehicles will use to travel to and from the Project site, to diesel particulate matter emissions from mobile sources (<i>i.e.</i>, vehicle exhaust). Sensitive receptors in the Project area are limited to residential uses, including scattered residential uses associated with the area’s agricultural and dairy operations and planned and existing residential communities occurring east and southeast of the Project site. Due to the presence of sensitive receptors in the Project vicinity and the volume of diesel-fueled vehicle traffic expected in association with the Project, there is a potential for exposing nearby sensitive receptors to substantial pollutant concentrations associated with diesel particulate matter (DPM). The Project’s potential to expose nearby sensitive receptors to substantial pollutant concentrations shall be studied in a Project-specific air quality analysis, and the findings of the air quality impact analysis shall be disclosed by the required EIR.</p>				
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2011a)</i></p> <p>Any temporary odor impacts generated during Project-related construction activities, such as asphalt paving and the application of architectural coatings, would be short-term and cease upon completion of the construction phase of the Project. As a result, less-than-significant odor impacts are expected to affect surrounding sensitive receptors. The future occupants of the Project’s buildings are not yet known, but are proposed to include business park, general light industrial, mini warehouse, warehouse land uses. In addition, a sewer lift station is proposed adjacent to the southern boundary of the Project site, at the southwest corner of Bickmore Avenue and proposed Mayhew Avenue. These uses have the potential to generate odor during the course of their operational activities. However, mandatory compliance with regulatory requirements including SCAQMD Rule 402, would preclude the potential for significant impacts to occur. There is no component of the proposed Project that could produce objectionable odors to extents that would affect a substantial number of people.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Chino, 2011a; Google Earth)</i></p> <p>The Project site is used for residential and agricultural/dairy uses. Although the Project site has been substantially disturbed by historical and on-going land uses, there is potential for the Project site to contain species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service. A qualified biologist shall evaluate the site's existing biological resources and determine the presence or absence of any sensitive species. The results of the biological resources assessment(s) shall be disclosed and evaluated in the required EIR.</p>				
b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Chino, 2003; Chino, 2010b)</i></p> <p>The Project site consists of disturbed land and is not expected to contain any sensitive native vegetation. A qualified biologist shall evaluate the Project's impact area to determine if the property contains riparian habitat or other sensitive natural community identified 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 results of the biological resources assessment shall be disclosed and evaluated in the required EIR.</p>				
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Chino, 2003; Chino, 2010b)</i></p> <p>No known federally protected wetlands are present on the Project site. However, a qualified biologist shall evaluate the Project's potential to impact federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.). The results of the biological resources assessment shall be disclosed and evaluated in the required EIR.</p>				
d) Interfere substantially with the 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Chino, 2003; Chino, 2010b; Google Earth)</i></p> <p>As disclosed by The PSP EIR, "[m]ovement by wildlife within or into the northern portions of Subarea 2 [which encompasses The PSP area], above the 566-foot elevation line, has been greatly reduced due to the intense existing agricultural activities, lack of viable water sources, and lack of native habitat... The northern portion of Subarea 2 does not contribute significantly to wildlife movement or migration; therefore, the proposed development within this portion of Subarea 2 will not significantly impact wildlife movement." (Chino, 2003, pp. 5.4-37 and 5.4-38) As indicated on the City's General Plan Update EIR Figure SAF-3 (566-Foot Prado Dam Inundation Area"), the Project site is located outside of the 566-foot elevation line for the Prado Dam and is located in the northern portion of Subarea 2. Moreover, the Project vicinity contains a variety of urban level land uses that restrict wildlife movement, such as the Chino</p>				

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Airport to the north; existing residential communities located southeast and south of the Project site; warehouses and RV storage lots to the west; and a variety of improved roadways, including Kimball Avenue along the Project site's northern boundary and Bickmore Avenue along the southern boundary of the site. Accordingly, the site is not considered to be a wildlife movement corridor. Nonetheless, development of the Project site has some minimal potential to impact avian species that are protected by the federal Migratory Bird Treaty Act. The Project's potential to impact migratory birds during construction and long-term operation shall be evaluated in the required EIR.				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Chino, 2010b; Google Earth)</i>				
The City's Street Trees Ordinance (Chapter 12.16 of the Chino Municipal Code), the only local ordinance applicable to biological resources, regulates the planting and removal of street trees within the City. Development associated with the proposed Project has the potential to conflict with the City's street trees ordinance. The Project's landscaping plan shall be reviewed against these provisions of the Municipal Code and this issue shall be evaluated in the required EIR.				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Chino, 2010b; Chino, 2003)</i>				
The Project site is located within The PSP, for which a Resource Management Plan (RMP) was prepared and adopted. Although the RMP is intended to address the management and long-term conservation of the southern portions of The PSP area, the required EIR shall nonetheless evaluate the Project's consistency with the approved RMP. No other conservation plans are applicable to the Project site.				
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials; Chino, 2010b; Chino, 2003; Google Earth)</i>				
Under existing conditions, the Project site contains a variety of residential, dairy, and agricultural-related structures, some of which may be old enough to qualify as historical resources pursuant to CEQA Guideline § 15064.5. A site-specific evaluation shall occur to determine whether any of the existing structures on-site comprise historical resources, the findings for which shall be disclosed in the required EIR. The required EIR shall evaluate whether Project implementation would cause a substantial adverse change in the significance of any historical resources that may be identified on-site as part of the site-specific investigation.				
b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials; Chino, 2010b; Chino, 2003; Google Earth)</i>				
According to Exhibit 5.13-2 (Cultural Resources Sensitivity) of The PSP EIR, the Project area is not identified in an area known to be sensitive for prehistoric resources. Regardless, a site-specific cultural resources assessment shall be conducted by a professional archaeologist to determine likelihood for the presence/absence of archaeological resources to be located beneath the surface of the Project site. The results of the site-specific cultural resources assessment will be disclosed in the required EIR. The Project's potential				

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to impact previously undiscovered archaeological resources beneath the surface of the site, which could result in an adverse change in the significance of the resources pursuant to California Code of Regulations §15064.5, shall be evaluated in the required EIR.				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2010b; Chino, 2003; Google Earth)</i></p> <p>According to the City's General Plan EIR, Chino lies in a region which is made up of alluvial valley floors, fans, and terraces (Chino, 2010b, p. 4.5-9). Additionally, The PSP area is known to be underlain by 300-800 feet of alluvial sands (Chino, 2003p. 5.5-10). Late Pleistocene alluvium soils elsewhere in San Bernardino County, including deposits in Chino and Chino Hills, have yielded a diversity of significant vertebrate fossils. Although the Project site is not known to contain unique paleontological resources or unique geologic features, there is nonetheless the potential that Project-related grading activities could uncover and impact paleontological resources beneath the surface of the site. This issue shall be evaluated in the required EIR.</p>				
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The Project site does not contain a known cemetery. While not anticipated, 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 §7050.5 as well as Public Resources Code §5097 et. seq. Mandatory compliance with these provisions of California state law would ensure that impacts to human remains, if unearthed during construction activities, would be appropriately treated and ensure that potential impacts are less than significant. No further analysis is required on this subject.</p>				
VI. GEOLOGY AND SOILS. 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Chino, 2010b; Chino, 2003; Google Earth; CDC, 2003)</i></p> <p>There are no Alquist-Priolo Earthquake Fault Zones affecting the Project site (Chino, 2003, p. 5.5-4). The nearest earthquake fault zone is the Chino-Central Avenue Fault, which occurs approximately 1.0-mile southwest of the Project site (Google, 2015; Chino, 2010b, Figure 4.6-1). Because there are no faults located on the Project site, there is no potential that the proposed Project could expose people or structures to adverse effects related to ground rupture.</p>				
(ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Chino, 2010b; Chino, 2003; Google Earth; CDC, 2003)</i></p> <p>The Project site is located in a seismically active area of southern California and is expected to experience moderate to severe ground shaking during the lifetime of the proposed Project. The ground shaking risk is not considered substantially different than that of other similar properties in the southern California area. As a mandatory condition of Project approval, the City Chino will require that the proposed structures be constructed in accordance with the California Building Standards Code, also known as California Code of Regulations (CCR), Title 24 and the City Building Code. The California Building Standards Code and City Building Code are designed to preclude significant adverse effects associated with strong seismic ground shaking. As such, future buildings, workers, and visitors on</p>				

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the Project site that have the potential to be exposed to strong seismic ground shaking would not be subjected to significant adverse effects. In addition, the Project has no potential to cause seismic ground shaking.				
(iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Chino, 2010b; Chino, 2003; Google Earth)</i></p> <p>According to Exhibit 5.5-2 (Geologic Hazards) of The PSP EIR, the Project site occurs in an area identified as having a “Moderate” and “Low” potential for liquefaction hazards. Accordingly, a site-specific geotechnical study shall be prepared for the Project site, which will evaluate the Project site’s potential to be subject to seismic-related ground failure, including liquefaction. The results of the site-specific geotechnical evaluation shall be disclosed in the required EIR.</p>				
(iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: On-site Inspection (2016); Project Application Materials; Chino, 2003; Google Earth)</i></p> <p>The Project site is relatively flat. The nearest hillsides are located more than 2.5-miles southwest of the Project site, and are separated from the Project site by intervening development. Additionally, grading anticipated in support of the Project site is not anticipated to result in the creation of any new slopes on-site that could be subject to landslide. Grading of the site would not pose a landslide threat to adjacent properties, future site workers, visitors, or the proposed buildings. Accordingly, the proposed Project would not create and would not be exposed to any risk of landslide. No further analysis is required on this subject.</p>				
(b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>Construction activities associated with the Project would involve earth movement and the exposure of soil, which would temporarily increase erosion susceptibility. In the long-term, development of the subject property would increase impervious surface cover and permanent landscaping on the Project site, thereby reducing the potential for erosion and loss of topsoil that currently occurs. The Project would be required to adhere to standard regulatory requirements, including, but not limited to, requirements imposed by the City of Chino’s National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit (State Water Resources Control Board Order No. R8-2010-0036) and a Project-specific Water Quality Management Plan (WQMP) that includes Best Management Practices (BMPs) to minimize water pollutants including sedimentation in stormwater runoff. The required EIR shall evaluate the Project’s potential to result in substantial soil erosion and the loss of topsoil.</p>				
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: On-site Inspection (2016); Project Application Materials; Chino, 2003; Google Earth)</i></p> <p>Refer to the discussion of Thresholds VI(a)(iii) and (iv) for a discussion of hazards associated with liquefaction and landslide hazards. As noted, landslide hazards are not anticipated to affect or result from the Project, and the required EIR will evaluate the site’s potential for exposing future buildings on-site to liquefaction-related hazards. The Project area is underlain by an artesian zone that has undergone (and may still be undergoing) subsidence (Chino, 2003, p. 5.5-14). The Project site’s potential for lateral spreading or collapse is currently unknown, but will be evaluated in a site-specific geotechnical evaluation. The site-specific geotechnical evaluation also shall evaluate the Project site’s potential for subsidence and liquefaction hazards. The required EIR shall evaluate the proposed Project’s potential to cause soil subsidence, lateral spreading, liquefaction, and collapse hazards, which could pose a threat to the future structures, visitors, and workers on-site.</p>				

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(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2010b; Chino, 2003; Google Earth)</i></p> <p>According to Figure 4.6-2 (Soil Types) and Table 4.6-1 of the City’s General Plan Update EIR, the Project site is underlain by Chino Silt Loam, Chualar Clay Loam, and Grangeville Fine Sandy Loam, which have a “Moderate” and “Low” shrink swell potential (Chino, 2010b, Fig. 4.6-2, p. 4.6-11). The site-specific geotechnical evaluation shall evaluate the site’s potential for containing expansive soils. The Project’s potential to expose the future structure, visitors, and workers on-site to hazards associated with expansive soils shall be evaluated in the required EIR.</p> <p>[Note: Threshold VI(d) is based on Appendix G of the CEQA Guidelines and references Table 18-1-B of the 1994 Uniform Building Code (UBC). This Table no longer exists. The Building Code currently in effect, the 2016 California Building Standards Code, references ASTM D4829, a standard procedure for testing and evaluating the expansion index (or expansion potential) of soils established by ASTM International, which was formerly known as the American Society for Testing and Materials (ASTM).]</p>				
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The Project would not involve the installation of any septic tanks or alternative waste water disposal systems, and no impact would occur.</p>				
VII. GREENHOUSE GAS EMISSIONS. Would this project?				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; California Assembly Bill 32 (2006); Chino, 2013)</i></p> <p>Greenhouse gas (GHG) emissions associated with the proposed Project primarily would be associated with Project-related vehicle emissions. In addition, Project-related construction activities, energy consumption, water consumption, and solid waste generation also would contribute to the Project’s overall generation of GHGs. The City of Chino has adopted a Climate Action Plan (CAP) that includes a policy (Policy Local E-2, <i>Energy Efficiency for New Development [GHG Performance Standard]</i>) that is applicable to development projects. The potential of the Project’s GHG emissions to significantly impact the environment will be based on consistency with the City’s CAP. A GHG emissions report will be prepared to quantify the GHG emissions associated with the Project. The results of the GHG emissions report shall be disclosed in the required EIR.</p>				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; California Assembly Bill 32 (2006); Chino, 2013)</i></p> <p>The City of Chino adopted a CAP in November 2013 to reduce city-wide GHG emissions. Additionally, Assembly Bill 32 (AB 32) and Senate Bill 32 (SB 32) also apply and were adopted by the State of California to reduce GHG emissions. AB 32 and SB 32 establish goals for the statewide reduction of GHG emissions. The required EIR shall evaluate the Project for consistency with the GHG reduction goals established by the City’s CAP, AB 32, and SB 32, as well as other applicable plans, policies, and regulations adopted for the purpose of reducing GHG emissions.</p>				

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VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project?				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2003; Chino, 2010b)</i></p> <p>The historic use of the site for agricultural and dairy operations indicates that the site may contain contaminants that would pose a hazard to the public. A site-specific environmental site assessment (ESA) shall be prepared to evaluate the potential for environmental contamination on-site, and the results of the analysis, including any recommended remediation measures specified by the ESA, shall be documented in the required EIR.</p> <p>During construction of the proposed Project, a limited amount of hazardous materials would be transported to, stored, and used on the property (fuel, paint, etc.), that are typical in a construction operation and do not create a significant hazard to the public or environment.</p> <p>The specific businesses that will occupy the Project site are not known at this time; but, are proposed to include business park, light industrial, mini warehouse, and warehouse uses. It is possible that these types of land uses could use hazardous materials during the course of daily operations. The Project's potential to create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials during long-term operation shall be analyzed in the required EIR.</p>				
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>See response to Threshold VIII(a), above.</p>				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth; Chino, 2010a; Chino, 2011a; Eastvale, 2012; Ontario, 2010)</i></p> <p>The nearest existing school facility is the Cal Aero Preserve Academy, located approximately 0.75-mile east of the Project site. According to the City of Chino General Plan EIR and The PSP there are no school sites planned within 0.25 mile of the Project site (Chino, 2010b, Figure PFS-1; Chino, 2003, Figure 17). Accordingly, the proposed Project has no potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No impact would occur.</p>				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2003, DTSC, 2016)</i></p> <p>According to information provided by the Department of Toxic Substances Control, the Project site is not located on the list of hazardous materials sites pursuant to Government Code Section 65962.5 (DTSC, 2016). Nonetheless, a site-specific ESA shall be prepared for the Project that will include an updated governmental database search. The results of the ESA's database search shall be disclosed in the required EIR.</p>				

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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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Ontario, 2011; Caltrans, 2011; Chino, 2010b)</i></p> <p>The Project site is located less than 0.10-mile south of the nearest runway at the Chino Airport, and is located approximately 6.1 miles south of the nearest runway at the Ontario International Airport (ONT). The Project site is not located within the Airport Influence Area (AIA) for the ONT Airport, and as such would not be exposed to airport safety hazards associated with this facility (Ontario, 2011, Map 2-1).</p> <p>At present, there is no current Airport Land Use Compatibility Plan (ALUCP) for San Bernardino that addresses the Chino Airport, as the 1991 adopted plan does not reflect the current Airport Master Plan for this facility. However, the City's General Plan Update EIR concluded that buildout of the City's General Plan land use designations would not allow incompatible uses with the expanded Runway Protection Zones (RPZ) planned by the Chino Airport Master Plan (Chino, 2010b, p. 4.9-22). At the time the City's General Plan Update EIR was certified, the Project site was identified for development with "Airport Related" and "Medium Density Residential" land uses. Regardless, the required EIR shall evaluate the extent to which the Project's proximity to the Chino Airport could expose people to airport safety hazards.</p>				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Google Earth; Chino, 2010b; Chino, 2003)</i></p> <p>There are no private airfields or airstrips in the vicinity of the Project site. The only airports in the Project vicinity are the Chino and ONT airports, which are discussed above under Threshold VIII(e). Because no private airports are located nearby, there is no potential for the Project to result in a safety hazard associated with private airport facilities.</p>				
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2010b; Chino, 2003)</i></p> <p>The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction and long-term operation, the proposed Project would be required to maintain adequate emergency access for emergency vehicles as required by the City. Because the proposed Project would not interfere with an adopted emergency response or evacuation plan, no impact would occur.</p>				
h) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials, Chino, 2010b; Chino, 2003)</i></p> <p>According to the City's General Plan Update EIR, the Project area is identified as having "Little or no threat" due to wildland fire hazards (Chino, 2010b, Figure 4.7-1). The nearest area subject to high fire hazards occurs approximately 2.5 miles south of the Project site. Additionally, the Project site and surrounding areas generally consist of agricultural and/or suburban land uses, which are generally not associated with wildland fire hazards. No wildlands are located on or adjacent to the Project site. Accordingly, the proposed Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.</p>				

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IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2010b)</i></p> <p>Implementation of the Project would involve demolition, clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures. Additionally, runoff from under post-development conditions would contain pollutants in the absence of protective or avoidance measures. The Project's potential to violate any water quality standards or waste discharge requirements during short-term construction and/or long-term operational activities shall be fully analyzed in the required EIR.</p>				
b) Substantially deplete groundwater supplies or 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 (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The Project would be served with potable water from the City of Chino, and does not propose the use of any wells or other groundwater extraction activities. Therefore, there is no potential for the proposed Project to directly draw water from the groundwater table. However, development of the Project site would increase in the amount of impervious surfaces on-site, which could reduce the amount of water that infiltrates into the ground and reaches the groundwater table. Accordingly, the Project's potential to interfere substantially with groundwater recharge shall be evaluated in the required EIR.</p>				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Applications Materials; Google Earth; Chino, 2003)</i></p> <p>There are no streams or rivers in the Project vicinity; thus, the Project has little to no potential to affect any streams or rivers as a result of changes in the amount of runoff from the site (Chino, 2003, Exhibit 5.3-1). The Project would alter the existing drainage pattern of the property and thereby has the potential to result in erosion. A site-specific hydrology study shall be prepared for the Project to determine whether Project development would result in a measurable increase in water flows exiting the site under developed conditions. Additionally, a site-specific WQMP also will be prepared that will identify structural control BMPs to reduce the Project's potential to result in increased erosion following development. The results of the required WQMP and site-specific hydrology study shall be documented in the required EIR.</p>				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>As indicated under Threshold IX(c), a site-specific hydrology study shall be prepared to evaluate whether development as proposed by the Project would result in a substantial change in the rate or amount of runoff from the site. An increase in the rate or amount</p>				

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of runoff from the site could result in increased potential for flooding on downstream properties. The results of the site-specific hydrology study shall be documented in the required EIR.				
e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials; Google Earth; Chino, 2003)</i>				
As indicated under the analysis of Threshold IX(a), the Project's potential to result in additional sources of polluted runoff shall be disclosed and evaluated in the required EIR. A site-specific hydrology study shall be prepared for the Project that will identify a stormwater drainage system to convey runoff from the site in a manner consistent with City requirements. The required EIR shall include a discussion and analysis of the Project's proposed storm drain improvements, and also shall identify any impacts to the environment that may result from any necessary off-site improvements required in support of the Project's drainage system.				
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>(Source: Project Application Materials)</i>				
There are no conditions associated with the proposed Project beyond that which is described above that could result in the substantial degradation of water quality.				
g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>(Source: Project Application Materials; Chino, 2010b)</i>				
The Project does not include housing. Therefore, there is no potential for housing to be located within a 100-year flood hazard zone and no significant impacts would occur from implementing the proposed Project.				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials; Chino, 2010b)</i>				
According to the applicable FEMA Flood Insurance Rate Map and the Department of Water Resources, the Project site is located within "Zone D," which includes area where flood hazards have not been determined, but may be possible (FEMA, 2008; DWR, 2017). As such, the Project would not place structures within a designated 100-year flood hazard area which would impede or redirect flood flows. Notwithstanding, the required EIR shall determine whether the Project site would be subject to flood hazards.				
i) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>(Source: Project Application Materials; Chino, 2010b)</i>				
The Prado Dam is the only feature within the Project vicinity with the potential to result in flooding in the event of failure. According to General Plan Update EIR Figure 4.8-2, <i>566 Foot Prado Dam Inundation Area</i> , the Project site is not subject to dam inundation hazards. There is no levee located within the vicinity of the Project site. The Project site is located in an area designated as having an "Undetermined Flood Hazard," nonetheless, the Project is required to be constructed in accord with all applicable building code				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
requirements, compliance with which would avoid any significant injuries or the loss of life or property. Accordingly, no impacts would occur and no further evaluation of this issue is required.				
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2010b; Google Earth)</i></p> <p>The Pacific Ocean is located approximately 29 miles southwest of the Project site; consequently, there is no potential for tsunamis to impact the Project. In addition, no steep hillsides subject to mudflow are located on or near the Project site. The nearest large body of surface water to the site is the Prado Dam; as indicated under Threshold IX(i), the Project would not be subject to inundation associated with the Prado Dam. Therefore, the Project site has no potential to be impacted by seiches, mudflows, and/or tsunamis.</p>				
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; On-site Inspection (2016); Google Earth)</i></p> <p>The Project site consists of approximately 89.1 acres of land, which is used for residential and agricultural/dairy uses under existing conditions. Three residences are located on the Project site. No residences or communities abut the Project site. The Project site does not provide access to established communities and would not isolate any established communities or residences from neighboring communities. Development and operation of the Project would not physically disrupt or divide the arrangement of an established community.</p>				
b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Materials; Chino, 2010a; Chino, 2011a)</i></p> <p>The Project proposes to develop an approximately 72.9-acre portion of the 89.1-acre Project site as a multi-building business center that would support a variety of tenants and would be consistent with the "Airport Related" land use designation applied to the site by the City's General Plan and The PSP. As part of the City's review of the proposed Master Site Approval and Tentative Parcel Map application, the City of Chino will ensure consistency with applicable policies of the General Plan and The PSP, and will ensure mandatory conformance with the City's Municipal Code requirements. As such, the proposed Project would not conflict with applicable local land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect, and impacts would be less than significant.</p>				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Chino, 2010b; Chino, 2003)</i></p> <p>As described above under the response to Item IV(f), the Project site is located within The PSP, for which a RMP was prepared and adopted. There are no other habitat conservation plans or natural community conservation plans applicable to the Project area. The Project's potential to conflict with the policies of The PSP's RMP shall be addressed in the required EIR under the discussion and analysis of Item IV(f). No further analysis of this topic is required.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XI. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Chino, 2010a; Chino, 2010b; Chino, 2011a)</i></p> <p>Implementation of the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State of California (Chino, 2010b, p. 4.6-4 and Figure 4.6-4). The City's General Plan and The PSP do not identify any locally-important mineral resource recovery sites on-site or within close proximity to the Project site. Accordingly, no impact would occur and no further analysis of this subject is required.</p>				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Chino, 2010a; Chino, 2010b; Chino, 2011a)</i></p> <p>Please refer to the response to Threshold XI(a), above. No impact would occur and no further analysis of this subject is required.</p>				
XII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2010a; Chino, 2015a)</i></p> <p>Project-related construction activities, as well as long-term operational activities (including on-site business center operations and the projected increases in vehicular travel along area roadways), may expose persons in the vicinity of the Project site to noise levels in excess of standards established by the City's General Plan Update and Chapter 9.40, <i>Noise</i>, of the City's Municipal Code. An acoustical analysis shall be prepared and the required EIR shall analyze the potential for the Project to expose people, on- or off-site, to noise levels in excess of established noise standards.</p>				
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>Construction activities on the Project site may produce groundborne vibration or groundborne noise levels during demolition, earthwork/grading and/or during the operation of heavy machinery. The required EIR shall analyze the potential of the Project to expose persons to excessive groundborne vibration. Long-term operation of the proposed Project is not anticipated to result in perceptible levels of groundborne vibration or groundborne noise; regardless, the Project's EIR shall also evaluate the proposed Project's potential to generate groundborne vibration and noise in the long-term.</p>				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2010a; Chino, 2015a, Chapter 9.40 – Noise)</i></p> <p>The Project would generate increased vehicular traffic that has the potential to cause an increase in ambient noise levels. On-site operational activities associated with the proposed business center buildings have the potential to increase ambient noise levels. A site-specific acoustical study shall be prepared for the proposed Project to identify potential increases in ambient noise and to analyze</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
the potential for Project-related noise to increase ambient noise to a level that would be considered substantial and permanent compared to existing conditions. The results of the acoustical study shall be summarized and incorporated into the required EIR.				
d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2010a; Chino, 2015a)</i></p> <p>During Project-related construction activities, there could be a temporary or periodic increase in ambient noise levels in the Project vicinity above existing levels due to temporary construction traffic and the temporary and periodic operation of construction equipment. A site-specific acoustical study shall be prepared for the Project to identify the potential for temporary or periodic increases in ambient noise levels that would be considered substantial compared to existing conditions. The results of the acoustical study shall be summarized and incorporated into the required EIR.</p>				
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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Chino, 2010a; Ontario, 2011)</i></p> <p>The Project site is located less than 0.1-mile south of the nearest runway at the Chino Airport, and is located approximately 4.9 miles south of the nearest runway at the Ontario International Airport (ONT). The Project site occurs well to the south of areas that would be exposed to noise levels in excess of 60 dBA CNEL associated with the ONT airport; thus, impacts would not occur on-site from the ONT airport (Ontario, 2011, Map 2-3).</p> <p>At present, there is no current Airport Land Use Compatibility Plan (ALUCP) for San Bernardino that addresses the Chino Airport, as the 1991 adopted plan does not reflect the current Airport Master Plan for this facility. However, the Airport Master Plan for the Chino Airport shows Year 2025 noise contours for the Chino Airport. The 65 dBA noise contour generally does not extend beyond the Chino Airport boundaries (Chino, 2010a, Figure N-6). Therefore, future airport operations at the Chino Airport would not expose future business center workers and visitors on-site to excessive noise levels. Accordingly, impacts due to airport-related noise would not occur.</p>				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Chino, 2010a; Google Earth)</i></p> <p>The Project site is not located near any private airfields or airstrips. Therefore, the proposed Project has no potential to expose people to excessive noise levels associated with operations at a private airstrip.</p>				
XIII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2010a; Chino, 2010b; Chino, 2011a; Chino, 2003)</i></p> <p>The proposed Project would develop an approximately 72.9-acre portion of the 89.1-acre subject property with a business center in accordance with the land use designations applied to the subject property by the City of Chino General Plan and The PSP. Accordingly,</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>the proposed Project would not result in growth that was not already anticipated and evaluated by the EIRs for the City's General Plan and The PSP, respectively. The Project's improvements to public infrastructure, including roads, drainage infrastructure, and other utility improvements are consistent with the City of Chino's General Plan and The PSP and would not indirectly induce substantial population growth in the local area. No further analysis of this topic is required.</p>				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Google Earth, Site Inspection (2016))</i></p> <p>The Project site contains three occupied residential structures under existing conditions associated with the on-site dairy and agricultural operations that would be demolished as part of the Project. The removal of these homes would not result in the displacement of substantial numbers of existing housing, which could necessitate the construction of replacement housing elsewhere. Accordingly, impacts would be less than significant.</p>				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Google Earth, Site Inspection (2016))</i></p> <p>As described above under response to Threshold XII(b), the Project site contains three occupied residential structures under existing conditions. The demolition of these existing homes would not result in the displacement of substantial numbers of people, which could necessitate the construction of replacement housing elsewhere. Accordingly, impacts would be less than significant.</p>				
<p>XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government 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:</p>				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2010b; Chino, 2003; Chino, 2015a; Google Earth.)</i></p> <p>Fire service in the Project area is currently provided by CVIFD Station 3 (at the Chino Airport) which is located immediately north of the Project site, across Kimball Avenue. The Project's proposed development is consistent with The PSP land use designations for the Project site and, thereby, the findings concluded by The PSP EIR. Impacts to fire protection services as a result of buildout of The PSP area were evaluated in The PSP EIR, which concluded that capital costs associated with increased demands of The PSP area would be funded via development impact fees (DIF), which were determined to be adequate based on a Draft Financing Plan prepared in support of The PSP. The Project Applicant would be required to pay DIFs pursuant to Chino Municipal Code Chapter 3.40. Accordingly, the Project would result in a less-than-significant impact related to fire protection services and further analysis of this issue is not required.</p>				
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2010b; Chino, 2003; Chino, 2015a; Google Earth)</i></p> <p>The Project's proposed development is consistent with The PSP land use designations for the Project site and, therefore, the findings concluded by The PSP EIR. Impacts to police protection services as a result of buildout of The PSP area were evaluated in The PSP EIR, which concluded that capital costs associated with increased demands of The PSP area would be funded via development impact fees, which were determined to be adequate based on a Draft Financing Plan prepared in support of The PSP. The Project Applicant would</p>				

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be required to pay DIFs pursuant to Chino Municipal Code Chapter 3.40. Accordingly, the Project would result in a less-than-significant impact related to police protection services and further analysis of this issue is not required.				
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials, California Senate Bill 50 (Greene), California Government Code Section 65995, Chino, 2010b)</i></p> <p>The Project would not create a direct demand for public school services, as the Project would contain non-residential uses that would not generate any school-aged children requiring public education. Because the proposed Project would not directly generate students and is not expected to indirectly draw a substantial number of students to the area, the proposed Project would not cause or contribute to a need to construct new or physically altered public school facilities. Although the Project would not create a demand for additional public school services, the Project Applicant would be required to contribute development impact fees to the Chino Unified School District, in compliance with California Senate Bill 50 (Greene). Mandatory payment of school fees would be required prior to the issuance of a building permit. With mandatory payment of fees in accordance with California Senate Bill 50, impacts to public schools would not occur and no additional analysis of this issue is required.</p>				
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>As discussed under Thresholds XV(a) and XV(b) below, the proposed Project would not create a demand for public park facilities and would not result in the need to modify existing or construct new park facilities. Accordingly, implementation of the proposed Project would not adversely affect any park facility and impacts would be less than significant.</p>				
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The proposed Project is not expected to result in a demand for other public facilities/services, including libraries, community recreation centers, post offices, and animal shelters. As such, implementation of the proposed Project would not adversely affect other public facilities or require the construction of new or modified public facilities. No further analysis of this issue area is required.</p>				
XV. RECREATION.				
a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>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. Accordingly, implementation of the proposed Project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park, and no further analysis of this subject is required.</p>				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p>				

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<p>The Project does not propose to construct any new on- or off-site recreation facilities. The Project would not expand any existing off-site recreational facilities. Therefore, environmental effects related to the construction or expansion of recreational facilities would not occur with implementation of the proposed Project. Additional analysis of this issue is not required.</p>				
<p>XVI. TRANSPORTATION/TRAFFIC. Would the project:</p>				
<p>a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The proposed Project would contribute an increased volume of vehicular traffic to the local roadway network and has the potential to adversely affect the performance of the local circulation system, on a direct and/or cumulative level. A Project-specific traffic study shall be prepared according to the San Bernardino County Congestion Management Program (CMP) Guidelines for CMP Traffic Impact Analysis Reports (Appendix "C", 2005 Update), the California Department of Transportation (Caltrans) Guide for the Preparation of Traffic Impact Studies (December 2002), and input from City staff. The study shall quantify the volume of vehicular traffic anticipated to travel to and from the Project site. The traffic study shall model the effects of Project-related traffic on the local circulation system, taking all modes of transportation into account. The required EIR shall disclose the findings of the site-specific traffic study and evaluate the Project's potential to conflict with applicable plans, ordinances, and policies that establish a minimum level of performance for the local circulation system.</p>				
<p>b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; SANBAG, 2016)</i></p> <p>Traffic generated by the proposed Project has the potential to impact the San Bernardino Association of Governments (SANBAG) Congestion Management Plan (CMP) roadway network. Potential affects to the CMP roadway system shall be evaluated a Project-specific traffic study, and the results of this study shall be used in the required EIR to determine the Project's consistency with the SANBAG CMP, including applicable level of service standards and travel demand/congestion management measures.</p>				
<p>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Ontario, 2011; Caltrans, 2011; Chino, 2010b)</i></p> <p>The Project site is located less than 0.1-mile south of the nearest runway at the Chino Airport, and is located approximately 6.1 miles south of the nearest runway at the Ontario International Airport (ONT). The Project site is not located within the Airport Influence Area (AIA) for the ONT Airport, and as such would not be exposed to airport safety hazards associated with this facility (Ontario, 2011, Map 2-1). The required EIR shall evaluate the extent to which the Project's proximity to the Chino Airport could expose future site workers and visitors to safety hazards.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>Based on a review of the proposed Project’s application materials submitted to the City of Chino, no unsafe design features are proposed as part of the Project. Regardless, the Project’s required EIR shall document the conditions of the existing and planned circulation system in the Project area and determine if the increase in traffic resulting from the Project would adversely affect any off-site roadway segment or intersection which may be unsafe, or may become unsafe with the addition of Project traffic.</p>				
e) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>Under existing conditions, many roadways in the Project vicinity are unimproved. The required EIR shall evaluate whether the Project would be adequately served by emergency access routes in accordance with CVIFD standards.</p>				
f) Conflict with adopted policies or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2010a; Chino, 2011a)</i></p> <p>According to The PSP Figure 13, <i>Potential Transit System</i>, roadways abutting the Project site are not planned as part of any regional or local transit routes. The PSP Figure 14, <i>Bicycle Plan</i>, indicates that Rincon Meadows Avenue is planned to contain a Class II Bicycle Facility, while Kimball Avenue and Bickmore Avenue are planned as part of The PSP’s Community Paseo and Open Space System. Additionally, The PSP Figure 15, <i>Equestrian Plan</i>, indicates that Equestrian Trails are planned along Kimball Avenue and Bickmore Avenue. Conversely, General Plan Update Figure TRA-2, <i>Future Bicycle Facilities</i>, identifies Class I bicycle facilities along Kimball and Bickmore Avenues and a Class II or III bicycle facility along Rincon Meadows Avenue. General Plan Update Figure TRA-3, <i>Equestrian Trails</i>, identifies an equestrian facility transecting the western portion of the Project site.</p> <p>The proposed Project has the potential to conflict with The PSP and/or General Plan Update if it does not adequately accommodate the transportation facilities as planned for by the General Plan Update and The PSP. The required EIR shall evaluate the Project’s consistency with The PSP and General Plan Update trail designations and shall also evaluate whether the Project would conflict with any of the alternative transportation policies specified in The PSP and/or General Plan Update.</p>				
<p>XVII. 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:</p>				
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>A site-specific cultural resources assessment shall be conducted by a professional archaeologist to determine whether the Project site is listed or eligible for listing on a state or local register of historical resources as defined in Public Resources Code Section 5020.1(k). The results of the site-specific cultural resources assessment will be disclosed in the required EIR.</p>				

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b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials)</i>				
The provisions of Public Resources Code § 21074 were established pursuant to Assembly Bill 52 (AB 52). AB 52 applies to all development projects that have a notice of preparation (NOP) or a notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015. Accordingly, the Project is subject to the provisions of AB 52. As part of the AB 52 consultation processes required by State law, the City of Chino will send notification of the proposed Project to Native American tribes with possible traditional or cultural affiliation to the area. The potential for the Project to cause a substantial adverse change in the significance of a tribal cultural resource shall be evaluated in the required EIR.				
XVIII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials)</i>				
Wastewater conveyance services are provided to the Project site by the City of Chino Water Utility and wastewater treatment services are provided by the IEUA. The City of Chino Water Utility and the IEUA are required to operate all wastewater conveyance and treatment facilities in accordance with the waste treatment and discharge standards and requirements set forth by the RWQCB. The proposed Project would not install or utilize septic systems or alternative wastewater treatment systems; therefore, the Project would have no potential to exceed applicable wastewater treatment requirements established by the RWQCB. Accordingly, impacts would be less than significant.				
b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials; Chino, 2011a; Chino, 2003)</i>				
Domestic water and wastewater conveyance services are provided by the City of Chino Water Utility and wastewater treatment services are provided by the IEUA. The proposed Project would be required to construct water and wastewater conveyance facilities as necessary to serve the Project. Off-site improvements to utility lines also may be necessary to provide adequate service to the site. The required EIR shall describe the Project's proposed water and wastewater conveyance facilities, and shall evaluate whether the construction of such facilities would result in significant environmental effects.				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials; Chino, 2003)</i>				
The proposed Project would be required to construct stormwater drainage facilities as necessary to serve Project stormwater flows. Off-site improvements to utility lines also may be necessary to withstand the capacity of Project stormwater flows. A site-specific hydrology study shall be prepared for the Project that will identify a stormwater drainage system to convey runoff from the site in a				

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manner consistent with City requirements. The required EIR shall evaluate whether the construction or expansion of storm water drainage facilities as necessary to serve the Project would result in significant environmental effects.				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2011b)</i></p> <p>The operation of a business center on the Project site would result in an increase in potable water demand from existing conditions. Pursuant to CEQA Guidelines § 15155(a)(1), the proposed Project is considered a “water-demand project” because it involves industrial development that would occupy more than 40 acres of land and that would include more than 650,000 s.f. of building area. In order to evaluate whether the City’s current and planned water supplies are adequate to serve the Project, a Water Supply Assessment (WSA) shall be prepared for the Project. The results of the WSA shall be documented in the required EIR.</p>				
e) Result in a determination by the wastewater treatment provider which serves or may serve the project determined that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>Wastewater generated on the Project site would be conveyed to the IEUA for treatment. Although the Project is consistent with the City’s General Plan and The PSP and, therefore, also consistent with land use assumptions utilized by IEUA forecasts, the required EIR shall evaluate the adequacy of the IEUA’s existing capacity, and shall determine whether any new or expanded treatment facilities are required to serve the Project in addition to the IEUA’s existing commitments.</p>				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>Implementation of the proposed Project would generate an incremental increase in solid waste volumes requiring off-site disposal during short-term construction and long-term operational activities. The required EIR shall evaluate whether existing landfills have adequate capacity to accommodate the Project’s planned increase in solid waste generation.</p>				
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The Project would be required to comply with the City of Chino’s waste reduction programs, including recycling and other diversion programs to the amount of solid waste deposited in landfills. As such, the Project’s building occupants would be required to work with refuse haulers to implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Cal Pub Res. Code § 42911), the proposed Project would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. The implementation of these programs would reduce the amount of solid waste generated by the proposed Project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. The Project would comply with all applicable solid waste statutes and regulations; as such, no impacts associated with solid waste regulatory compliance would occur.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XVIV. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The Project has the potential to 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. The required EIR shall evaluate the Project's potential to degrade the quality of the environment and/or result in substantial adverse effects to biological and cultural resources.</p>				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The Project site is located within the City of Chino, which has a number of on-going development projects throughout the City. The nearby cities of Ontario and Eastvale also are experiencing growth. Development of the Project site as proposed by the Project, in addition to concurrent construction and operation of other development projects in the area, has the potential to result in cumulatively considerable impacts, particularly with respect to the following issue areas: air quality, greenhouse gas emissions, noise, and transportation/traffic. The required EIR shall evaluate the Project's potential to result in cumulatively considerable contributions to cumulatively significant impacts.</p>				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The potential for the proposed Project to directly or indirectly affect human beings will be evaluated in the required EIR particularly with respect to the following issue areas: air quality, greenhouse gas emissions, seismic activity, and noise.</p>				

4.0 REFERENCES

This Initial Study was prepared by:

City of Chino

Andrea Gilbert, Senior Planner

T&B Planning, Inc.

Tracy Zinn, Principal

David Ornelas, Senior Project Manager

George Atalla, Environmental Analyst

Eric Horowitz, GISP, Senior Graphics/GIS Manager

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NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

May 20, 2017

To: Interested Parties

From: Andrea Gilbert, Senior Planner
City of Chino
Community Development Department
13220 Central Avenue
Chino, CA 91710
(909) 334-3328
agilbert@cityofchino.org

This Notice of Preparation (NOP) of an Environmental Impact Report (EIR) is issued by the City of Chino Community Development Department for the proposed **Altitude Business Centre Project**. The Project proposes a Tentative Parcel Map, Master Site Approval, Site Approval, and Special Conditional Use Permit to develop an approximately 72.9-acre business center complex. The Project site is located between Kimball Avenue and Bickmore Avenue, east of Euclid Avenue, and west of Rincon Meadows Avenue. The Project site currently is currently occupied by three residences and agricultural/dairy land uses. Pursuant to CEQA Guidelines Section 15161, the City of Chino will prepare an EIR for the Project.

The City is requesting input from Responsible Agencies, Trustee Agencies, members of the public, and other interested parties on the scope and content of the EIR and its requisite environmental information. Public agencies may need to rely on the EIR prepared by the City of Chino when considering permits that may need to be issued in association with the Project. **Please send your response to Andrea Gilbert at the address shown above between May 20, 2017, and no later than June 19, 2017 (30-day review). For public agencies, indicate the name and contact information of a contact person in the event of any questions. If your agency is a Responsible or Trustee Agency for this project, please so indicate.**

PUBLIC SCOPING MEETING: In addition, a public scoping meeting will be held in the City Council Chambers at 13220 Central Avenue, Chino, CA on June 5, 2017, at 3:00 PM. The meeting will provide a public forum for information dissemination, identification of issues, scope of review, and the overall EIR process. While the issues raised in this meeting will be summarized in the required EIR, anyone wishing to make formal comments on the Notice of Preparation must do so in writing. The scoping meeting is intended to satisfy the requirements of California Public Resources Code Section 21083.9.

Due to time limits mandated by State law your response must be sent at the earliest possible date but no later than 30 days after the date of this notice.

PROJECT TITLE: Altitude Business Centre (Tentative Parcel Map PL16-0456, Master Site Approval PL16-0457, Special Conditional Use Permit PL17-0042, and a Site Approval PL17-0044)

PROJECT LOCATION: The +/- 89.1-acre Project site is located in the southern portion of the City of Chino in the southwestern portion of San Bernardino County, California. The Project site is located south of Kimball Avenue, north of Bickmore Avenue, east of Euclid Avenue, and west of Rincon Meadows Avenue. The Project would only develop an approximately 72.9-acre portion of the Project site.

PROJECT DESCRIPTION: The Project would include the construction and operation of a business center complex that would feature 25 buildings ranging in size from 5,000 square feet to 200,000 s.f. square feet. The Project's total floor area would be 1,218,400 square feet. Other physical improvements associated with the Project would include, but would not be limited to, surface parking areas, vehicle drive aisles, landscaping, water quality basins, public street and utility infrastructure, exterior lighting, and signage.

ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE EIR: The City of Chino has determined that an EIR will be prepared based on the scale of the proposed Project and the potential for the Project to cause environmental effects.

This Notice of Preparation and the accompanying Initial Study evaluate submitted and anticipated applications for the proposed Project. Based on the information presented in the Initial Study, the following topics will be evaluated in detail in the EIR:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Noise
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems
- Mandatory Findings of Significance

The Initial Study further describes the anticipated scope of the environmental analysis for each issue.

To comment on the scope of analysis to be contained in the EIR, please send your response to Andrea Gilbert at the address shown at the top of this letter. The firm deadline to submit comment is June 19, 2017.

Sincerely,

Date: 5/17/2017



Signature:
Andrea Gilbert, Senior Planner
Telephone: (909) 334-3328



State of California - Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
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EDMUND G. BROWN, Jr., Governor
CHARLTON H. BONHAM, Director



June 19, 2017
Sent via email

Ms. Andrea Gilbert
Senior Planner
City of Chino
13220 Central Avenue
Chino, CA 91710
agilbert@cityofchino.org

Subject: Notice of Preparation of a Draft Environmental Impact Report
Altitude Business Centre Project
State Clearinghouse No. 2017051060

Dear Ms. Gilbert:

The Department of Fish and Wildlife (Department) appreciates the opportunity to comment on the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Altitude Business Centre Project (project) [State Clearinghouse No. 2017051060]. The Department is responding to the NOP as a Trustee Agency for fish and wildlife resources (California Fish and Game Code Sections 711.7 and 1802, and the California Environmental Quality Act [CEQA] Guidelines Section 15386), and as a Responsible Agency regarding any discretionary actions (CEQA Guidelines Section 15381), such as the issuance of a Lake or Streambed Alteration Agreement (California Fish and Game Code Sections 1600 *et seq.*) and/or a California Endangered Species Act (CESA) Permit for Incidental Take of Endangered, Threatened, and/or Candidate species (California Fish and Game Code Sections 2080 and 2080.1).

The project involves the development of an approximate 72.9-acre portion of a 89.1 acre site as a business center complex located south of Kimball Avenue, north of Bickmore Avenue, east of Euclid Avenue, and west of Rincon Meadows Avenue, in the City of Chino, San Bernardino County, California. The proposed project will comprise up to 1,313,000 square feet of building space.

COMMENTS AND RECOMMENDATIONS

The Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and the habitat necessary for biologically sustainable populations of those species (i.e., biological resources); and administers the Natural Community Conservation Planning Program (NCCP Program). The Department offers

the comments and recommendations presented below to assist the City of Chino (City; the CEQA lead agency) in adequately identifying and/or mitigating the project's significant, or potentially significant, impacts on biological resources. The comments and recommendations are also offered to enable the Department to adequately review and comment on the proposed project with respect to impacts on biological resources.

The Department recommends that the forthcoming DEIR address the following:

Assessment of Biological Resources

Section 15125(c) of the CEQA Guidelines states that knowledge of the regional setting of a project is critical to the assessment of environmental impacts and that special emphasis should be placed on environmental resources that are rare or unique to the region. To enable Department staff to adequately review and comment on the project, the DEIR should include a complete assessment of the flora and fauna within and adjacent to the project footprint, with particular emphasis on identifying rare, threatened, endangered, and other sensitive species and their associated habitats.

The Department recommends that the DEIR specifically include:

1. An assessment of the various habitat types located within the project footprint, and a map that identifies the location of each habitat type. The Department recommends that floristic, alliance- and/or association based mapping and assessment be completed following *The Manual of California Vegetation*, second edition (Sawyer et al. 2009). Adjoining habitat areas should also be included in this assessment where site activities could lead to direct or indirect impacts offsite. Habitat mapping at the alliance level will help establish baseline vegetation conditions;
2. A general biological inventory of the fish, amphibian, reptile, bird, and mammal species that are present or have the potential to be present within each habitat type onsite and within adjacent areas that could be affected by the project. The Department's California Natural Diversity Database (CNDDDB) in Sacramento should be contacted at (916) 322-2493 or CNDDDB@wildlife.ca.gov to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code, in the vicinity of the proposed project. The Department recommends that CNDDDB Field Survey Forms be completed and submitted to CNDDDB to document survey results. Online forms can be obtained and submitted at: <https://www.wildlife.ca.gov/Data/CNDDDB/Submitting-Data>

Please note that the Department's CNDDDB is not exhaustive in terms of the data it houses, nor is it an absence database. The Department recommends that it be used as a starting point in gathering information about the *potential presence* of species within the general area of the project site.

3. A complete, *recent* inventory of rare, threatened, endangered, and other sensitive species located within the project footprint and within offsite areas with the potential to be effected, including California Species of Special Concern (CSSC) and California Fully Protected Species (Fish and Game Code § 3511). Species to be addressed should include all those which meet the CEQA definition (CEQA Guidelines § 15380). The inventory should address seasonal variations in use of the project area and should not be limited to resident species. Focused species-specific surveys, completed by a qualified biologist and conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service, where necessary. Note that the Department generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of the proposed project may warrant periodic updated surveys for certain sensitive taxa, particularly if the project is proposed to occur over a protracted time frame, or in phases, or if surveys are completed during periods of drought.

Based on the Department's local biological knowledge of the project area, and review of CNDDDB, the project site has a high potential to support both nesting and foraging habitat for burrowing owl (*Athene cunicularia*), a California Species of Special Concern. As such, the Department recommends that City, during preparation of the DEIR, follow the recommendations and guidelines provided in the Staff Report on Burrowing Owl Mitigation (Department of Fish and Game, March 2012); available for download from the Department's website at: <https://www.wildlife.ca.gov/Conservation/Survey-Protocols>

The Staff Report on Burrowing Owl Mitigation specifies that project impact evaluations include:

- a. A habitat assessment;
- b. Surveys; and
- c. An impact assessment

As stated in the *Staff Report on Burrowing Owl Mitigation*, the three progressive steps are effective in evaluating whether a project will result in impacts to burrowing owls, and the information gained from the steps will inform any subsequent avoidance, minimization, and mitigation measures. Habitat assessments are conducted to evaluate the likelihood that a site supports burrowing owl. Burrowing owl surveys provide information needed to determine the potential effects of proposed projects and activities on burrowing owls, and to avoid take in accordance with Fish and Game Code sections 86, 3503, and 3503.5. Impact assessments evaluate the extent to which burrowing owls and their habitat may be impacted, directly or indirectly, on and within a reasonable distance of a proposed CEQA project activity or non-CEQA project.

4. A thorough, recent, floristic-based assessment of special status plants and natural communities, following the Department's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (see <https://www.wildlife.ca.gov/Conservation/Plants>);
5. Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region (CEQA Guidelines § 15125[c]);

Analysis of Direct, Indirect, and Cumulative Impacts to Biological Resources

The DEIR should provide a thorough discussion of the direct, indirect, and cumulative impacts expected to adversely affect biological resources as a result of the project. To ensure that project impacts to biological resources are fully analyzed, the following information should be included in the DEIR:

1. A discussion of potential impacts from lighting, noise, human activity, and wildlife-human interactions created by zoning of development projects or other project activities adjacent to natural areas, exotic and/or invasive species, and drainage. The latter subject should address project-related changes on drainage patterns and water quality within, upstream, and downstream of the project site, including: volume, velocity, and frequency of existing and post-project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-project fate of runoff from the project site.
2. A discussion of potential indirect project impacts on biological resources, including resources in areas adjacent to the project footprint, such as nearby public lands (e.g. National Forests, State Parks, etc.), open space, adjacent natural habitats, riparian ecosystems, wildlife corridors, and any designated and/or proposed reserve or mitigation lands (e.g., preserved lands associated with a Natural Community Conservation Plan, or other conserved lands).
3. An evaluation of impacts to adjacent open space lands from both the construction of the project and long-term operational and maintenance needs.
4. A cumulative effects analysis developed as described under CEQA Guidelines § 15130. Please include all potential direct and indirect project related impacts to riparian areas, wetlands, vernal pools, alluvial fan habitats, wildlife corridors or wildlife movement areas, aquatic habitats, sensitive species and other sensitive habitats, open lands, open space, and adjacent natural habitats in the cumulative effects analysis. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

Alternatives Analysis

Note that the DEIR must describe and analyze a range of reasonable alternatives to the project that are potentially feasible, would “feasibly attain most of the basic objectives of the project,” and would avoid or substantially lessen any of the project’s significant effects (CEQA Guidelines § 15126.6[a]).

Mitigation Measures for Project Impacts to Biological Resources

The DEIR should include appropriate and adequate avoidance, minimization, and/or mitigation measures for all direct, indirect, and cumulative impacts that are expected to occur as a result of the construction and long-term operation and maintenance of the project. When proposing measures to avoid, minimize, or mitigate impacts, the Department recommends consideration of the following:

1. *Fully Protected Species*: Fully protected species may not be taken or possessed at any time. Project activities described in the DEIR should be designed to completely avoid any fully protected species that have the potential to be present within or adjacent to the project area. The Department also recommends that the DEIR fully analyze potential adverse impacts to fully protected species due to habitat modification, loss of foraging habitat, and/or interruption of migratory and breeding behaviors. The Department recommends that the Lead Agency include in the analysis how appropriate avoidance, minimization and mitigation measures will reduce indirect impacts to fully protected species.
2. *Sensitive Plant Communities*: The Department considers sensitive plant communities to be imperiled habitats having both local and regional significance. Plant communities, alliances, and associations with a statewide ranking of S-1, S-2, S-3, and S-4 should be considered sensitive and declining at the local and regional level. These ranks can be obtained by querying the CNDDDB and are included in *The Manual of California Vegetation* (Sawyer et al. 2009). The DEIR should include measures to fully avoid and otherwise protect sensitive plant communities from project-related direct and indirect impacts.
3. *Mitigation*: The Department considers adverse project-related impacts to sensitive species and habitats to be significant to both local and regional ecosystems, and the DEIR should include mitigation measures for adverse project-related impacts to these resources. Mitigation measures should emphasize avoidance and reduction of project impacts. For unavoidable impacts, onsite habitat restoration and/or enhancement should be evaluated and discussed in detail. If onsite mitigation is not feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, offsite mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed.

The DEIR should include measures to perpetually protect the targeted habitat values within mitigation areas from direct and indirect adverse impacts in order to meet mitigation objectives to offset project-induced qualitative and quantitative losses of biological values. Specific issues that should be addressed include restrictions on access, proposed land dedications, long-term monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc.

If burrowing owls and/or their habitat may be impacted from the project, the Department recommends that the City include specific mitigation in the DEIR. CEQA Guidelines §15126.4, subdivision (a)(1)(8) states that formulation of feasible mitigation measures should not be deferred until some future date. The Court of Appeal in *San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645 struck down mitigation measures which required formulating management plans developed in consultation with State and Federal wildlife agencies after Project approval. Courts have also repeatedly not supported conclusions that impacts are mitigable when essential studies, and therefore impact assessments, are incomplete (*Sundstrom v. County of Mendocino* (1988) 202 Cal. App. 3d. 296; *Gentry v. City of Murrieta* (1995) 36 Cal. App. 4th 1359; *Endangered Habitat League, Inc. v. County of Orange* (2005) 131 Cal. App. 4th 777).

The Department recommends that the DEIR specify mitigation that is roughly proportional to the level of impacts, including cumulative impacts, in accordance with the provisions of CEQA (CEQA Guidelines, §§ 15126.4(a)(4)(B), 15064, 15065, and 16355). Furthermore, in order for mitigation measures to be effective, they must be specific, enforceable, and feasible actions that will improve environmental conditions. Current scientific literature supports the conclusion that mitigation for permanent burrowing owl habitat loss necessitates replacement with an equivalent or greater habitat area for breeding, foraging, wintering, dispersal, presence of burrows, burrow surrogates, presence of fossorial mammal dens, well drained soils, and abundant and available prey within close proximity to the burrow.

4. *Habitat Revegetation/Restoration Plans*: Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant restoration techniques. Plans should identify the assumptions used to develop the proposed restoration strategy. Each plan should include, at a minimum:
 - (a) the location of restoration sites and assessment of appropriate reference sites;
 - (b) the plant species to be used, sources of local propagules, container sizes, and seeding rates;
 - (c) a schematic depicting the mitigation area;
 - (d) a local seed and cuttings and planting schedule;
 - (e) a description of the irrigation methodology;
 - (f) measures to control exotic vegetation on site;
 - (g) specific success criteria;
 - (h) a detailed monitoring program;
 - (i) contingency measures should the success criteria not be met; and
 - (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity. Monitoring of restoration areas should extend across a sufficient time frame to ensure that the new habitat is established, self-sustaining, and capable of surviving drought.

The Department recommends that local onsite propagules from the project area and nearby vicinity be collected and used for restoration purposes. Onsite seed collection should be initiated in the near future in order to accumulate sufficient propagule material for subsequent use in future years. Onsite vegetation mapping at the alliance and/or association level should be used to develop appropriate restoration goals and local plant palettes. Reference areas should be identified to help guide restoration efforts. Specific restoration plans should be developed for various project components as appropriate.

Restoration objectives should include protecting special habitat elements or re-creating them in areas affected by the project; examples could include retention of woody material, logs, snags, rocks, and brush piles.

5. *Nesting Birds and Migratory Bird Treaty Act*: Please note that it is the project proponent's responsibility to comply with all applicable laws related to nesting birds and birds of prey. Migratory non-game native bird species are protected by international treaty under the federal Migratory Bird Treaty Act (MBTA) of 1918, as amended (16 U.S.C. 703 *et seq.*). In addition, sections 3503, 3503.5, and 3513 of the Fish and Game Code (FGC) also afford protective measures as follows: Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by FGC or any regulation made pursuant thereto; Section 3503.5 states that it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by FGC or any regulation adopted pursuant thereto; and Section 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

The Department recommends that the DEIR include the results of avian surveys, as well as specific avoidance and minimization measures to ensure that impacts to nesting birds do not occur. Project-specific avoidance and minimization measures may include, but not be limited to: project phasing and timing, monitoring of project-related noise (where applicable), sound walls, and buffers, where appropriate. The DEIR should also include specific avoidance and minimization measures that will be implemented should a nest be located within the project site. If pre-construction surveys are proposed in the DEIR, the Department recommends that they be required no more than three (3) days prior to vegetation clearing or ground disturbance activities, as instances of nesting could be missed if surveys are conducted sooner.

6. *Moving out of Harm's Way*: The proposed project is anticipated to result in the clearing of natural habitats that support native species. To avoid direct mortality, the

Department recommends that the lead agency condition the DEIR to require that a Department-approved qualified biologist be retained to be onsite prior to and during all ground- and habitat-disturbing activities to move out of harm's way special status species or other wildlife of low or limited mobility that would otherwise be injured or killed from project-related activities. Movement of wildlife out of harm's way should be limited to only those individuals that would otherwise be injured or killed, and individuals should be moved only as far as necessary to ensure their safety (i.e., the Department does not recommend relocation to other areas). Furthermore it should be noted that the temporary relocation of onsite wildlife does not constitute effective mitigation for the purposes of offsetting project impacts associated with habitat loss.

7. *Translocation of Species*: The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species as studies have shown that these efforts are experimental in nature and largely unsuccessful.

California Endangered Species Act

The Department is responsible for ensuring appropriate conservation of fish and wildlife resources including threatened, endangered, and/or candidate plant and animal species, pursuant to the California Endangered Species Act (CESA). The Department recommends that a CESA ITP be obtained if the project has the potential to result in "take" (California Fish and Game Code Section 86 defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") of State-listed CESA species, either through construction or over the life of the project. CESA ITPs are issued to conserve, protect, enhance, and restore State-listed CESA species and their habitats.

The Department encourages early consultation, as significant modification to the proposed project and avoidance, minimization, and mitigation measures may be necessary to obtain a CESA ITP. Please note that the proposed avoidance, minimization, and mitigation measures must be sufficient for the Department to conclude that the project's impacts are fully mitigated and the measures, when taken in aggregate, must meet the full mitigation standard. Revisions to the California Fish and Game Code, effective January 1998, require that the Department issue a separate CEQA document for the issuance of a CESA ITP unless the Project CEQA document addresses all Project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of a CESA permit.

Lake and Streambed Alteration Program

Fish and Game Code section 1602 requires an entity to notify the Department prior to commencing any activity that may do one or more of the following: Substantially divert or obstruct the natural flow of any river, stream or lake; Substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or Deposit debris,

waste or other materials that could pass into any river, stream or lake. Please note that "any river, stream or lake" includes those that are episodic (i.e., those that are dry for periods of time) as well as those that are perennial (i.e., those that flow year round). This includes ephemeral streams, desert washes, and watercourses with a subsurface flow. It may also apply to work undertaken within the flood plain of a body of water.

Upon receipt of a complete notification, the Department determines if the proposed project activities may substantially adversely affect existing fish and wildlife resources and whether a Lake and Streambed Alteration (LSA) Agreement is required. An LSA Agreement includes measures necessary to protect existing fish and wildlife resources. CDFW may suggest ways to modify your project that would eliminate or reduce harmful impacts to fish and wildlife resources.

The Department's issuance of an LSA Agreement is a "project" subject to CEQA (see Pub. Resources Code 21065). To facilitate issuance of an LSA Agreement, if necessary, the DEIR should fully identify the potential impacts to the lake, stream, or riparian resources, and provide adequate avoidance, mitigation, and monitoring and reporting commitments. Early consultation with the Department is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources. To obtain a Lake or Streambed Alteration notification package, please go to <https://www.wildlife.ca.gov/Conservation/LSA/Forms>.

Additional Comments and Recommendations

To ameliorate the water demands of this project, the Department recommends incorporation of water-wise concepts in project landscape design plans. In particular the Department recommends xeriscaping with locally native California species, and installing water-efficient and targeted irrigation systems (such as drip irrigation). Local water agencies/districts, and resource conservation districts in your area may be able to provide information on plant nurseries that carry locally native species, and some facilities display drought-tolerant locally native species demonstration gardens (for example the Riverside-Corona Resource Conservation District in Riverside). Information on drought-tolerant landscaping and water-efficient irrigation systems is available on California's Save our Water website: <http://saveourwater.com/what-you-can-do/tips/landscaping/>

Further Coordination

The Department appreciates the opportunity to comment on the NOP of a DEIR for the Altitude Business Center Project (SCH No. 2017051060) and recommends that City of Chino address the Department's comments and concerns in the forthcoming DEIR.

Notice of Preparation of a Draft Environmental Impact Report
Altitude Business Centre Project
SCH No. 2017051060
Page 10 of 10

If you should have any questions pertaining to the comments provided in this letter, or wish to schedule a meeting and/or site visit, please contact Joanna Gibson at (909) 987-7449 or at Joanna.gibson@wildlife.ca.gov.

Sincerely,

 FM
Leslie MacNair
Regional Manager

Literature Cited

Sawyer, J. O., T. Keeler-Wolf, and J. M. Evens. 2009. A manual of California Vegetation, 2nd ed. California Native Plant Society Press, Sacramento, California.
<http://vegetation.cnps.org/>



Matthew Rodriguez
Secretary for
Environmental Protection



Department of Toxic Substances Control

Barbara A. Lee, Director
5796 Corporate Avenue
Cypress, California 90630



Edmund G. Brown Jr.
Governor

June 16, 2017

Ms. Andrea Gilbert
Senior Planner
City of Chino
Community Development Department
13220 Central Avenue
Chino, California 91710
agilbert@cityofchino.org

NOTICE OF PREPARATION (NOP) FOR A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR ALTITUDE BUSINESS CENTER PROJECT (SCH# 2017051060)

Dear Ms. Gilbert:

The Department of Toxic Substances Control (DTSC) has reviewed the subject NOP. The following project description is stated in the NOP: "The Project involves the development of a 72.9-acre portion of an irregularly-shaped, 89.1-acre property located in the southern portion of the City of Chino, San Bernardino County, California. Implementation of the Project would involve the demolition of the subject property's existing residential and agricultural/dairy land uses and the construction and operation of a business center complex with up to 25 buildings ranging in size from 5,000 s.f. to 200,000 s.f. and totaling up to 1,313,000 s.f. of building space. The Project would include business park, light industrial, mini-warehouse, and warehouse land uses."

Based on the review of the submitted document DTSC has the following comments:

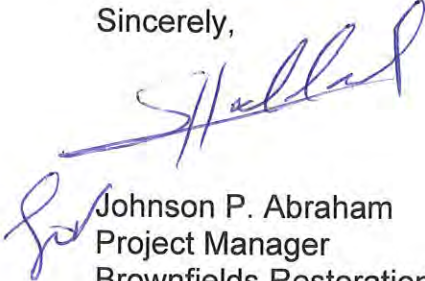
1. The EIR should identify and determine whether current or historic uses at the project site may have resulted in any release of hazardous wastes/substances. A Phase I Environmental Site Assessment may be appropriate to identify any recognized environmental conditions.
2. If there are any recognized environmental conditions in the project area, then proper investigation, sampling and remedial actions overseen by the appropriate regulatory agencies should be conducted prior to the new development or any construction.

3. The NOP states, "Implementation of the Project would involve the demolition of the subject property's existing residential and agricultural/dairy land uses and the construction and operation of a business center complex . . . building space." If the proposed project involves the demolition of existing structures, lead-based paints or products, mercury, and asbestos containing materials (ACMs) should be addressed in accordance with all applicable and relevant laws and regulations if buildings are modified/demolished.
4. The NOP states, "The historic use of the site for agricultural and dairy operations indicates that the site may contain contaminants that would pose a hazard to the public." The NOP further states, "The southern portion of the site, abutting Bickmore Avenue, is occupied by one residential structure, plant nurseries, ancillary agricultural structures, and vacant structures associated with a former dairy use." If the site was used for agricultural or related activities, residual pesticides may be present in onsite soil. DTSC recommends investigation and mitigation, as necessary, to address potential impact to human health and environment from residual pesticides.
5. DTSC recommends evaluation, proper investigation and mitigation, if necessary, on onsite areas with current or historic PCB-containing transformers.
6. If the project plans include discharging wastewater to a storm drain, you may be required to obtain an NPDES permit from the overseeing Regional Water Quality Control Board (RWQCB).
7. If the project development involves soil export/import, proper evaluation is required. If soil contamination is suspected or observed in the project area, then excavated soil should be sampled prior to export/disposal. If the soil is contaminated, it should be disposed of properly in accordance with all applicable and relevant laws and regulations. In addition, if imported soil was used as backfill onsite and/or backfill soil will be imported, DTSC recommends proper evaluation/sampling is necessary to ensure the backfill material is free of contamination.
8. If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exist, the SEIR should identify how any required investigation and/or remediation will be conducted, and the appropriate government agency to provide regulatory oversight.

Ms. Andrea Gilbert
June 16, 2017
Page 3

If you have any questions regarding this letter, please contact me at (714) 484-5380 or email at Johnson.Abraham@dtsc.ca.gov.

Sincerely,



Johnson P. Abraham
Project Manager
Brownfields Restoration and School Evaluation Branch
Brownfields and Environmental Restoration Program - Cypress

kl/sh/ja

cc: Governor's Office of Planning and Research (via e-mail)
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
State.clearinghouse@opr.ca.gov

Mr. Dave Kereazis (via e-mail)
Office of Planning & Environmental Analysis
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Mr. Shahir Haddad, Chief (via e-mail)
Schools Evaluation and Brownfields Cleanup
Brownfields and Environmental Restoration Program - Cypress
Shahir.Haddad@dtsc.ca.gov

CEQA# 2017051060



June 1, 2017

**COMMUNITY DEVELOPMENT
RECEIVED**

JUN 05 2017

Ms. Andrea Gilbert, Senior Planner
City of Chino
Community Development Department
13220 Central Avenue
Chino, CA 91710
agilbert@cityofchino.org

Re: Notice of Preparation – Altitude Business Centre

Dear Ms. Gilbert:

Thank you for forwarding us the NOP for the proposed business center complex that would feature 25 buildings and a total square footage of 1,218,400 square feet.

We have reviewed the CEQA Initial Study for the proposed Altitude Business Centre in the City of Chino. Of particular interest to Chino Hills is Initial Study Section XVI Transportation/Traffic category. Under this section, all six categories were marked “potentially significant impact.”

However, the Section XVI (a) narrative that describes additional traffic generated by the project does not mention the potential impacts to the regional roadway networks, i.e. SR 71 and Pine Avenue. Of particular concern is project traffic seeking “short cuts” to on ramps within the City of Chino Hills. Further, once Pine Avenue is connected to SR 71 and traffic is allowed to enter the City of Chino Hills, major impacts to the regional freeway system as well as a number of major intersections/roadways in Chino Hills could occur.

The EIR needs to discuss such major traffic impacts, taking into consideration the connection of Pine Avenue in the near future. A site-specific traffic study, as indicated in the narrative, is inadequate to accurately assess the actual impacts to SR 71 and the City of Chino Hills. Please include adequate analysis of project impacts on SR 71 on ramps within the City of Chino Hills under current conditions and with the Pine Avenue connection.

We look forward to receiving the requested analysis as part of the project EIR.

Sincerely,

A handwritten signature in blue ink that reads "Joann Lombardo".

Joann Lombardo
Community Development Director

cc: Joe Dyer, Assistant City Engineer

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING (MS 725)

464 WEST 4th STREET, 6thFLOOR

SAN BERNARDINO, CA 92401-1400

PHONE (909) 388-7017

FAX (909) 383-5936

TTY 711

www.dot.ca.gov/dist8

*Making Conservation
a California Way of Life.***COMMUNITY DEVELOPMENT
RECEIVED****MAY 24 2017**

May 22, 2017

File: 08-SBd-83-PM 2.275

Andrea Gilbert
Senior Planner
City of Chino
13220 Central Avenue
Chino, CA 91710

Subject: Altitude Business Centre – Notice of Preparation for a Draft Environmental Impact Report

Dear Ms. Gilbert:

Thank you for providing the California Department of Transportation (Caltrans) the opportunity to review and comment on the Notice of Preparation for Draft Environmental Impact Report (DEIR) for the Altitude Business Centre (Project), located south of Kimball Avenue, north of Bickmore Avenue, east of Euclid Avenue, and west of Rincon Meadows Avenue in the City of Chino. The project consists of the construction and operation of a business center complex that would feature 25 buildings ranging in size from 5,000 to 200,000 square feet.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act, it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the City of Chino, due to the project's potential impact to the State facilities, it is also subject to the policies and regulations that govern the SHS.

In the preceding DEIR, we recommend a Traffic Impact Analysis (TIA) to accurately evaluate the extent of potential impacts of the project to the operational characteristics of the existing State facilities by the project area. Additionally, we recommend the TIA be submitted prior to the circulation of the DEIR to ensure timely review of the submitted materials and a preliminary scoping meeting to discuss any potential issues. We offer the following comments:

Ms. Gilbert
May 22, 2017
Page 2

1) Submit three hard copies of all TIA documents and three electronic files for review.

All State facilities within 5-mile radius of the Project should be analyzed in the TIA. The data used in the TIA should not be more than 2 years old, and shall be based on the Southern California Association of Governments 2012 or 2016 Regional Transportation Plan Model. Use the Highway Capacity Manual 6 methodology for all traffic analyses. (See *Caltrans Guide for the Preparation of Traffic Impact Studies* at http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf)

Caltrans is committed to providing a safe transportation system for all users. We encourage the City to embark a safe, sustainable, integrated and efficient transportation system and complete street to enhance California's economy and livability. A pedestrian/bike-friendly environment served by multimodal transportation would reduce traffic congestion prevalent in the surrounding areas. (See *Complete Street Implementation Action Plan 2.0* at http://www.dot.ca.gov/hq/tpp/offices/ocp/docs/CSIAP2_rpt.pdf).

These recommendations are preliminary and summarize our review of materials provided for our evaluation. If this project is later modified in any way, please forward copies of revised plans as necessary so that we may evaluate all proposed changes for potential impacts to the SHS. If you have any questions regarding this letter, please contact Jacob Mathew (909) 806-3928 or myself at (909) 383-4557.

Sincerely,



MARK ROBERTS
Office Chief
Intergovernmental Review, Community and Regional Planning



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

Notice of Preparation

COMMUNITY DEVELOPMENT
RECEIVED

May 19, 2017

MAY 22 2017

To: Reviewing Agencies
Re: Altitude Business Centre
SCH# 2017051060

Attached for your review and comment is the Notice of Preparation (NOP) for the Altitude Business Centre draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

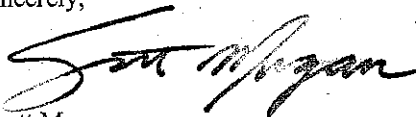
Please direct your comments to:

Andrea Gilbert
City of Chino
13220 Central Avenue
P.O. Box 667
Chino, CA 91710

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,


Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2017051060
Project Title Altitude Business Centre
Lead Agency Chino, City of

Type NOP Notice of Preparation

Description The project would include the construction and operation of a business center complex that would feature 25 buildings ranging in size from 5,000 sq. ft. to 200,000 s.f. The Project's total floor area would be 1,218,400 sq. ft. Other physical improvements associated with the project would include, but would not be limited to, surface parking areas, vehicle drive aisles, landscaping, water quality basins, public street and utility infrastructure, exterior lighting, and signage.

Lead Agency Contact

Name Andrea Gilbert
Agency City of Chino
Phone 909-334-3328 **Fax**
email
Address 13220 Central Avenue
P.O. Box 667
City Chino **State** CA **Zip** 91710

Project Location

County San Bernardino
City Chino
Region
Cross Streets Between Kimball Ave. and Bickmore Ave., east of Euclid Ave.
Lat / Long 33° 57' 55" N / 117° 38' 38" W
Parcel No.

Township	Range	Section	Base
-----------------	--------------	----------------	-------------

Proximity to:

Highways SR 71, 83
Airports Chino Airport
Railways
Waterways Prado Reservoir
Schools Cal Aero Preserve
Land Use PLU: Dairy/Agriculture & Vacant, Zoning and General Plan: Airport Related & Medium Density Residential

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Geologic/Seismic; Noise; Toxic/Hazardous; Traffic/Circulation; Water Quality; Cumulative Effects

Reviewing Agencies Caltrans, District 8; Department of Conservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 6; Native American Heritage Commission; Caltrans, Division of Aeronautics; California Highway Patrol; Resources Agency; State Water Resources Control Board, Division of Water Quality; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 8

Date Received 05/19/2017 **Start of Review** 05/19/2017 **End of Review** 06/19/2017

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

2017051060

Project Title: Altitude Business Centre

Lead Agency: City of Chino

Contact Person: Andrea Gilbert

Mailing Address: 13220 Central Avenue

Phone: (909) 334-3328

City: Chino

Zip: 91710

County: San Bernardino

Project Location: County: San Bernardino

City/Nearest Community: Chino

Cross Streets: Between Kimball Ave. and Bickmore Ave., east of Euclid Ave

Zip Code: 91708

Longitude/Latitude (degrees, minutes and seconds): 33 ° 57 ' 55 " N / 117 ° 38 ' 38 " W Total Acres: 89.1

Assessor's Parcel No.: ***see below***

Section: n/a

Twp.: n/a

Range: n/a

Base: n/a

Within 2 Miles: State Hwy #: SR-71, SR-83

Waterways: Prado Reservoir

Airports: Chino Airport

Railways: n/a

Schools: Cal Aero Preserve

Document Type:

- CEQA: NOP
 Early Cons
 Neg Dec
 Mit Neg Dec

- Draft EIR
 Supplement/Subsequent EIR
 (Prior SCH No.) _____
 Other: _____

- NEPA: NOI
 EA
 Draft EIS
 FONSI

- Other: Joint Document
 Final Document
 Other: _____

Governor's Office of Planning & Research

Local Action Type:

- General Plan Update
 General Plan Amendment
 General Plan Element
 Community Plan
- Specific Plan
 Master Plan
 Planned Unit Development
 Site Plan

- Rezone
 Prezone
 Land Division (Subdivision, etc.)
- Annexation
 Redevelopment
 Coastal Permit
 Other: _____

MAY 19 2017

STATE CLEARINGHOUSE

Development Type:

- Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 1.2 mil Acres 72.9 Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____

- Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

- | | | | |
|--|--|--|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Land Use |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Other: _____ |

Present Land Use/Zoning/General Plan Designation:

Present Land Use: Dairy/Agriculture & Vacant, Zoning and General Plan: Airport Related & Medium Density Residential

Project Description: (please use a separate page if necessary)

The Project would include the construction and operation of a business center complex that would feature 25 buildings ranging in size from 5,000 square feet to 200,000 s.f. square feet. The Project's total floor area would be 1,218,400 square feet. Other physical improvements associated with the Project would include, but would not be limited to, surface parking areas, vehicle drive aisles, landscaping, water quality basins, public street and utility infrastructure, exterior lighting, and signage.

APNs: 1055-101-02; 1055-111-03; 1055-121-01; 1055-231-01, -02; 1055-541-01, -02

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Resources Agency	Caltrans, District 9 Gayle Rosander	Native American Heritage Comm.	Fish & Wildlife Region 4 Julie Vance	Regional Water Quality Control Board (RWQCB)
<input type="checkbox"/> Resources Agency Nadell Gayou	<input type="checkbox"/> Caltrans, District 10 Tom Dumas	<input type="checkbox"/> Debbie Treadway	<input type="checkbox"/> Fish & Wildlife Region 5 Leslie Newton-Reed Habitat Conservation Program	<input type="checkbox"/> RWQCB 1 Cathleen Hudson North Coast Region (1)
<input type="checkbox"/> Dept. of Boating & Waterways Denise Peterson	<input type="checkbox"/> Caltrans, District 11 Jacob Armstrong	<input type="checkbox"/> Public Utilities Commission Supervisor	<input type="checkbox"/> Fish & Wildlife Region 6 Tiffany Ellis Habitat Conservation Program	<input type="checkbox"/> RWQCB 2 Environmental Document Coordinator San Francisco Bay Region (2)
<input type="checkbox"/> California Coastal Commission Elizabeth A. Fuchs	<input type="checkbox"/> Caltrans, District 12 Maureen El Harake	<input type="checkbox"/> Santa Monica Bay Restoration Guangyu Wang	<input type="checkbox"/> Fish & Wildlife Region 6 I/M Heidi Calvert Inyo/Mono, Habitat Conservation Program	<input type="checkbox"/> RWQCB 3 Central Coast Region (3)
<input type="checkbox"/> Colorado River Board Lisa Johansen	<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> State Lands Commission Jennifer Deleon	<input type="checkbox"/> Dept. of Fish & Wildlife M William Paznokas Marine Region	<input type="checkbox"/> RWQCB 4 Teresa Rodgers Los Angeles Region (4)
<input type="checkbox"/> Dept. of Conservation Crina Chan	<input type="checkbox"/> Airport & Freight Jack Wursten	<input type="checkbox"/> Tahoe Regional Planning Agency (TRPA) Cherry Jacques	<input type="checkbox"/> Cal State Transportation Agency CalSTA	<input type="checkbox"/> RWQCB 5S Central Valley Region (5)
<input type="checkbox"/> Cal Fire Dan Foster	<input type="checkbox"/> Transportation Projects Nesamani Kalandiyur	<input type="checkbox"/> Caltrans - Division of Aeronautics Philip Crimmins	<input type="checkbox"/> Other Departments	<input type="checkbox"/> RWQCB 5F Central Valley Region (5) Fresno Branch Office
<input type="checkbox"/> Central Valley Flood Protection Board James Herola	<input type="checkbox"/> Industrial/Energy Projects Mike Tollstrup	<input type="checkbox"/> Caltrans - Planning HQ LD-IGR Christian Bushong	<input type="checkbox"/> California Department of Education Lesley Taylor	<input type="checkbox"/> RWQCB 5R Central Valley Region (5) Redding Branch Office
<input type="checkbox"/> Office of Historic Preservation Ron Parsons	<input type="checkbox"/> California Department of Resources, Recycling & Recovery Sue O'Leary	<input type="checkbox"/> California Highway Patrol Suzann Ikeuchi Office of Special Projects	<input type="checkbox"/> OES (Office of Emergency Services) Montique Wilber	<input type="checkbox"/> RWQCB 6 Lahontan Region (6)
<input type="checkbox"/> Dept of Parks & Recreation Environmental Stewardship Section	<input type="checkbox"/> State Water Resources Control Board Regional Programs Unit Division of Financial Assistance	<input type="checkbox"/> Dept. of Transportation Office of Special Projects	<input type="checkbox"/> Food & Agriculture Sandra Schubert Dept. of Food and Agriculture	<input type="checkbox"/> RWQCB 6V Lahontan Region (6) Victorville Branch Office
<input type="checkbox"/> S.F. Bay Conservation & Dev't. Comm. Steve Goldbeck	<input type="checkbox"/> State Water Resources Control Board Cindy Forbes - Asst Deputy Division of Drinking Water	<input type="checkbox"/> Caltrans, District 1 Rex Jackman	<input type="checkbox"/> Dept. of General Services Cathy Buck Environmental Services Section	<input type="checkbox"/> RWQCB 7 Colorado River Basin Region (7)
<input type="checkbox"/> Dept. of Water Resources Agency Nadell Gayou	<input type="checkbox"/> State Water Resources Control Board Div. Drinking Water #	<input type="checkbox"/> Caltrans, District 2 Marcelino Gonzalez	<input type="checkbox"/> Housing & Comm. Dev. CEQA Coordinator Housing Policy Division	<input type="checkbox"/> RWQCB 8 Santa Ana Region (8)
<input type="checkbox"/> Fish and Game	<input type="checkbox"/> State Water Resources Control Board Student Intern, 401 Water Quality Certification Unit Division of Water Quality	<input type="checkbox"/> Caltrans, District 3 Eric Federicks - South Susan Zanchi - North	<input type="checkbox"/> Independent Commissions, Boards	<input type="checkbox"/> RWQCB 9 San Diego Region (9)
<input type="checkbox"/> Dept. of Fish & Wildlife Scott Flint Environmental Services Division	<input type="checkbox"/> State Water Resources Control Board Phil Crader Division of Water Rights	<input type="checkbox"/> Caltrans, District 4 Patricia Maurice	<input type="checkbox"/> Delta Protection Commission Erik Vink	<input type="checkbox"/> Other
<input type="checkbox"/> Fish & Wildlife Region 1 Curt Babcock	<input type="checkbox"/> State Water Resources Control Board Dept. of Toxic Substances Control CEQA Tracking Center	<input type="checkbox"/> Caltrans, District 5 Larry Newland	<input type="checkbox"/> Delta Stewardship Council Kevan Samsam	<input type="checkbox"/> Conservancy
<input type="checkbox"/> Fish & Wildlife Region 1E Laurie Harnsberger	<input type="checkbox"/> Department of Pesticide Regulation	<input type="checkbox"/> Caltrans, District 6 Michael Navarro	<input type="checkbox"/> California Energy Commission Eric Knight	
<input type="checkbox"/> Fish & Wildlife Region 2 Jeff Drongesen		<input type="checkbox"/> Caltrans, District 7 Dianna Watson		
<input type="checkbox"/> Fish & Wildlife Region 3 Craig Weightman		<input type="checkbox"/> Caltrans, District 8 Mark Roberts		



COMMUNITY DEVELOPMENT
RECEIVED

JUN 19 2017

PAUL S. LEON
MAYOR

AL C. BOLING
CITY MANAGER

DEBRA DORST-PORADA
MAYOR PRO TEM

June 16, 2017

SHEILA MAUTZ
CITY CLERK

ALAN D. WAPNER
JIM W. BOWMAN
RUBEN VALENCIA
COUNCIL MEMBERS

JAMES R. MILHISER
TREASURER

City of Chino
Community Development Department
Ms. Andrea Gilbert, Senior Planner
13220 Central Avenue
Chino, California 91710

RE: Notice of Preparation of Draft Environmental Impact Report for the Altitude Business Centre Project Located in the City of Chino

Dear Ms. Gilbert,

Thank you for allowing the City of Ontario an opportunity to review and comment on the above referenced project. After reviewing the information provided for the proposed project, the City has identified the following concerns which should be analyzed and included in the DEIR:

- Prepare traffic study in accordance with SANBAG CMP Guidelines;
- Evaluate all intersections that are expected to carry 50+ peak-period project trips within the City of Ontario, including queuing analysis;
- Include cumulative projects in Ontario;
- Review feasibility and constructability for all mitigation identified; and
- The proposed project is located within the Airport Influence Area of Chino Airport the environmental impact report should analyze, address and mitigate impacts from Chino Airport consistent with the most recently published California Airport Land Use Planning Handbook (Handbook).

We appreciate being involved in the environmental review of the project and look forward to continued communications regarding this project. Please keep us abreast of all proposed changes concerning the overall project. If you have any questions regarding our comments, please contact me at (909) 395-2419 or Richard Ayala, Senior Planner at (909)395-2421.

Sincerely,


Scott Murphy
Planning Director

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
- a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)).

This process should be documented in the Cultural Resources section of your environmental document.

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires **local governments** to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.



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Via Email and U.S. Mail

May 30, 2017

Andrea Gilbert, Senior Planner
City of Chino
Community Development Dept.
13220 Central Avenue
Chino, CA 91710
agilbert@cityofchino.org

Nick Liquori, Director of Community
Development
City of Chino
13220 Central Avenue
Chino, CA 91710
nliquori@cityofchino.org

Rosa Olguin, Administrative Secretary
Planning Commission
City of Chino
13220 Central Avenue
Chino, CA 91710
planning@cityofchino.org

Angela Robles, City Clerk
City of Chino
13220 Central Avenue
Chino, CA 91710
arobles@cityofchino.org

Re: **CEQA and Land Use Notice Request for the Altitude Business Centre Project
(SCH 2017051060)**

Dear Ms. Gilbert, Mr. Liquori, Ms. Olguin and Ms. Robles:

I am writing on behalf of the Laborers International Union of North America, Local Union 783 and its members living in the San Bernardino County and/or City of Chino (“LiUNA”) regarding the Altitude Business Centre Project (aka SCH 2017051060, TPM PL16-0456, Master Site Approval PL16-0457, Special CUP PL17-0042, and Site Approval PL17-0044), including all actions referring or related to the construction and operation of a business center complex that would feature 25 buildings ranging in size from 5,000 to 200,000 square feet for a total estimated 1,218,400 sq feet, located on 72 acres south of Kimball Avenue, north of Bickmore Avenue, east of Euclid Avenue, and west of Rincon Meadows Avenue in the City of Chino (“Project”).

We hereby request that the City of Chino (“City”) send by electronic mail, if possible or U.S. mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the City and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the City, including, but not limited to the following:

- Notice of any public hearing in connection with the Project as required by California Planning and Zoning Law pursuant to Government Code Section 65091.
- Any and all notices prepared for the Project pursuant to the California Environmental Quality Act (“CEQA”), including, but not limited to:

May 30, 2017

CEQA and Land Use Notice Request for Altitude Business Centre Project (SCH 2017051060)
Page 2 of 2

- Notices of any public hearing held pursuant to CEQA.
- Notices of determination that an Environmental Impact Report ("EIR") is required for a project, prepared pursuant to Public Resources Code Section 21080.4.
- Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.
- Notices of preparation of an EIR or a negative declaration for a project, prepared pursuant to Public Resources Code Section 21092.
- Notices of availability of an EIR or a negative declaration for a project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
- Notices of approval and/or determination to carry out a project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of determination that a project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
- Notice of any Final EIR prepared pursuant to CEQA.
- Notice of determination, prepared pursuant to Public Resources Code Section 21108 or Section 21152.

Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law. **This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092**, which require local counties to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

Please send notice by electronic mail, if possible or U.S. mail to:

Richard Drury
Theresa Rettinghouse
Lozeau Drury LLP
410 12th Street, Suite 250
Oakland, CA 94607
richard@lozeaudrury.com
theresa@lozeaudrury.com

Please call if you have any questions. Thank you for your attention to this matter.

Sincerely,



Theresa Rettinghouse
Paralegal
Lozeau | Drury LLP



SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS
818 West 7th Street, 12th Floor
Los Angeles, CA 90017
T: (213) 236-1800
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www.scag.ca.gov

June 20, 2017

Andrea Gilbert, Senior Planner
City of Chino, Community Development Department
13220 Central Avenue
Chino, California 91710
Phone: (909) 334-3328
E-mail: agilbert@cityofchino.org

RE: SCAG Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Altitude Business Centre [SCAG NO. IGR9278]

Dear Ms. Gilbert,

Thank you for submitting the Notice of Preparation of a Draft Environmental Impact Report for the Altitude Business Centre ("proposed project") to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review (IGR) of programs proposed for Federal financial assistance and direct Federal development activities, pursuant to Presidential Executive Order 12372. Additionally, SCAG reviews the Environmental Impact Reports of projects of regional significance for consistency with regional plans pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

SCAG is also the designated Regional Transportation Planning Agency under state law, and is responsible for preparation of the Regional Transportation Plan (RTP) including the Sustainable Communities Strategy (SCS) pursuant to Senate Bill (SB) 375. As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans.¹ Guidance provided by these reviews is intended to assist local agencies such as local jurisdictions and project proponents to take actions that help contribute to the attainment of the regional goals and policies in the RTP/SCS.

SCAG staff has reviewed the Notice of Preparation of a Draft Environmental Impact Report for the Altitude Business Centre in San Bernardino County. The proposed project includes the construction and operation of an 89.1 acre business center complex that would feature 25 buildings with a total floor area of 1,218,400 square feet.

When available, please send environmental documentation to SCAG's office in Los Angeles or by email to au@scag.ca.gov providing, at a minimum, the full public comment period for review. If you have any questions regarding the attached comments, please contact the Inter-Governmental Review (IGR) Program, attn.: Anita Au, Assistant Regional Planner, at (213) 236-1874 or au@scag.ca.gov. Thank you.

Sincerely,

Ping Chang
Acting Manager, Compliance and Performance Monitoring

¹ Lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with the 2016 RTP/SCS for the purpose of determining consistency for CEQA. Any "consistency" finding by SCAG pursuant to the IGR process should not be construed as a determination of consistency with the 2016 RTP/SCS for CEQA.

**COMMENTS ON THE NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
ALTITUDE BUSINESS CENTRE [SCAG NO. IGR9278]**

CONSISTENCY WITH RTP/SCS

SCAG reviews environmental documents for regionally significant projects for their consistency with the adopted RTP/SCS. For the purpose of determining consistency with CEQA, lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with the RTP/SCS.

2016 RTP/SCS GOALS

The SCAG Regional Council adopted the 2016 RTP/SCS in April 2016. The 2016 RTP/SCS seeks to improve mobility, promote sustainability, facilitate economic development and preserve the quality of life for the residents in the region. The long-range visioning plan balances future mobility and housing needs with goals for the environment, the regional economy, social equity and environmental justice, and public health (see <http://scagrtpscs.net/Pages/FINAL2016RTPSCS.aspx>). The goals included in the 2016 RTP/SCS may be pertinent to the proposed project. These goals are meant to provide guidance for considering the proposed project within the context of regional goals and policies. Among the relevant goals of the 2016 RTP/SCS are the following:

SCAG 2016 RTP/SCS GOALS	
RTP/SCS G1:	<i>Align the plan investments and policies with improving regional economic development and competitiveness</i>
RTP/SCS G2:	<i>Maximize mobility and accessibility for all people and goods in the region</i>
RTP/SCS G3:	<i>Ensure travel safety and reliability for all people and goods in the region</i>
RTP/SCS G4:	<i>Preserve and ensure a sustainable regional transportation system</i>
RTP/SCS G5:	<i>Maximize the productivity of our transportation system</i>
RTP/SCS G6:	<i>Protect the environment and health for our residents by improving air quality and encouraging active transportation (e.g., bicycling and walking)</i>
RTP/SCS G7:	<i>Actively encourage and create incentives for energy efficiency, where possible</i>
RTP/SCS G8:	<i>Encourage land use and growth patterns that facilitate transit and active transportation</i>
RTP/SCS G9:	<i>Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies*</i>

*SCAG does not yet have an agreed-upon security performance measure.

For ease of review, we encourage the use of a side-by-side comparison of SCAG goals with discussions of the consistency, non-consistency or non-applicability of the goals and supportive analysis in a table format. Suggested format is as follows:

SCAG 2016 RTP/SCS GOALS	
Goal	Analysis
RTP/SCS G1: <i>Align the plan investments and policies with improving regional economic development and competitiveness</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
RTP/SCS G2: <i>Maximize mobility and accessibility for all people and goods in the region</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
etc.	etc.

2016 RTP/SCS STRATEGIES

To achieve the goals of the 2016 RTP/SCS, a wide range of land use and transportation strategies are included in the 2016 RTP/SCS. Technical appendances of the 2016 RTP/SCS provide additional supporting information in detail. To view the 2016 RTP/SCS, please visit: <http://scagrtpscscs.net/Pages/FINAL2016RTPSCS.aspx>. The 2016 RTP/SCS builds upon the progress from the 2012 RTP/SCS and continues to focus on integrated, coordinated, and balanced planning for land use and transportation that the SCAG region strives toward a more sustainable region, while the region meets and exceeds in meeting all of applicable statutory requirements pertinent to the 2016 RTP/SCS. These strategies within the regional context are provided as guidance for lead agencies such as local jurisdictions when the proposed project is under consideration.

DEMOGRAPHICS AND GROWTH FORECASTS

Local input plays an important role in developing a reasonable growth forecast for the 2016 RTP/SCS. SCAG used a bottom-up local review and input process and engaged local jurisdictions in establishing the base geographic and socioeconomic projections including population, household and employment. At the time of this letter, the most recently adopted SCAG jurisdictional-level growth forecasts that were developed in accordance with the bottom-up local review and input process consist of the 2020, 2035, and 2040 population, households and employment forecasts. To view them, please visit <http://www.scag.ca.gov/Documents/2016GrowthForecastByJurisdiction.pdf>. The growth forecasts for the region and applicable jurisdictions are below.

	Adopted SCAG Region Wide Forecasts			Adopted City of Chino Forecasts		
	Year 2020	Year 2035	Year 2040	Year 2020	Year 2035	Year 2040
Population	19,663,000	22,091,000	22,138,800	86,200	114,200	120,400
Households	6,458,000	7,325,000	7,412,300	24,500	32,200	34,000
Employment	8,414,000	9,441,000	9,871,500	45,500	50,000	50,600

MITIGATION MEASURES

SCAG staff recommends that you review the Final Program Environmental Impact Report (Final PEIR) for the 2016 RTP/SCS for guidance, as appropriate. SCAG's Regional Council certified the Final PEIR and adopted the associated Findings of Fact and a Statement of Overriding Considerations (FOF/SOC) and Mitigation Monitoring and Reporting Program (MMRP) on April 7, 2016 (please see: <http://scagrtpscscs.net/Pages/FINAL2016PEIR.aspx>). The Final PEIR includes a list of project-level performance standards-based mitigation measures that may be considered for adoption and implementation by lead, responsible, or trustee agencies in the region, as applicable and feasible. Project-level mitigation measures are within responsibility, authority, and/or jurisdiction of project-implementing agency or other public agency serving as lead agency under CEQA in subsequent project- and site- specific design, CEQA review, and decision-making processes, to meet the performance standards for each of the CEQA resource categories.



WEST VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT

1295 E. LOCUST STREET, ONTARIO, CA 91761 TELEPHONE (909)-635-0307
WWW.WVMOSQUITO.ORG

BOARD OF TRUSTEES

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Upland

Carol Timm

DISTRICT MANAGER

Michelle Brown, Ph.D.

Andrea Gilbert
Senior Planner
13220 Central Avenue
Chino, CA 91710

June 9, 2017

Dear Mrs Gilbert,

As the local mosquito and vector control district responsible for services in the Chino area, there are several areas of concerns with the Altitude Business Centre Project (PL16-0456, PL16-0457, PL17-0042, and PL17-0044).

First, the CEQA initial study does not include California Health & Safety Codes §2060-2067 for mosquito and vector control in the Mandatory Findings of Significance XVIV section c) which should include: public health (e.g., mosquitoes, flies, ticks, rats) and vegetation and irrigation management. The water quality basin creates a potentially significant impact on the area when stagnant water and overgrown vegetation is not included in the EIR. Additionally, the maintenance cycle is important because if the vegetation is neglected and overgrown, it can be listed as habitat under California Fish & Wildlife regulations. Once an area becomes listed as habitat, it becomes increasingly difficult to clear vegetation and allow for effective mosquito treatment.

The contract between the owner and Altitude Business Centre Project does not mention guaranteeing access to West Valley Mosquito and Vector Control District for mosquito and vector control purposes.

Information about the services provided by West Valley Mosquito and Vector Control District, a governmental agency, should be provided for future owners. This information can be found at www.wvmvcd.org.

Finally, we respectfully request that a copy of the Best Management Practices for Mosquito Control in California be included in the maintenance section of Appendix F (<https://www.cdph.ca.gov/HealthInfo/discond/Documents/BMPforMosquitoControl07-12.pdf>) as well as a copy of How Better Planning and Use of the California Environmental Quality Act Can Prevent Mosquitoes and Vector-Borne Diseases <http://www.mvcac.org/amg/wp-content/uploads/MVCAC-CEQA-White-Paper-and-Cover.pdf>

Sincerely,

Michelle Brown, PhD
District Manager



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA USPS AND E-MAIL:

agilbert@cityofchino.org

Andrea Gilbert, Senior Planner
Community Development Department
13220 Central Avenue
Chino, CA 91710

June 13, 2017

**Notice of Preparation of a Draft Environmental Impact Report for the
Altitude Business Centre Project
(Tentative Parcel Map PL16-0456, Master Site Approval PL16-0457, Special
Condition Use Permit PL17-0042, and Site Approval PL17-0044)**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Draft Environmental Impact Report (EIR). Please send SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address shown in the letterhead. **In addition, please send with the Draft EIR all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files¹. These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, SCAQMD staff will be unable to complete our review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website at: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

¹ Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

The SCAQMD has also developed both regional and localized significance thresholds. SCAQMD staff requests that the Lead Agency quantify criteria pollutant emissions and compare the results to the SCAQMD's CEQA regional pollutant emissions significance thresholds to determine air quality impacts. The SCAQMD's CEQA regional pollutant emissions significance thresholds can be found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the proposed project and all air pollutant sources related to the proposed project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Guidance² on strategies to reduce air pollution exposure near high-volume roadways can be found at: https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF.

Mitigation Measures

In the event that the proposed project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize these impacts. Pursuant to CEQA Guidelines Section 15126.4

² In April 2017, ARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement ARB's *Air Quality and Land Use Handbook: A Community Health Perspective*. This Technical Advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. Available at: <https://www.arb.ca.gov/ch/landuse.htm>.

(a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying potential mitigation measures for the proposed project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages available here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions and Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities
- SCAQMD's Mitigation Monitoring and Reporting Plan (MMRP) for the 2016 AQMP available here (starting on page 86): <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2017/2017-mar3-035.pdf?sfvrsn=5>
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

Alternatives

In the event that the proposed project generates significant adverse air quality and health risks impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a “no project” alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the Draft EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project.

Permits

In the event that the proposed project requires a permit from SCAQMD, SCAQMD should be identified as a responsible agency for the proposed project. For more information on permits, please visit the SCAQMD webpage at: <http://www.aqmd.gov/home/permits>. Questions on permits can be directed to the SCAQMD's Engineering and Permitting staff at (909) 396-3385.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available at the SCAQMD's webpage (<http://www.aqmd.gov>).

SCAQMD staff is available to work with the Lead Agency to ensure that project air quality and health risk impacts are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at lsun@aqmd.gov or call me at (909) 396-3308.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS

SBC170519-02

Control Number



Department of Public Works

- Flood Control
- Operations
- Solid Waste Management
- Surveyor
- Transportation

www.SBCounty.gov

Gerry Newcombe
Director

June 19, 2017

File: 10(ENV)-4.01

City of Chino
Andrea Gilbert, Senior Planner
Community Development Department
13220 Central Ave.
Chino, CA. 91710

Transmitted Via Email

RE: CEQA – NOTICE OF AVAILABILITY OF A MITIGATED NEGATIVE DECLARATION FOR THE ALTITUDE BUSINESS CENTRE PROJECT FOR THE CITY OF CHINO

Dear Ms. Gilbert:

Thank you for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. **We received this request on May 22, 2017** and pursuant to our review, the following comments are provided:

GENERAL COMMENTS

We are aware there may be storm drains in and around the project site that may be affected by the proposed project. When planning for or altering existing or future storm drains, be advised that the Project is subject to the Chino AG Preserve 205 (j) Drainage and Land Use Plan dated April 1987. Please refer to this plan as a guideline for drainage in the area and is available in the San Bernardino County Flood Control District's (District) office. If you have any questions, please contact Michael Fam in the Flood Control Planning Division at 909-387-8120.

We respectfully request to be included on the circulation list for all project notices, public reviews, or public hearings. In closing, I would like to thank you again for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. Should you have any questions or need additional clarification, please contact the individuals who provided the specific comment, as listed above.

Sincerely,

A handwritten signature in blue ink that reads "Michael R. Perry".

Michael R. Perry
Supervising Planner
Environmental Management

MP:PE:kj

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AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

June 8, 2017

Ms. Andrea Gilbert, Senior Planner
City of Chino Community Development Department
13220 Central Avenue
Chino CA 91710

RE: Notice of Preparation of Draft Environmental Impact Report for Altitude Business Center

Dear Ms. Gilbert:

Thank you for providing the Riverside County Airport Land Use Commission (RCALUC) with a copy of the notice of preparation for this project. We believe that the impacts of the proposed project on Chino Airport and the potential safety hazards to potential occupants of this project due to its proximity to the airport are potential concerns that should be considered by the Planning Department and Planning Commission in making its determination regarding the proposed amendments.

The Riverside County Airport Land Use Commission has no jurisdiction over development in the City of Chino. However, in the course of preparing an Airport Land Use Compatibility Plan for the portion of the Chino Airport Influence Area in Riverside County, RCALUC consultant Mead & Hunt prepared a compatibility zone map that covered properties on both the Riverside County and San Bernardino County sides of the boundary line. The Commission may find this information helpful in analyzing the land uses proposed at this site. To find an electronic copy of the associated documents, go to <http://www.rcaluc.org/Plans/New-Compatibility-Plan>. Per the airport zone exhibit you provided with the NOP, the project boundary appears to intersect with Compatibility Zones A, B1, B2, C and D of the Chino Municipal Airport Influence Area. Zone A prohibits all nonresidential intensities, as well as prohibiting all structures except those serving an aeronautical function (this includes property boundary fencing, drainage basins, parking etc.). It appears that the majority of the project occurs in Zone C, which restricts non-residential intensities to 75 people per average acre, and 150 people per single acre. (Any development occurring in Zones B1 and B2 are restricted to intensities of 25 people average acre and 50 people single acre, and 100 people average acre and 200 people single acre, respectively. Zone D restricts intensities to 100 people average acre and 300 people single acre). A warehouse type use is acceptable in all zones except Zone A (as long as intensities and other requirements are satisfied). High occupancy uses like churches, schools, day care centers, and hospitals are prohibited in Zones A through C, and discouraged in Zone D.

The inevitable corollary of continued encroachment of urbanization in the vicinity of an airport, unless open areas are planned in advance, is a continual reduction in the number and size of open areas where an aircraft may be safely landed without endangering the populace.

Thank you for the opportunity to provide comments. If you have any questions, please contact me at (951) 955-6893 or prull@rctlma.org.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Paul Rull, ALUC Urban Regional Planner IV



CHAIR
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Riverside

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