

January 2016 | EIR Addendum
SCH No. 2006121093

Edgewater Communities (Rancho Miramonte Project)

for City of Chino

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Table of Contents

Section	Page
1. INTRODUCTION.....	1
1.1 PROJECT HISTORY.....	1
1.2 PURPOSE OF AN ADDENDUM.....	1
1.3 CONTENT AND ORGANIZATION OF THIS ADDENDUM.....	3
2. ENVIRONMENTAL SETTING	5
2.1 PROJECT LOCATION	5
2.2 ENVIRONMENTAL SETTING	5
3. PROJECT DESCRIPTION	19
3.1 PROJECT BACKGROUND	19
3.2 PROJECT DESCRIPTION.....	23
3.3 EXISTING ZONING AND GENERAL PLAN.....	26
3.4 CITY ACTION REQUESTED	26
4. ENVIRONMENTAL CHECKLIST	37
4.1 BACKGROUND	37
4.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED.....	39
4.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY).....	39
4.4 EVALUATION OF ENVIRONMENTAL IMPACTS	40
5. ENVIRONMENTAL ANALYSIS	5-41
5.1 AESTHETICS.....	5-41
5.2 AGRICULTURE AND FORESTRY RESOURCES.....	5-44
5.3 AIR QUALITY.....	5-58
5.4 BIOLOGICAL RESOURCES.....	5-68
5.5 CULTURAL RESOURCES	5-89
5.6 GEOLOGY AND SOILS.....	5-98
5.7 GREENHOUSE GAS EMISSIONS	5-106
5.8 HAZARDS AND HAZARDOUS MATERIALS	5-126
5.9 HYDROLOGY AND WATER QUALITY	5-134
5.10 LAND USE.....	5-146
5.11 MINERAL RESOURCES.....	5-172
5.12 NOISE AND VIBRATION	5-175
5.13 POPULATION AND HOUSING.....	5-186
5.14 PUBLIC SERVICES.....	5-191
5.15 RECREATION.....	5-197
5.16 TRANSPORTATION/TRAFFIC.....	5-201
5.17 UTILITIES AND SERVICE SYSTEMS.....	5-226
5.18 MANDATORY FINDINGS OF SIGNIFICANCE.....	5-240
6. SUMMARY TABLE OF MITIGATION MEASURES	243
7. REFERENCES.....	251
7.1 PRINTED REFERENCES	251
7.2 WEB SITES	251

Table of Contents

VOLUME II - APPENDICES

- A. 2009 Certified EIR
- B. 2008 Agricultural Resources Assessment
- C. 2008 Air Quality Analysis
- D. 2007 – 2008 Biological Resources Assessment
- E. 2007 Cultural Resources Assessments
- F. 2007 Geotechnical Assessment
- G. 2004 – 2008 Environmental Site Assessments
- H. 2008 Hydrology and Water Quality Technical Report
- I. 2007 Noise Modeling
- J. 2007 Traffic Impact Analysis
- K. 2015 and 2016 Rancho Miramonte Transportation Assessments (revised)
- L. 2007 Public Utilities and Service Systems
- M. 2016 Water System Master Plan and 2015 Sewer Master Plan
- N. 2008 Climate Change Analysis
- O. 2011 City of Chino GHG Settlement Agreement
- P. 2015 Hydrology Master Plan and Preliminary Water Quality Management Plan
- Q. 2016 Water Supply Assessment

Table of Contents

List of Figures

Figure		Page
Figure 2-1	Regional Location	9
Figure 2-2	Aerial Photograph.....	11
Figure 2-3	Existing Land Use Designations	13
Figure 2-4	Edgewater Communities Specific Plan Land Uses.....	15
Figure 2-5	Prado Dam Inundation Area: 566-Foot Contour Line.....	17
Figure 3-1	Proposed Rancho Miramonte Land Uses	27
Figure 3-2	Community Paseos Map	29
Figure 3-3	Proposed Circulation Plan.....	31
Figure 3-4a	Roadway Cross-Sections.....	33
Figure 3-4b	Roadway Cross-Sections.....	35
Figure 5.2-1	Farmland Mapping and Monitoring Program.....	5-49
Figure 5.2-2	Williamson Act Contracts.....	5-51
Figure 5.4-1	Existing Plant Communities.....	5-75
Figure 5.4-2	Sensitive Biological Resources	5-77
Figure 5.4-3	Onsite Grassland Restoration.....	5-79
Figure 5.16-1	Study Area Intersections.....	5-205

List of Tables

Table		Page
Table 2-1	Approved Project Land Use Summary.....	6
Table 3-1	The Preserve Land Use Buildout	20
Table 3-2	Approved Project Land Use Buildout.....	21
Table 3-3	Proposed Rancho Miramonte Land Use Assumptions	23
Table 5.3-1	2009 Edgewater Construction Emissions (Pounds per Day, Unmitigated)	5-58
Table 5.3-2	Construction Localized Emissions.....	5-59
Table 5.3-3	Edgewater Operational Emissions (Phase I, in Pounds per Day)	5-60
Table 5.3-4	Edgewater Operational Emissions (Phase II, in Pounds per Day).....	5-60
Table 5.3-5	Edgewater Operational Emissions (Buildout, in Pounds per Day)	5-61
Table 5.3-6	Existing Dairy Emissions	5-62
Table 5.5-1	Historic and Cultural Resources Identified on the project site	5-93
Table 5.6-1	Characteristics of Nearby Faults.....	5-101
Table 5.7-1	Existing Onsite GHG Emissions.....	5-107

Table of Contents

Table 5.7-2	Projected Construction GHG Emissions of the Edgewater Communities Project.....	5-107
Table 5.7-3	Projected Operational GHG Emissions of the Edgewater Communities Project.....	5-108
Table 5.7-4	Edgewater Project Compatibility with 2006 California Greenhouse Gas Reduction Strategies	5-109
Table 5.7-5	GHG Mitigation Measure Feasibility.....	5-117
Table 5.10-1	City of Chino General Plan Consistency	5-151
Table 5.10-2	Consistency with SCAG’s 2008 Regional Comprehensive Plan	5-160
Table 5.10-3	Consistency with SCAG’s 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy Goals.....	5-169
Table 5.12-1	Existing Noise Levels – Local Roadways (CNEL, dB)	5-178
Table 5.12-2	City of Chino Exterior Noise Ordinance Criteria for Residential Properties (Zone 1)	5-181
Table 5.13-1	City of Chino Population Comparison between Edgewater and 2004 SCAG Data.....	5-187
Table 5.13-2	City and Regional Growth Forecasts, 2012–2035 RTP/SCS	5-188
Table 5.13-3	Effect on City Growth Forecasts	5-189
Table 5.13-4	Jobs-to-Housing Ratio Comparison	5-190
Table 5.14-1	CVUSD Student Generation Rates.....	5-192
Table 5.14-2	Current Student Enrollment	5-194
Table 5.14-3	Rancho Miramonte Student Generation.....	5-196
Table 5.16-1	Interim Year 2019 Offsite Intersection Improvements.....	5-208
Table 5.16-2	Horizon Year 2030 Offsite Intersection Improvements.....	5-214
Table 5.16-3	Proposed Rancho Miramonte Trip Generation.....	5-220
Table 5.17-1	Approved Project Projected Potable Water Use	5-227
Table 5.17-2	Required Infrastructure Projects of the Approved Project.....	5-228
Table 5.17-3	Approved Project Projected Solid Waste Generation	5-230
Table 5.17-4	Approved Project Projected Electricity Demand.....	5-230
Table 5.17-5	Approved Project Projected Natural Gas Demand	5-231
Table 5.17-6	Existing Onsite Water Use	5-232
Table 5.17-7	Existing Solid Waste Generation.....	5-233
Table 5.17-8	Existing Electricity Demand	5-233
Table 5.17-9	Existing Natural Gas Demand.....	5-234
Table 5.17-10	Electricity Demand of Rancho Miramonte	5-238
Table 5.17-11	Natural Gas Demand of Rancho Miramonte.....	5-238
Table 6-1	Summary of Applicable Mitigation Measures	243

1. Introduction

This Addendum to the 2009 Approved Project Environmental Impact Report (EIR) has been prepared in accordance with Section 21166 of the California Environmental Quality Act (CEQA) and Sections 15162 and 15164 of the CEQA Guidelines. The Approved Project modified The Preserve Specific Plan (2003) to allow residential and commercial uses to be built on the project site. In 2015, the Approved Project was modified and renamed Rancho Miramonte (Modified Project), and The Preserve Specific Plan has been amended again. This Addendum addresses the environmental impacts of the modifications made as part of the Modified Project.

It should be noted that, for an interim period prior to the current project proposal, the project was named Mill Creek. Some technical studies referred to in this document analyze the Modified Project using this previous project name.

1.1 PROJECT HISTORY

The project site, currently used for dairy farms and other related agricultural activities, is within The Preserve Specific Plan, which covers approximately 5,435 acres in the southeastern part of the City of Chino. Because the site is mostly within the Prado Dam Inundation area, The Preserve designated the site for Open Space-Recreational (OS-R), Open Space-Water (OS-W), Agricultural/Open Space-Natural (AG/OS-N) and Open Space-Natural (OS-N) land uses. The Approved Project proposed to move the 566-foot contour line, which corresponds with the inundation area, to make the northern and central portions of the project site safe for urban land uses. An EIR for the Approved Project was prepared in 2008 and certified on May 5, 2009, by City of Chino City Council (Resolution 2009-009). The Preserve Specific Plan was also amended to reflect the Edgewater land uses by City Council on May 5, 2009 (Resolution 2009-010).

The land uses previously proposed by both The Preserve Specific Plan and the Approved Project are detailed in Section 3.1, *Project Background*.

Due to changes in housing markets and a desire to support a retirement-age population, the land uses proposed in the Approved Project were modified to reflect a different housing composition, slightly different recreational land uses, and less nonresidential (commercial and institutional) uses. The proposed land uses of the Modified Project are also detailed in Section 3.2, *Project Description*.

1.2 PURPOSE OF AN ADDENDUM

1.2.1 CEQA Requirements

According to Section 21166 of CEQA and Section 15162 of the State CEQA Guidelines, when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR or negative declaration shall be prepared for the project unless the lead agency determines that one or more of the following conditions are met:

1. Introduction

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

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

New information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified or the negative declaration was adopted shows any of the following:

- A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration.
- B. Significant effects previously examined will be substantially more severe than identified in the previous EIR.
- C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives.
- D. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

Preparation of an Addendum to an EIR is appropriate when none of the conditions specified in Section 15162 (above) are present and some minor technical changes to the previously 2009 Certified EIR are necessary.

After careful consideration of the potential environmental impacts of the proposed Rancho Miramonte Project (Modified Project), the City of Chino has determined that none of the conditions requiring preparation of a subsequent or supplement to an EIR have occurred. Given that the 2009 Certified EIR analyzed a similar development within the same development footprint and given the inclusion of adequate mitigation measures for similarly situated development, the City determined that the circumstances described in Section 15164 of the CEQA Guidelines exist, so an Addendum to the Final EIR is appropriate.

The proposed Modified Project would result in similar impacts as the approved project, and no impacts would alter the conclusions of the prior environmental analysis. This Addendum includes an analysis of greenhouse gas emissions (GHG) that differs from the previous analysis due to the release of thresholds by the South Coast Air Quality Management District (SCAQMD) in 2010, after the certification of the 2009 EIR. In 2009, there was no established method for analyzing greenhouse gas emissions. In addition, in 2011, the City filed a GHG settlement agreement with the local advocacy group—Citizens for Responsible Equitable Environmental Development—that established GHG emission standards for the City. Under the new thresholds, the project would have significant and unavoidable impacts related to GHG emissions. However, the project is not increasing GHG

1. Introduction

emissions when compared to the previously proposed site plan, and impacts have not have changed substantially from original impacts if the same thresholds had been used.

1.2.2 Scope of Subsequent Analysis

The discretionary approval subject to CEQA for this project is the modification to the previously Approved Project specific plan (Approved Project). As lead agency under CEQA for this action, the City of Chino is required to evaluate the environmental impacts associated with these discretionary approvals. The “scope” of the review for project-related impacts for this Addendum is limited to changes between the Approved Project and the requested modifications to the project. The previously certified environmental documentation and related approved mitigation for impacts associated with the Approved Project, therefore, effectively serve as the “baseline” for the environmental impact analysis. As required by CEQA, this Addendum also addresses changes in circumstances or new information that would potentially involve new environmental impacts.

1.3 CONTENT AND ORGANIZATION OF THIS ADDENDUM

This Addendum relies on use of the CEQA Initial Study environmental checklist, which addresses environmental issues section by section. The completed checklist is included as Section 5.0, *Environmental Analysis*, under each respective environmental topic. Each environmental topic has the following subheadings:

- Summary of Impacts Identified in the 2009 Certified EIR
- Impacts Associated with the Modified Project (including environmental checklist)
- Cumulative Impacts
- Regulatory Requirements
- Adopted Mitigation Measures Applicable to the Modified Project
- Level of Significance After Mitigation

Conditions of approval that have been previously adopted and project design features that have been incorporated into the Modified Project that reduce environmental impacts are listed. Formerly adopted mitigation measures as part of the 2009 EIR are identified and carried forward or noted as being satisfied. Where necessary, mitigation measures have been updated, refined, and/or supplemented to assure mitigation is implemented as intended for the Modified Project. Such changes are shown in ~~strike-out~~/**underlined bold** format and will be incorporated in the final mitigation monitoring program for the Modified Project.

1. Introduction

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2. Environmental Setting

2.1 PROJECT LOCATION

The Modified Project site covers a 271.16-acre area at the southern edge of the City of Chino, adjacent to the creek of the same name, as shown in Figure 2-1, *Regional Location*. The project site is on a peninsula formed by the 566-foot Prado Dam inundation elevation contour and is surrounded on three sides by open space. Regional access to the project site comes from State Route 71 (SR-71) to the west, SR-91 to the south, SR-60 to the north, and Interstate 15 (I-15) to the east. Chino is bordered by the cities of Chino Hills to the west; Corona (Riverside County), Norco (Riverside County), and Eastvale (Riverside County) to the southeast; and Ontario to the north. Chino Hills State Park borders Chino on the southwest and the Prado Dam lies to the south.

The project site is bordered by Chino Corona Road on the north, Cucamonga Avenue to the west, Mill Creek to the east, and agricultural land and a small private airstrip to the south.

2.2 ENVIRONMENTAL SETTING

2.2.1 Land Use

Landform and Geography

The topography at the site is variable, ranging from essentially flat in the northern portion, to gently rolling hills in the southern portion. The southern portion consists of a small north-to-south-trending ridge, bounded by smaller rounded hills and gently graded low areas. Slopes become steeper along the eastern boundary near Mill Creek. Elevation within the project site ranges from approximately 508 to 579 feet above mean sea level (amsl).

Project Site Land Uses

Current Land Uses

The project site is currently occupied by an active dairy operation known as the Stueve Dairy—with a cow population generally ranging from 600 to 800—and open land, as shown in Figure 2-2, *Aerial Photograph*. The dairy is in the northern portion of the site and consists of three occupied residences, barns, and associated structures. Cattle holding pens make up the majority of the dairy area (Chino 2008). Multiple small waste-discharge ponds in the southwestern portion of the dairy area collect and handle the wastewater associated with dairy operations. Wastewater and stormwater runoff from four adjacent dairies is currently accepted. Water is managed using onsite percolation/evaporation and/or irrigation through the use of artificial ponds. Mill Creek and the associated riparian area extend within the eastern portion of the project site.

The open lands within the site contain several structures, including an unoccupied residence and a barn, several dirt access roads, irrigation pipelines, and an artificial pond in the southeast corner containing dairy wastewater.

2. Environmental Setting

The use of the open land within the project site to accept wastewater and stormwater runoff from the four adjacent dairies, as well as accepting solid and liquid waste from the onsite dairy operation, has degraded the soil and restricted agricultural use (Chino 2008).

Chino General Plan and Zoning

The City of Chino General Plan currently designates the project site as estate residential (ER), low-density residential (LDR), medium-density residential (MDR), open space water (OS-W), open space natural (OS-N), and open space recreation (OSR-P), as shown in Figure 2-3, *Existing Land Use Designations*. The current zoning for the project site is implemented per The Preserve Specific Plan and reflects the general plan land use designations. The zoning for the site includes low density residential (LDR), medium density residential (MDR), high density residential (HDR), open space water (OSW-P), open space natural (OSN-P), and open space recreation (OSR-P).

Approved Project

In May 2009, the FEIR for the Approved Project was certified by the City of Chino, and the Edgewater project was adopted as an amendment to The Preserve Specific Plan. The Approved Project detailed a water-oriented residential development that would have contained: 1) a range of residential densities (1,074 total units); 2) five man-made lakes; 3) natural habitat areas; 4) open space areas with active and passive recreational uses, multipurpose trails for pedestrian and bicycle transit, and equestrian trails in some locations; and 5) parcels designated for a church/private school and a museum/retail uses. Table 2-1 summarizes the previously proposed land uses of the Approved Project. Figure 2-4, *Edgewater Communities Specific Plan Land Uses*, depicts these land use areas. Section 3.1 describes the Approved Project in more detail.

Table 2-1 Approved Project Land Use Summary

Land Use	Size
Single-Family Detached Residential	537 dwelling units
Single-Family Attached Residential (Condo/Townhouse)	537 dwelling units
Museum/Retail	65,000 square feet
Church with school	15,200 square feet
Open Space – Recreation	71.39 gross acres
Open Space – Water	39.22 gross acres
Open Space – Natural	20.23 gross acres

Source: Chino 2009

Surrounding Land Uses

Across Mill Creek to the east is an equestrian facility, a green waste recycling/fertilizer plant, and limited plant nursery operations. To the east of the northern portion of the project site just south of Chino Corona Road lies a rural residence and property owned by US Army Corps of Engineers (Corps). This area is designated agricultural and open space natural (AG/OS-N), open space natural (OS-N), and open space recreational (OS-R) in the general plan, as shown in Figure 2-3.

2. Environmental Setting

Land uses immediately north of the project site are the Land O'Lakes Dairy, two dairy residences, a mobile home, and other dairy operations. Further north lie developed residential neighborhoods within The Preserve above Pine Avenue and Chino Municipal Airport (about seven and half miles to the north). The Preserve designates the areas immediately north of the project site as AG/OS-N, OS-R, and estate residential (ER) (see Figure 2-3). The California Institution for Women lies northwest of the project site at 16756 Chino-Corona Road.

Immediately west of the project site at the intersection of Chino Corona Road and Cucamonga Avenue is property owned by the Orange County Flood Control District, currently occupied by an active dairy operation with onsite residences. West of Cucamonga Avenue is another active dairy operation. These two dairies together are called GH Dairies Nos. 1 and 2.

Prado Regional Park lies directly west, accessible from Euclid Avenue. To the south of the project site lies property owned by the Corps. Other uses include hunting clubs (duck and pheasant), a remote-operated airplane facility operated by the San Bernardino County Department of Public Works Regional Parks Division, and a paintball facility. The Preserve designates all surrounding land uses to the west and south as open space (see Figure 2-3).

2.2.2 Infrastructure

Circulation

The main roadways that currently give access to the project site are Chino Corona Road, to the north of the site, and Cucamonga Avenue, to the west of the project site. Smaller roadways, County Road East and West, currently cross through the northern portion of the project site.

Prado Dam and Flood Contours

The Prado Dam Inundation Area was previously defined to include lands up to 556 feet elevation amsl. Prado Dam is being raised pursuant to the approved Corps Santa Ana Mainstem Project (USACE 2011). The raising of the Prado Dam would increase the area of potential dam inundation by 10 feet, from its current elevation at 556 feet amsl to 566 amsl.

Properties in the inundation area below 566-feet, were designated Open Space-Recreational (OS-R), Open Space-Water (OS-W), Agricultural/Open Space-Natural (AG/OS-N), and Open Space-Natural (OS-N) uses in The Preserve Specific Plan and Chino General Plan. Most of the Approved Project site (238 acres or 87.2 percent) lies below the 566-foot mark (see Figure 2-5, *Prado Dam Inundation Area: 566-Foot Contour Line*).

The portion of the project site currently at or below 556 feet is within the Corps flowage easement area in the Prado Flood Control Basin (see Figure 2-5). As with the previously proposed Edgewater project, a flood easement exchange between the Applicant and USACE is required to permit project implementation. A Flood Easement Exchange is a federal action that includes: 1) environmental assessment by the operations section of Corps on property boundaries that are subject to the exchange; 2) real estate appraisal of the property or properties to be exchanged; 3) storage capacity analysis; and 4) cost-benefit analysis.

2. Environmental Setting

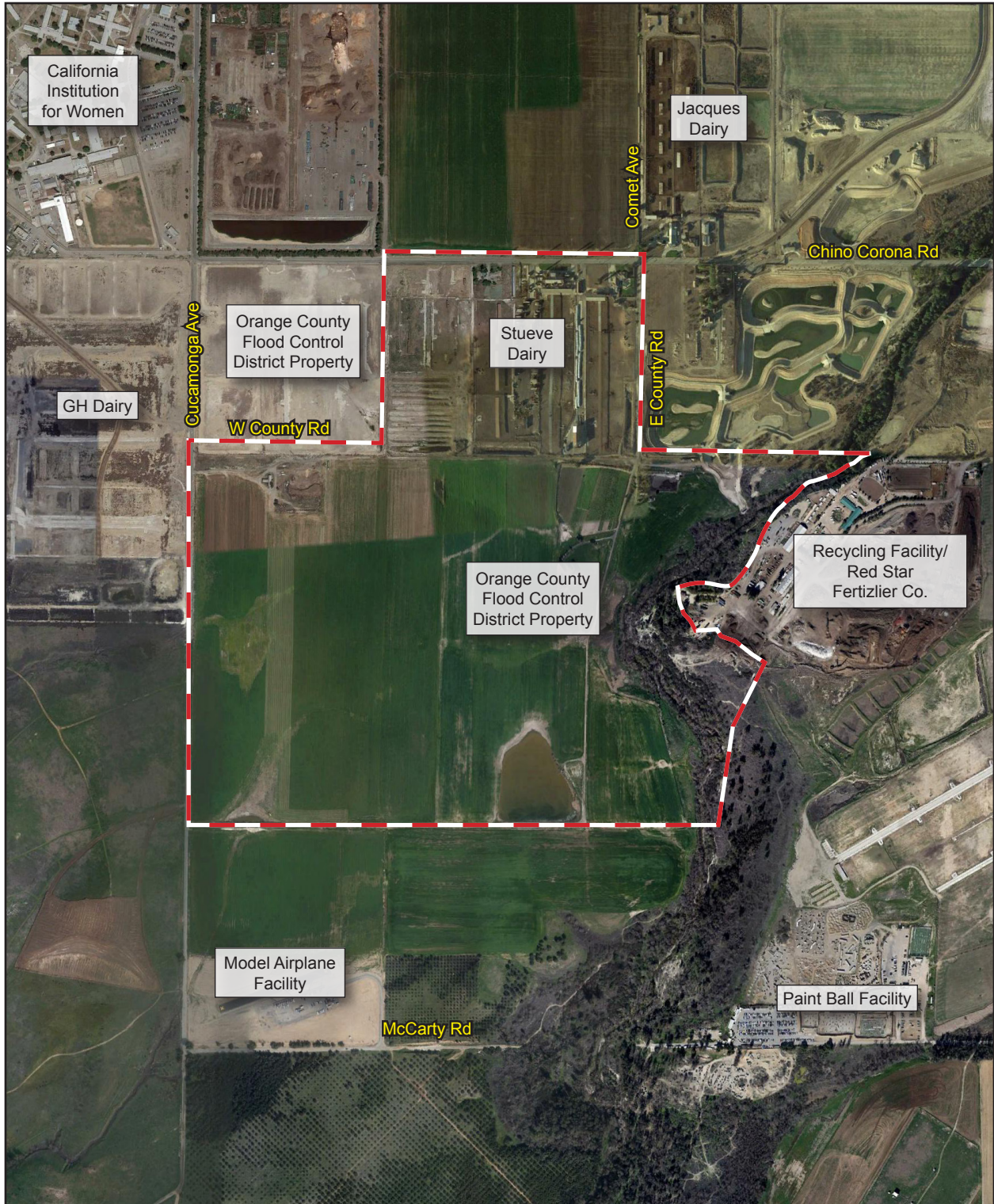
2.2.3 Environmental Resources

The project site is developed with agricultural land uses and much of it has been disturbed. Remaining natural areas include Mill Creek, which travels along the eastern boundary of the project site, and vegetation adjacent to the creek (riverine wash, southern willow forest, and southern willow scrub). Mill Creek is a major contributory stream to the Santa Ana River. It is currently listed on the United States Environmental Protection Agency's list of impaired waterways (Section 303(d) list) due to high levels of metals and pathogens (USEPA 2010).

2. Environmental Setting

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Figure 2-2 - Aerial Photograph
2. Environmental Setting



--- Project Site

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Scale (Feet)



Source: Google Earth Pro, 2015

2. Environmental Setting

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Figure 2-3 - Existing Land Use Designations
2. Environmental Setting



City of Chino General Plan

Preserve Specific Plan

- ER - ESTATE RESIDENTIAL (2 DU/AC)
- LDR - LOW DENSITY RESIDENTIAL (5.5 DU/AC)
- MDR - MEDIUM DENSITY RESIDENTIAL (10 DU/AC)
- HDR 16 - HIGH DENSITY RESIDENTIAL (16 DU/AC)
- OS-W - OPEN SPACE WATER
- OS-N - OPEN SPACE NATURAL
- OS-R - OPEN SPACE RECREATIONAL
- AG/OS-N - AGRICULTURAL AND OPEN SPACE NATURAL
- AG - AGRICULTURAL
- PF - PUBLIC FACILITY
- PROJECT BOUNDARY

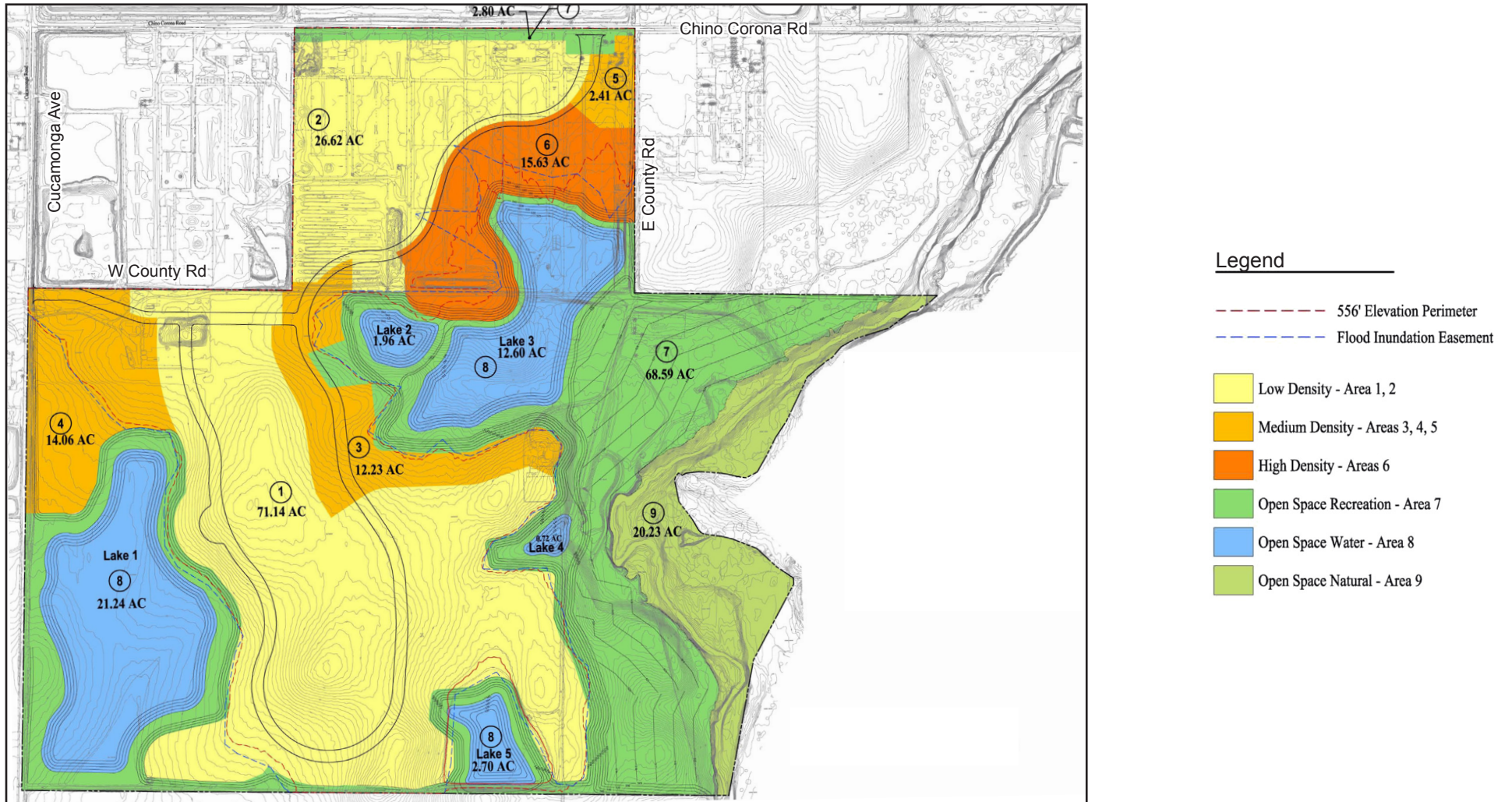


Source: City of Chino 2009b, City of Chino 2010

2. Environmental Setting

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Figure 2-4 Edgewater Community Specific Plan Land Uses
2. Environmental Setting



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Scale (Feet)

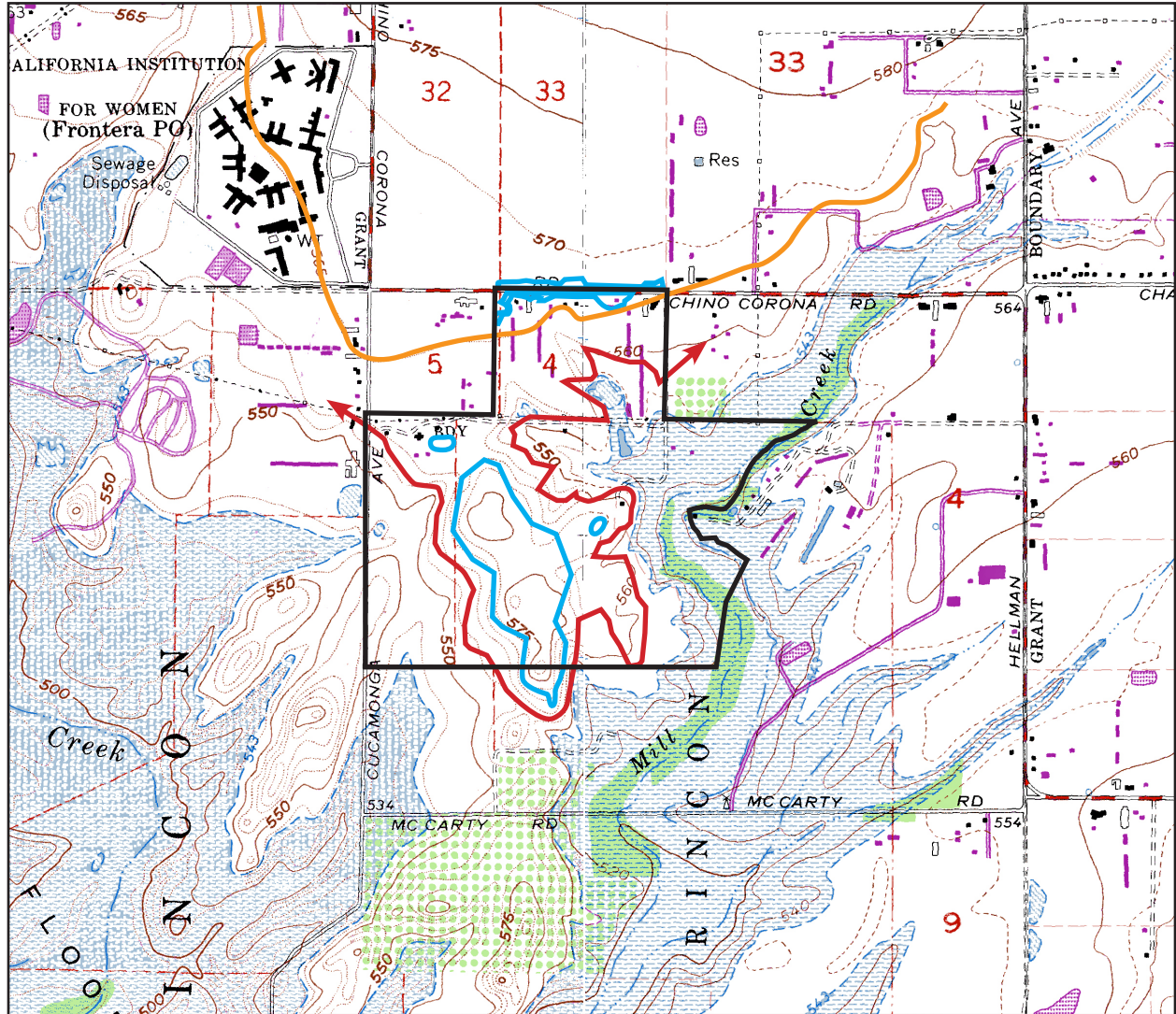


Source: Huitt-Zollars, Inc., PBR Planning, December 8, 2006.

2. Environmental Setting

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Figure 2-5 - Prado Dam Inundation Area-566 Contour Line
2. Environmental Setting



Legend

-  Project Boundary
-  Existing Elevation 566' Line (Provided by Huitt-Zollars, 1/07)
-  Existing Flowage Easement Line (556' - 1941 USACE Recorded Easement for Flood Inundation within Project Site)
-  566' Elevation Line within The Preserve Specific Plan Area (The Preserve Final EIR, 3/03)



Source: USGS Topo Map, 7.5 Minute Series, Corona North Quadrangle. 1967, 1981 Revised.

2. Environmental Setting

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3. Project Description

3.1 PROJECT BACKGROUND

The Modified Project site has been a part of two previous planning projects—The Preserve and the Edgewater Specific Plan—and was reviewed in the CEQA documents for these Approved Projects. The Preserve covers a large area in southwestern San Bernardino County, and the EIR was certified in 2003. The Edgewater Specific Plan covers the same area as the project site, and the EIR was certified in 2009.

The Preserve EIR (2003)

The Draft EIR for The Preserve was originally circulated on September 18, 2001, for a 45-day public review. Three sections of the Draft EIR—biological resources, transportation and circulation, and water supply—were recirculated for another 45 days, ending on September 16, 2002. The Final EIR for The Preserve was certified by the City of Chino on March 25, 2003 (SCH No. 2000121036).

The Preserve planning area covers approximately 5,435 acres in the southwest corner of San Bernardino County, approximately 37 miles east of Los Angeles and 20 miles southwest of San Bernardino. Originally, the majority of The Preserve was in San Bernardino County. Upon approval of the project, the planning area was annexed to the City of Chino. The northern boundary of the planning area is made of portions of Kimball and Merrill Avenues, the eastern boundary is Hellman Avenue (along the Riverside County border), the southern boundary is also the Riverside County border, and western boundary is Euclid Avenue (SR-83).

The Preserve has five main planning features:

- a multi-purpose open space area for recreational, natural, and agricultural purposes
- a community paseo and open space trail system that connects major components of The Preserve
- a community core, with retail, public, and residential land uses
- the Euclid Regional Commercial Center that would support intense business, retail, office, and entertainment land uses to promote employment
- residential neighborhoods with a variety of densities and some live-work units

The development plan proposed a total of 9,779 residential units, 10,238,744 nonresidential square feet, and 3,747 acres of public, recreational, and open space. At buildout, The Preserve would have approximately 33,249 residents and 13,376 employees. Table 3-1 breaks down the land uses proposed in The Preserve development plan.

3. Project Description

Table 3-1 The Preserve Land Use Buildout

Land Use	Units/Square Feet	Adjusted Acres	Population	Employment
Residential				
Estate	237	118	805	–
Low Density	1,658	302	5,639	–
Medium Density	5,076	508	17,258	–
High Density	2,021	126	6,871	–
<i>Subtotal</i>	<i>8,992</i>	<i>1,054</i>	<i>30,573</i>	–
Mixed Use	787	49	2,676	–
<i>Subtotal Residential</i>	<i>9,779</i>	<i>1,103</i>	<i>33,249</i>	–
Nonresidential				
Neighborhood Commercial	92,892	9	–	186
Regional Commercial	656,112	60	–	1,312
Airport-Related Business Park	803,678	53	–	2,296
Airport-Related Light Industrial	2,841,996	145	–	1,894
Airport-Related Hotel	200,919	13	–	201
Light Industrial	4,156,996	212	–	2,772
<i>Subtotal</i>	<i>8,752,717</i>	<i>492</i>	–	<i>8,661</i>
Commercial (Airport and Mixed Use)	615,583	35	–	1,231
Office (Regional, Airport, and Mixed Use)	870,990	58	–	3,484
<i>Subtotal Nonresidential</i>	<i>10,238,744</i>	<i>585</i>	–	<i>13,376</i>
Public Facilities, Open Space, and Right-of-Way				
Public Facilities	–	411	–	–
Parks	–	115	–	–
Schools	–	35	–	–
Open Space	–	3,000	–	–
Right-of-Way	–	186	–	–
<i>Subtotal Public Facilities, Open Space, and ROW</i>	–	<i>3,747</i>		–
TOTAL	–	5,435	33,249	13,376

Source: MBA 2003.

Under The Preserve’s development plan, the Modified Project site was designated agriculture and open space (AG/OS-N) and open space recreation (OS-R).

Edgewater Communities Specific Plan (2009 Certified EIR)

In 2006, the Approved Project was first drafted, modifying land uses on approximately 273 acres of The Preserve. The notice of preparation of a draft EIR was released on December 21, 2006, and the Draft EIR for the Approved Project was circulated for a 45-day public review starting on December 8, 2008, and ending on January 22, 2009. The Chino City Council certified the Final EIR on May 5, 2009 (referred to as the “2009 Certified EIR” in this Addendum).

3. Project Description

Description of the Approved Project

The Approved Project, within The Preserve, changed the land uses of the project site. It proposed a mix of residential, commercial, and open space land uses in a water-oriented residential development. Residential and commercial land uses were proposed in the area above the 566-foot elevation contour and five detention basins were proposed in various locations throughout the project site (see Figure 2-3). The commercial development would include a 65,000-square-foot museum/retail space and a 15,200-square-foot church and private school. Table 3-2 details the land use statistics.

Table 3-2 Approved Project Land Use Buildout

Land Use	Units/Square Feet	Gross Acres	Population ¹	Employment ²
Residential				
Low Density	537	97.76	1,939	—
Medium Density	287	28.70	1,036	—
High Density	250	15.63	902	—
<i>Subtotal Residential</i>	<i>1,074</i>	<i>142.09</i>	<i>3,877</i>	—
Commercial				
Museum/Retail	65,000	—	—	5
Church/School	15,200	—	—	5
<i>Subtotal Nonresidential</i>	<i>80,200</i>	—	—	<i>10</i>
Open Space				
Open Space – Recreation	—	71.39	—	—
Open Space – Water	—	39.22	—	—
Open Space – Natural	—	20.23	—	—
<i>Subtotal Open Space</i>	—	<i>130.84</i>	—	—
Total	—	272.93³	—	—

Source: Chino 2009.

¹ Based on a factor of 3.61 persons per unit used in the 2009 Certified EIR.

² The 2009 Certified EIR assumed 10 jobs would be created at the church/school and museum/retail spaces combined. This number has been averaged evenly across the two land uses.

³ Since approval of the Approved Project, more precise land surveys have determined that the project site is actually 271.16 acres.

2009 Certified EIR

The 2009 Certified EIR included a discussion of aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, utilities and service systems, and climate change and greenhouse gas emissions.

Of the environmental topics analyzed under the 2009 Certified EIR, the following were considered to be less than significant or less than significant with mitigation measures:

- cultural resources
- geology and soils

3. Project Description

- hazards and hazardous materials
- hydrology and water quality
- mineral resources
- noise
- population and housing
- public services
- utilities and services systems

The following environmental topics were considered to be significant and unavoidable after mitigation measures were implemented:

- aesthetics (existing visual character)
- agricultural resources (convert farmland to non-agricultural uses - direct and indirect; conflict with existing zoning)
- air quality (construction related impacts; operation related impacts; air quality plan; air quality standards/violations; sensitive receptors; odors)
- biological resources (local policies or ordinances protecting biological resources; conservation plans)
- land use and planning (conflict with applicable land use plans, policies, or regulations; conflict with conservation plans)
- recreation (recreational facilities)

2008 Housing Element Specific Plan Amendment

The Housing Element of the Chino General Plan was completed in 2008 and demonstrates that the City can accommodate the construction of sufficient new housing equal to or in excess of the Regional Housing Needs Assessment (RHNA) for the time period of the Housing Element cycle (2008-2014). An Amendment to The Preserve Specific Plan was required to implement the proposed housing land use revisions in The Preserve area. On November 17, 2008, the Planning Commission adopted Resolution No. 2008-19 to recommend adoption of the City of Chino 2008-2014 Housing Element; adopted Resolution No. 2008-16 to recommend approval of General Plan Amendment PL08-0447; adopted Resolution No. 2008-17 to recommend adoption of the Preserve Specific Plan Amendment PL08-0448; and adopted Resolution No. 2008-20 finding that the proposed First Amendment to the Preserve Development Agreement is consistent with the General Plan. On December 2, 2008, the City Council approved and adopted Resolution No. 2008-057, amending the General Plan and adopting the 2008-14 Housing Element.

3. Project Description

3.2 PROJECT DESCRIPTION

The Modified Project amends The Preserve Specific Plan to replace the Approved Project with the Rancho Miramonte master-planned community.

Project Objectives

The Modified Project revises the previous plans for the project site and uses the following objectives to guide development of the project site:

1. Reflect current market realities
2. Improve the storage volume of the Prado Basin
3. Include amenities and infrastructure that can be installed and maintained by the scale of development in an affordable manner
4. Preserve Mill Creek
5. Provide a master-planned residential community that accommodates recreation, neighborhood commercial, open space, and infrastructure
6. Provide a range of product types that can be absorbed in the market, and
7. Reduce vehicular trips

Land Use

As shown on Table 3-3, Rancho Miramonte would have low-density residential uses (520 units), medium-density residential uses (303 units), a recreation center (3.56 acres), open space recreation uses including additional park space (55 acres), natural open space (66.99 acres), and neighborhood commercial uses (a maximum of 55,212 square feet). The proposed land uses are shown in Figure 3-1, *Proposed Rancho Miramonte Land Uses*. Individual land uses are described in more detail in Table 3-3 and below.

Table 3-3 Proposed Rancho Miramonte Land Use Assumptions

Land Use	Acres	Density Range (DU/Ac)	Average Density	Units	Square Feet
Residential and Commercial					
Low-Density Residential ¹	87.70	3-8	5.5	520	-
Medium-Density Residential	33.42	8-12	10.0	303	-
Neighborhood Commercial ²	5.07	-	-	-	55,212
Subtotal	126.19	-	-	823	55,212
Open Space and Recreation					
Recreation Center	3.56	-	-	-	-
Open Space Recreation (including parks)	55.09	-	-	-	-
Open Space Natural	66.99	-	-	-	-
Subtotal	125.55	-	-	-	-

3. Project Description

Table 3-3 Proposed Rancho Miramonte Land Use Assumptions

Land Use	Acres	Density Range (DU/Ac)	Average Density	Units	Square Feet
Infrastructure					
Backbone Roads	19.33	—	—	—	—
Subtotal	19.33	—	—	—	—
TOTAL	271.16	-	-	823	55,212
Difference Compared to the Approved Project	-	-	-	-251	-24,988

- ¹ Per The Preserve Specific Plan, the minimum lot size in the Low Density category is 3,600 square feet. However, along 45 percent of the perimeter of the low-density residential edge abutting the open space area, the minimum lot size is 8,700 square feet.
- ² Neighborhood Commercial is intended to accommodate local-serving uses that are compatible with the community theme such as a church, museum, crop cultivation, retail, market, deli, or café.
- ³ Since approval of the Approved Project, more precise surveys have determined that the project site is 271.16 acres instead of 272.93 acres.

As proposed, the Modified Project would have the 251 fewer residential units, approximately 25,000 fewer square feet of nonresidential building space, and roughly the same amount of open space when compared to the Approved Project. The Modified Project changes the mix of residential units by eliminating high density residential uses, slightly decreasing the number of low density residential units (by 17 units), and slightly increasing the number of medium density residential units (by 16 units). The City is considering the development of an agricultural museum on the northeast corner of the site. Under the 2009 Certified EIR, up to 80,200 square feet of nonresidential square feet was analyzed, including an agricultural museum. It is assumed that the museum would be similar as previously proposed. New facilities include a recreation center near the center of the project site.

The Modified Project would generally fit within the previously proposed footprint. The overall layout of land uses would be similar between the Approved and Modified Projects. In general, higher density residential uses—high and medium density under the Approved Project and medium density under the Modified Project—would remain concentrated in the northern portion of the site; lower density residential uses would remain concentrated in the southern half of the project site. The previous site plan did not indicate where nonresidential land uses would be placed; they were assumed to be mixed in with the residential land uses. The Modified Project concentrates these land uses on the northeastern corner of the site. The areas previously proposed as detention basins are now recreational open space.

Residential Land Uses

At buildout, there would be a total of 823 single- and multi-family residential units in densities ranging from 3 to 12 units per acre. The lower density units have been placed on the southern portion of the project site and the higher density units are concentrated more in the northern portion of the site, where they are closer to The Preserve’s town center loop. The low density residential areas (3–8 units per acre) would have lots ranging from 3,600 to 15,700 square feet, with the larger lots abutting the open space areas. The average density would be approximately 5.5 units per acre. The medium density residential areas (8–12 units per acre) would have an

3. Project Description

average density of 10 units per acre, and the majority of these units would be in the central-western and northern portions of the project site.

Neighborhood Commercial Uses

The 5.07 acres of neighborhood commercial uses is intended to accommodate local-serving uses that are compatible with the community theme such as a church, museum, crop cultivation, retail, market, deli, or café. With a maximum floor-area ratio of 0.25, this area would allow up to 55,212 square feet of building space.

Open Space

As shown in Figure 3-1 and Table 3-3, approximately 125.55 acres, or 46 percent of the total project acreage, is devoted to open space and recreational activities. This includes 66.99 acres that would be permanently preserved as natural habitat (including grassland and the dedication of land along Mill Creek to a resource agency as an easement), 55.09 acres of recreational open space, and a 3.56-acre recreation center. Proposed public park space above the site's 566-foot elevation contour would include the following:

- 3.6-acre recreation center (center of project site)
- 1.4-acre park (near Lots 3 and 4)
- 3.4 acres of pocket parks (see Figure 18 of the Specific Plan)

These 8.4 acres of public parks would satisfy the City's parkland standard requirements, which require 8.4 of parks in Rancho Miramonte. Figure 18 of the amended Preserve Specific Plan identifies which parks would be counted toward meeting the City's parkland standard.

The recreational open space area may include passive land uses such as community gardens, tot-lots, picnic areas, seating areas, an exercise course, horticultural uses and orchards, and interpretative signage. In addition, about two miles of multi-purpose trails would be provided throughout the project. These trails are shown in Figure 3-2, *Community Paseos Map*, and specific uses may include hiking, equestrian, and biking (Class I bike facility).

Circulation

Figure 3-3, *Proposed Circulation Plan*, shows the proposed circulation for Rancho Miramonte. There are two main entry points to the Modified Project. The north entrance connects to Chino-Corona Road and the west entrance connects to Cucamonga Avenue. Two main thoroughfares (typical two-lane local collector) are proposed to loop through the project site and travel between the two entry points, giving access to the site's residential uses, commercial uses, and recreational areas. North of the western project entrance, Cucamonga Avenue is designated a 92-foot-wide residential connector with paseo and equestrian trail. South of the project entrance, the same street transitions to a 59-foot-wide Mill Creek residential connector with paseo and equestrian trail. Chino-Corona Road would be a two-lane local connector with paseo. Conceptual drawings for these roadway types are shown in Figures 3-4, *Roadway Cross-Sections*.

3. Project Description

Construction and Phasing

Demolition of existing structures on the project site is expected to occur in the fourth quarter of 2015. Unlike the Approved Project, which would be constructed in three phases, the Modified Project would be constructed in two phases: Phase 1 beginning in 2017 and Phase 2 beginning in 2018. Phase 1 will consist of six residential neighborhoods and Phase 2 will consist of five neighborhoods. The actual rate of development will be dependent on market conditions.

Grading of the project site would require import of 5,071 cubic yards (cy) of soil (3,813,595 cy of cut and 3,818,666 cy of fill). For comparison, the Approved Project had proposed a soil import of approximately 79,872 cubic yards of fill (2,050,201 cy of cut and 2,130,073 cy of fill).

3.3 EXISTING ZONING AND GENERAL PLAN

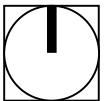
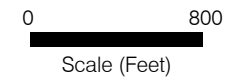
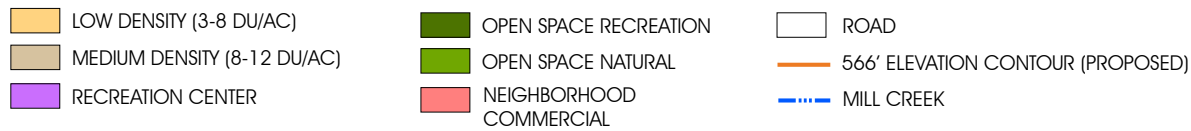
The City of Chino General Plan currently designates the project site as estate residential (ER), low-density residential (LDR), medium-density residential (MDR), open space water (OS-W), open space natural (OS-N), and open space recreation (OSR-P). The current zoning is implemented per The Preserve Specific Plan and reflects the general plan land use designations. The zoning for the site, as implemented by The Preserve Specific Plan, includes low density residential (LDR), medium density residential (MDR), high density residential (HDR), open space water (OSW-P), open space natural (OSN-P), and open space recreation (OSR-P).

3.4 CITY ACTION REQUESTED

The City of Chino must make the following discretionary actions in order to approve the project.

- Approval of the Addendum to the 2009 Approved Project EIR (2009 Certified EIR)
- Approval of a specific plan amendment to the Preserve Specific Plan
- Approval of a conditional use permit for assisted living, church/school, and commercial overlay zones
- Approval of cancellation of Williamson Land Conservation Contract No. 71-340

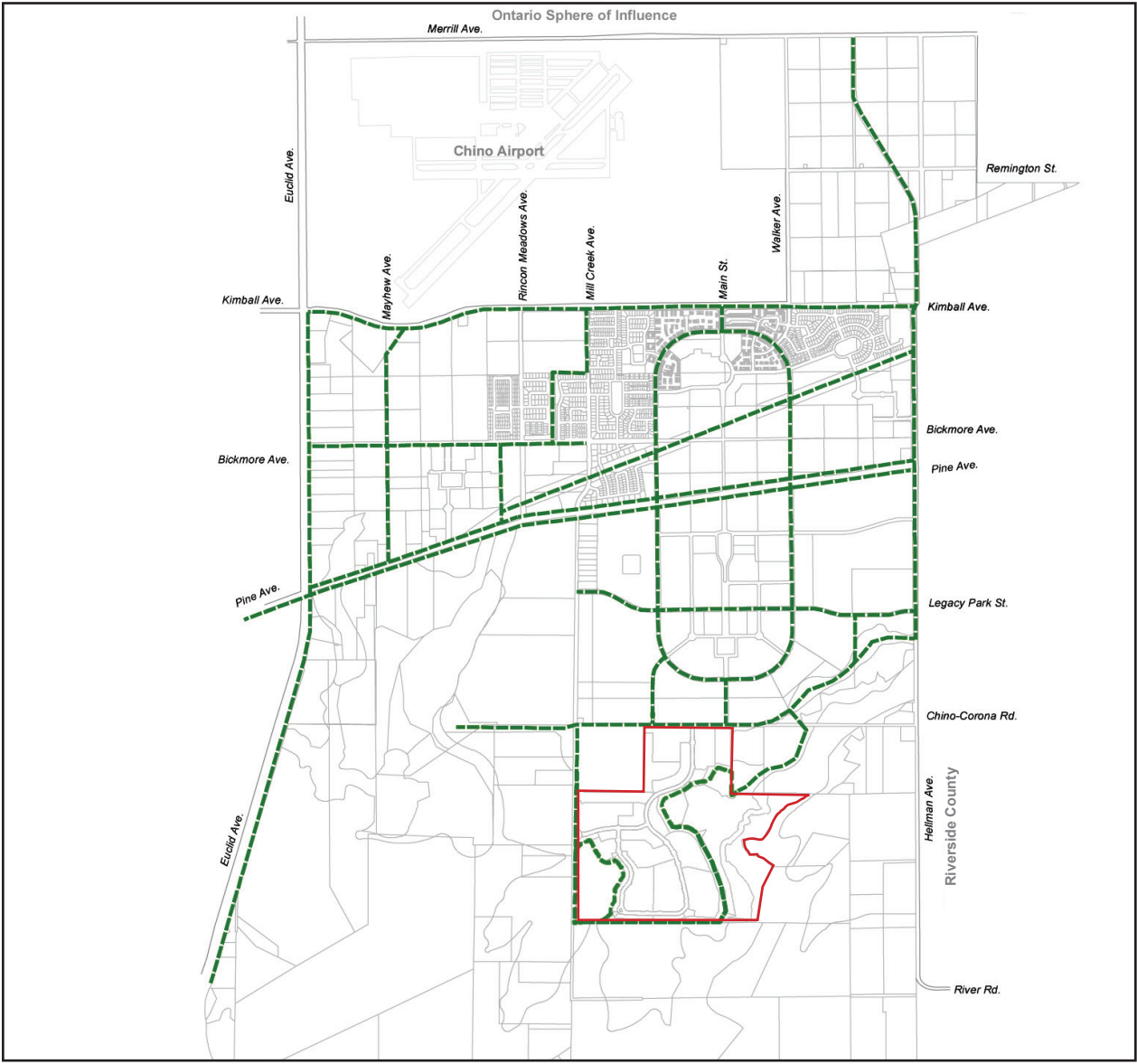
Figure 3-1 - Proposed Rancho Miramonte Land Uses
3. Project Description



3. Project Description

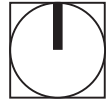
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Figure 3-2 - Community Paseos Map
3. Project Description



- Legend**
- Community Paseo and Open Space System
 - Project Boundary

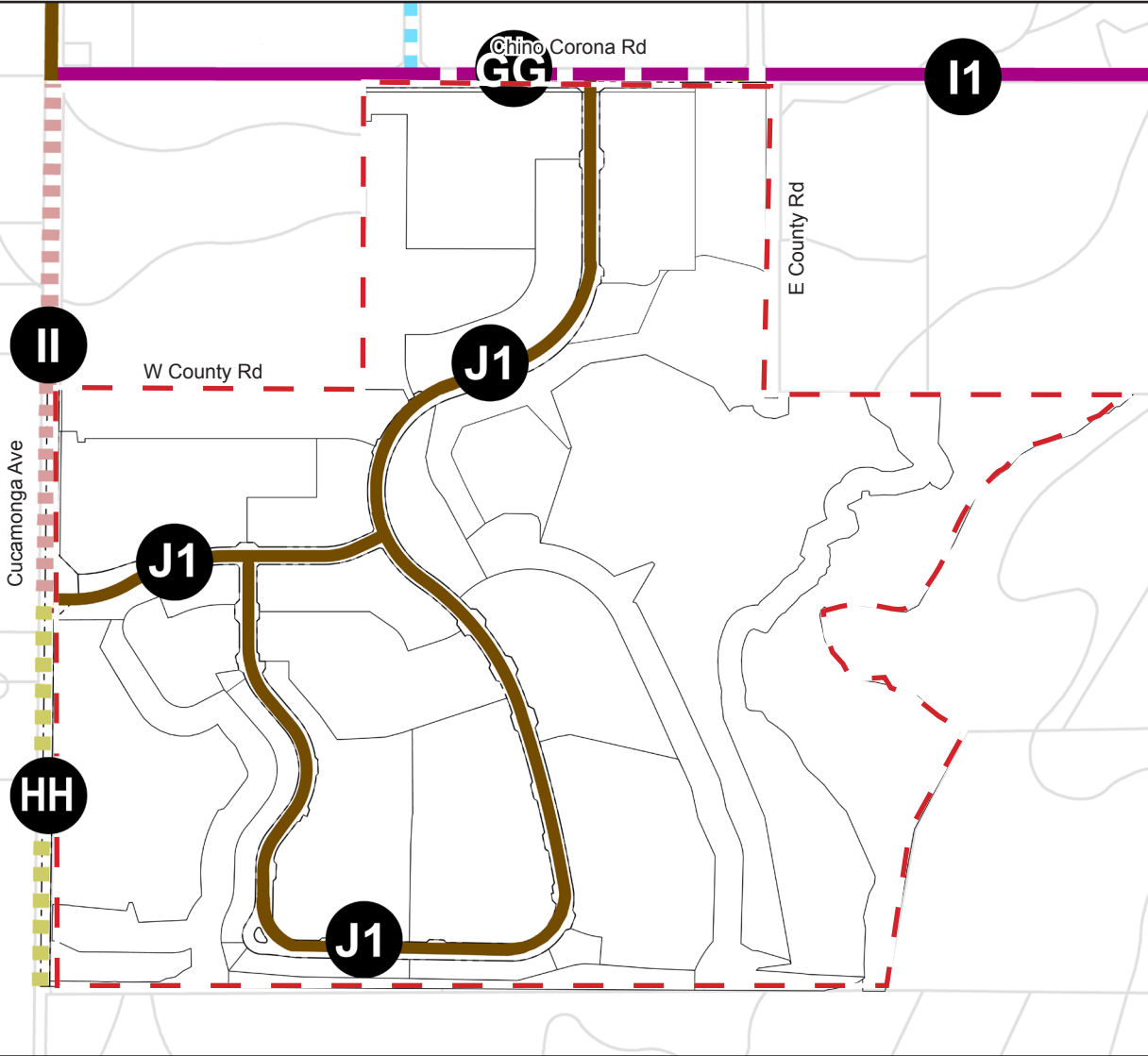
Notes:
Paseo width varies. See street sections for detailed information.
Refer to Landscape Structure Plan (Section VI, Figure 22) for the location of the Urban Fringe Buffer withing Mill Creek.



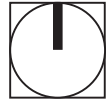
3. Project Description

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Figure 3-3 - Rancho Miramonte Circulation Plan
 3. Project Description



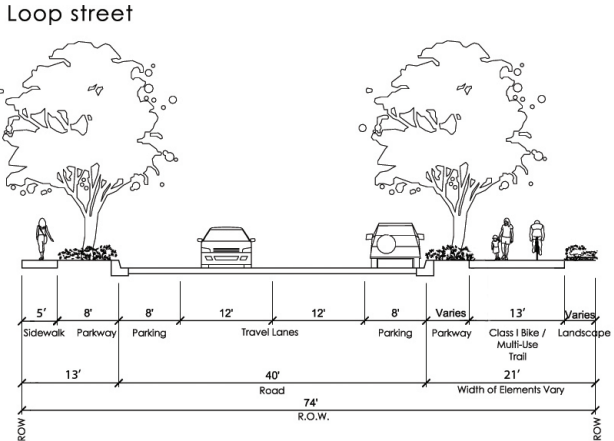
- Legend**
- I1** (purple solid line) ROW Varies Local Collector, Typical (2 Lanes)
 - J1** (brown solid line) 74' ROW Local Collector (2 Lanes)
 - GG** (magenta dashed line) 66' ROW Chino Corona Road (Rancho Miramonte Section)
 - II** (red dashed line) 92' ROW Residential Connector with Paseo and Equestrian Trail (2 Lanes)
 - HH** (yellow dashed line) 59' ROW Mill Creek Residential Connector with Paseo and Equestrian Trail (2 Lanes)
 - (red dashed line) Project Boundary



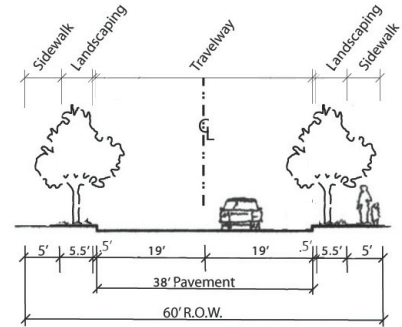
3. Project Description

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Figure 3-4a - Roadway Cross Sections
3. Project Description

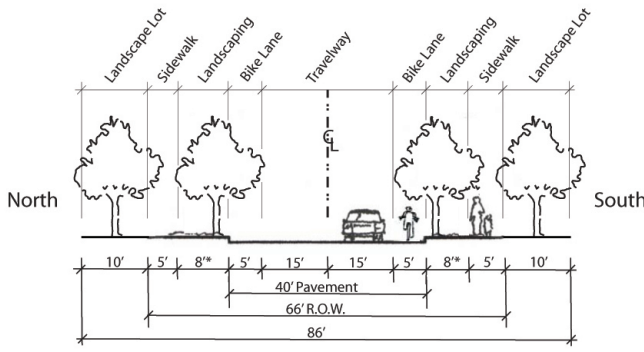


J1 Local Collector (Inside Rancho Miramonte)

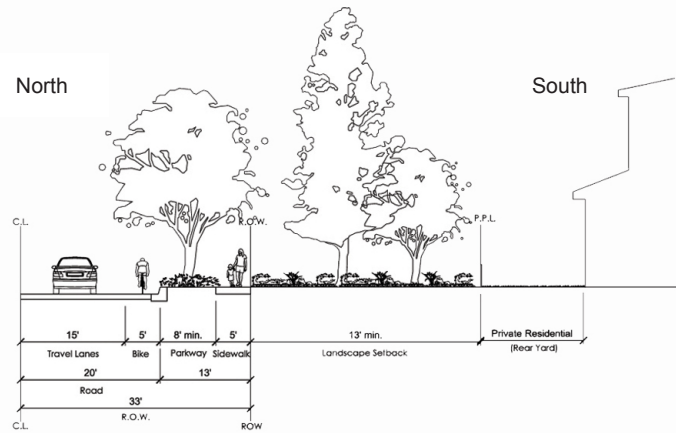


Mid-block street section

S Typical Local Residential
General Access within a Tract
(with on-street parking)



Mid-block cross section
11 Local Collector, Typical
(with bike lane, no on-street parking)
(With Parking)

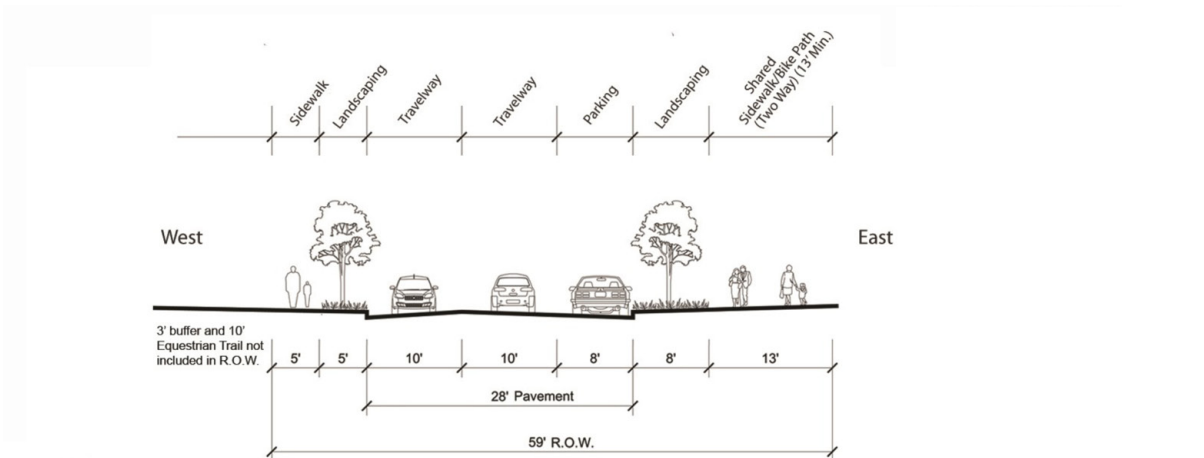


GG Chino Corona Road (Rancho Miramonte Section)

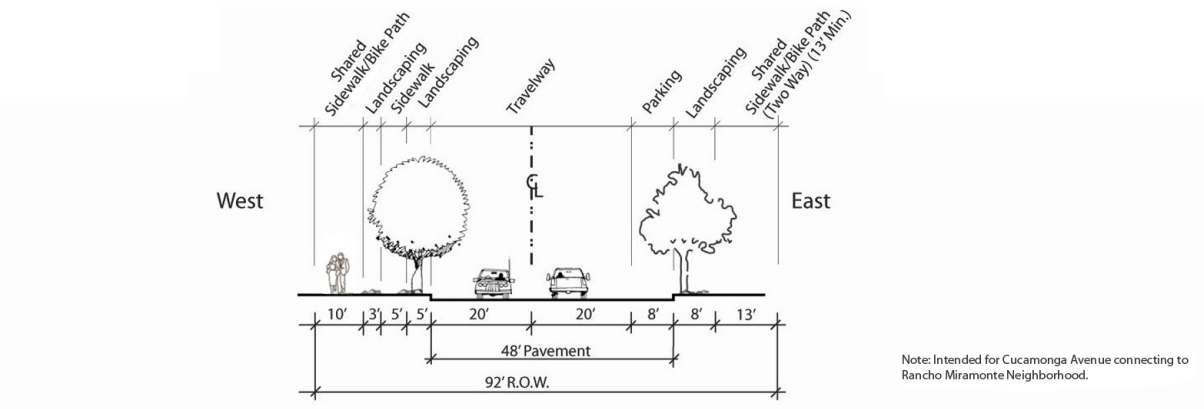
3. Project Description

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Figure 3-4b - Roadway Cross Sections
3. Project Description



HH Cucamonga Ave from Rancho Miramonte Entry south to project boundary
(with parking)



Note: Intended for Cucamonga Avenue connecting to Rancho Miramonte Neighborhood.

II Mid block cross section
Cucamonga Ave from Chino-Corona Rd to Rancho Miramonte Entry
(with parking)

3. Project Description

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4. Environmental Checklist

4.1 BACKGROUND

- 1. Project Title:** Addendum to the 2009 Certified EIR (Rancho Miramonte Master Planned Community)

- 2. Lead Agency Name and Address:**
City of Chino
Planning Department
13220 Central Avenue
Chino, CA 91710

- 3. Contact Person and Phone Number:**
Andrea Gilbert, Associate Planner
(909) 334-3328

- 4. Project Location:** The Modified Project site covers a 271.16-acre area at the southern edge of the City of Chino, adjacent to the creek of the same name. The project site is on a peninsula formed by the 566-foot Prado Dam inundation elevation contour and is surrounded on three sides by open space. Chino-Corona Road borders the site on the north, and Cucamonga Avenue borders the site on the west. Regional access to the project site comes from State Route 71 (SR-71) to the west, SR-91 to the south, SR-60 to the north, and Interstate 15 (I-15) to the east. The Chino Hills State Park borders Chino on the southwest, and the Prado Dam lies to the south.

- 5. Project Sponsor's Name and Address:**
Mill Creek Farming Associates, LLC
Joseph C. Blum
1730 Evergreen Street
Duarte, CA 91010

- 6. General Plan Designation:** City of Chino General Plan: estate residential (ER); low-density residential (LDR); medium-density residential (MDR); open space water (OS-W); open space natural (OS-N), and; open space recreation (OSR-P).

- 7. Zoning:** The Preserve Specific Plan/City of Chino Zoning Map: estate residential (ER-P); residential development – 5.5 units per acre (RD 5.5-P); residential development – 10 units per acre (RD 10-P); open space water (OSW-P); open space natural (OSN-P); and open space recreation (OSR-P).

- 8. Description of Project:** The Preserve Specific Plan is amended with the replacement of the Approved Project by the Rancho Miramonte master planned community. Rancho Miramonte would have low-density residential uses (520 units), medium-density residential (303 units), 5.07 acres of neighborhood

4. Environmental Checklist

commercial uses, a recreation center (3.56 acres), open space recreation uses including parks (55.09 acres), natural open space (66.99 acres), and backbone roads (19.33 acres). A more detailed description of the Modified Project is provided in Section 3, *Project Description*.

9. Surrounding Land Uses and Setting: The Modified Project site is within The Preserve Specific Plan and is currently surrounded by agricultural, open space, and industrial land uses. Mill Creek, a natural creek bed, flows northeast-to-southwest on the eastern border of the project site. Section 2.2.2 provides more detail on the surrounding land uses.

10. Other Public Agencies Whose Approval Is Required:

- United States Army Corps of Engineers
- California Department of Fish and Wildlife
- Regional Water Quality Control Board
- South Coast Air Quality Management District
- California Department of Transportation
- California Department of Conservation

4. Environmental Checklist

4.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that would represent a new significant environmental effect, a substantial increase in the severity of a significant impact previously identified, or new information of substantial importance, as indicated by the checklist on the following pages.

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

4.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

I find that the Modified Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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

I find that the Modified Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the Modified Project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the Modified Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Modified Project, nothing further is required.

Signature

Date

Printed Name

For

4. Environmental Checklist

4.4 EVALUATION OF ENVIRONMENTAL IMPACTS

In Chapter 5, the environmental checklist questions are found in each subsection and are divided by environmental topic. They identify the environmental effects of the Modified Project in comparison with the Approved Project. This comparative analysis has been undertaken, pursuant to the provisions of the CEQA, to provide the factual basis for determining whether any changes in the project, any changes in the circumstances, or any new information requires additional environmental review or preparation of a subsequent or supplemental EIR. The textual changes to the EIR and related Findings and Statement of Overriding Considerations would not involve new significant environmental impacts, a substantial increase in severity of significant impacts previously identified, substantial changes to the circumstances involving new impacts or substantial increase in significant impacts, or new information of substantial importance, as meant by CEQA Guidelines Section 15162. This Addendum is the appropriate means to document these textual changes. The basis for the findings are explained in Section 5, *Environmental Analysis*.

4.4.1 Terminology Used in the Checklist

For each question in the environmental checklist, a determination of the level of significance of the impact is provided. Impacts are categorized in the following categories:

Substantial Change in Project or Circumstances Resulting in New Significant Effects. A subsequent EIR is required when 1) substantial project changes are proposed or substantial changes to the circumstances under which the project is undertaken, and 2) those changes result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and 3) project changes require major revisions of the EIR (CEQA Guidelines § 15162).

New Information Showing Greater Significant Effects than Previous EIR. A subsequent EIR is required if new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified shows the project will have one or more significant effects not discussed in the EIR or significant effects previously examined will be substantially more severe than shown in the EIR.

New Mitigation or Alternative to Reduce Significant Effect is Declined. A subsequent EIR is required if mitigation measures or alternatives previously found not to be feasible would in fact be feasible (or new mitigation measures or alternatives are considerably different) and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative (CEQA Guidelines § 15162). A supplement to an EIR can be prepared if the criterion for a subsequent EIR is met, and only minor additions or changes would be necessary to make the EIR adequately apply to the Modified Project (CEQA Guidelines § 15163).

Minor Technical Changes or Additions. An addendum to the EIR is required if only minor technical changes or additions are necessary and none of the criteria for a subsequent EIR is met (CEQA Guidelines § 15164).

No Impact. A designation of no impact is given when the Modified Project would cause no change to in the impacts addressed in the Approved Project analyzed in the EIR.

5. Environmental Analysis

This section is provided to substantiate the conclusions set forth in the environmental checklist. For each environmental topic, conclusions of the 2009 Certified EIR (2009) are summarized. This summary is followed by an impact analysis of the Modified Project in comparison to the Approved Project. Mitigation measures from the 2009 Certified EIR are listed, updated, and refined, as necessary, to reflect the Modified Project and any new circumstances.

5.1 AESTHETICS

This section corresponds with Section 4.1, *Aesthetics*, of the certified 2009 Certified EIR for the Approved Project. This section of the Addendum describes the impacts of the Modified Project on existing land form and aesthetic characteristics compared to the Approved Project.

5.1.1 Summary of Impacts Identified in 2009 Certified EIR

Scenic Vistas

The City of Chino's General Plan includes policies and design guidelines to preserve views of the San Gabriel Mountains and the Chino Hills. Formerly included in the Conservation/Open Space Element, they are now in the Community Character Element of the General Plan. The design guidelines include requiring building setbacks along certain main roadways (e.g., Euclid Avenue) to preserve significant views of the mountains (Community Design Principle 6) and to preserve Chino's views of geographic and environmental factors through design and development that does not negatively detract from the San Gabriel Mountains to the north and the Chino Hills to the south (Policy CC-6-P1).

The 2009 Certified EIR found that the Approved Project would not negatively affect scenic vistas of the San Gabriel Mountains or the Chino Hills because of existing elevations (508 to 579 amsl), maximum allowed building height under The Preserve Specific Plan (four stories, or 55 feet), and the distance between the project site and the scenic features. The impact was determined to be less than significant.

Scenic Resources

The 2009 Certified EIR does not identify any scenic resources on the project site other than Mill Creek. The creek remains in its natural state along the eastern border of the project site although some portions of it have been degraded due to trash and debris. The existing structures on the project site that make up the dairy farm were evaluated for historic significance per Section 15064.5 of the CEQA guidelines. None were found to have historic significance. The remainder of the site is made up of agricultural land and open space. Scenic highways do not pass through or by the project site. Overall, the project would not have a significant impact on scenic resources.

5. Environmental Analysis

Visual Character

The existing visual characteristics of the project site are dominated by rural agricultural and open space landscapes, which contribute to the scenic character of the project area in south Chino. As with the surrounding area, the onsite dairy includes various structures (e.g. vacant house, milking barn, cow washing area, milking cow pens, maintenance shed, and feed barn), which detract from the overall visual characteristics of the site and surrounding areas. The 2009 Certified EIR states that the removal of these structures could be considered a positive aesthetic impact. However, the conversion of the project site from agricultural and open space land uses to urban land uses was determined to be a potentially significant impact in the 2009 Certified EIR. After the inclusion of mitigation measures, impacts remained significant and unavoidable.

Light and Glare

Existing light and glare sources identified on the project site included limited light sources on the few structures, streetlights, and hard surfaces. The most significant source of light and glare in the project area is California Institute for Women-Chino. Some illumination is also associated with the onsite and surrounding dairy operations. The previously proposed residential, recreational, museum/retail, and church/school uses would result in outdoor residential lighting, street and safety lighting, sign lighting, lighting from active recreational areas (ball fields, etc.), and light emanating from traveling vehicles. Per City regulations, the Approved Project would have required submittal of a lighting plan and adherence to design guidelines governing lighting to minimize lighting intensity and incorporate light fixtures that direct light toward intended uses and prevent spillover. The 2009 Certified EIR found the impacts from light and glare to be less than significant.

5.1.2 Impacts Associated with the Modified Project

Would the Modified Project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Have a substantial adverse effect on a scenic vista?				X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X	

5. Environmental Analysis

Comments:

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

Minor Technical Changes or Additions. As with the Approved Project, because of the distance of the Modified Project from Chino Hills and the San Gabriel Mountains and the small scale of the development, the Modified Project would not affect scenic vistas in the surrounding area. The proposed buildings would be of similar height to the previously proposed buildings, at maximum 55 feet. Therefore, the aesthetic impacts of the Modified Project, as compared to the Approved Project, are not expected to be significant.

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

Minor Technical Changes or Additions. As with the Approved Project, the Modified Project would not allow development that would alter Mill Creek and the surrounding riparian habitats. As shown on Figure 3-1, *Proposed Mill Creek Land Uses*, in Chapter 3, *Project Description*, the Mill Creek area is designated open space natural, and there would be a buffer (open space recreation) between the proposed residential land uses and the creek. The remainder of the site does not have any scenic resources or buildings that were not previously assessed in the 2009 Certified EIR. The Modified Project does not present any changes, as compared to the 2009 Approved Project, that would cause significant aesthetic impacts.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Minor Technical Changes or Additions. The Modified Project would alter the existing character of the project site from agricultural and open space land uses to urban land uses, as with the Approved Project. Although the acreage is the same (272.93 acres), the Modified Project would have a slightly different development footprint from the Approved Project. All development is still within the 566-foot contour but the development boundaries within that contour line vary. Overall, the proposed landform modifications and subsequent development under the Modified Project would be similar to those proposed under the Approved Project, and no new aesthetic impacts would result.

The Modified Project would contribute to cumulative changes to the existing character of the project area. This would be similar to impacts of the Approved Project and no new cumulative aesthetic impacts would result.

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

Minor Technical Changes or Additions. As with the Approved Project, light and glare sources from the Modified Project would be emitted from outdoor residential lighting, street and safety lighting, sign lighting, lighting from active recreational areas (ball fields, etc.), and light emanating from traveling vehicles. The Modified Project would require submittal of a lighting plan and adherence to design guidelines governing lighting to minimize lighting intensity and incorporate light fixtures that direct light toward intended uses and prevent spillover. Consistent with the analysis in the 2009 Certified EIR, the Modified Project would not result in significant impacts related to light and glare.

5. Environmental Analysis

5.1.3 Regulatory Requirements

The Preserve Specific Plan (as amended), Section 6, Design Guidelines

5.1.4 Adopted Mitigation Measures Applicable to the Modified Project

The 2009 Certified EIR did not include mitigation measures for aesthetics but included the following statement:

Project design and design guidelines would ensure a high-quality, water-oriented residential development. Impacts to the existing visual character of the site and its surroundings will nevertheless remain significant.

5.1.5 Level of Significance After Mitigation

As with the Approved Project, the Modified Project would contribute to the changing visual character of the project area. Mitigation measures are not available to reduce this cumulative impact. The Modified Project does not present any changes, as compared to the Approved Project, that would cause new significant aesthetic impacts.

Comparison to the 2009 Certified EIR

The 2009 Certified EIR analyzed the aesthetic impacts of conversion of 272.93 acres of agricultural and open space land to a developed community of 1,074 homes, 80,200 square feet of commercial land uses, and 130.84 acres of open space. The proposed modifications to the site design and development intensities would not alter the conclusions of the prior environmental analysis and would not increase impacts to aesthetics because the development footprint and intensity of the project would not substantially change. Cumulatively, the projects in the vicinity are modifying views from natural and agricultural landscape to suburban landscape. Impacts of the Approved Project on the visual character of the project site and its surroundings were determined to be less than significant assuming compliance with existing City ordinances and policies on an individual basis. However, cumulative impacts were considered significant. The net incremental impact of the Modified Project on the visual character of the project site and its surroundings would be similar to that analyzed in the 2009 Certified EIR.

5.2 AGRICULTURE AND FORESTRY RESOURCES

The analysis in this section is based in part on the following technical reports:

- Agricultural Resources Assessment, prepared by Michael Brandman Associates, August 2008

A complete copy of this report is included in Appendix B.

5. Environmental Analysis

5.2.1 Summary of Impacts Identified in the 2009 Certified EIR

Agricultural Resources

Agricultural resources are mapped by the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP). The certified 2009 Certified EIR determined that the project site contains approximately 150.3 acres of prime farmland, 20.1 acres of unique farmland, 0.8 acres of grazing land, and 101.8 acres of other land (Chino 2009), as shown in Figure 5.2-1, *Farmland Mapping and Monitoring Program*. Approximately 36 acres of the project site remain under Williamson Act Contract (Contract No. 71-340). The owner of this property, however, has filed a notice of intent not to renew the contract and a contract cancellation petition, and the contract is set to expire on December 31, 2015 (Chino 2013), as shown in Figure 5.2-2, *Williamson Act Contracts*.

The conversion of prime farmland and unique farmland to urban land uses was found to be a significant impact for the Approved Project.

California Agricultural Land Evaluation and Site Assessment (LESA)

To determine impacts to the agricultural resources on the project site, the 2009 Certified EIR based the environmental analysis for agricultural resources on a California Agricultural Land Evaluation and Site Assessment (LESA) model. LESA was developed in 1997 as a method of assessing impacts on agricultural and farm land.

The land evaluation portion of the model determined that the project site has chualar clay loam with 0–2 percent slope (48.9 acres), chualar clay loam with 2–9 percent slope (166.9 acres), chualar clay loam with 9–15 percent slope (29.8 acres), and Grangeville fine sandy loam (26.9 acres). The soil characteristics, such as soil depth, texture, density, drainage, salts and alkalis, and relief are used to score the soil on a 100 point scale. The soil on the project site has a score of 73.90 based on its characteristics, which indicates it has high suitability for farming uses (Chino 2009).

The site assessment portion of the model uses four factors to determine the overall impacts of converting the Project site to non-agricultural uses: 1) the project size rating; 2) water availability rating; 3) surrounding agricultural land; and 4) surrounding protected resource land. The project size score for the Edgewater site is 100 points. This is due to the high quantity of quality chualar clay loam soils.

The 2009 Certified EIR also determined the agricultural quality of the surrounding land uses, in the zone of influence (ZOI). This analysis was completed per LESA model criteria for determining the agricultural quality of lands in a project site's ZOI. The total acreage of the project's ZOI (excluding the project site) is approximately 949 acres. Approximately 688.5 acres of the land in the ZOI is currently being used for agricultural uses. Accordingly, the percentage of land in the ZOI in agricultural production is 72.6 percent. This results in a score of 70.

Additionally, the 2009 Certified EIR determined there are 159 acres of Williamson Act contract parcels in the ZOI. However, this amount equals less than 40 percent of the overall ZOI and therefore receives a rating of zero per the LESA Model.

5. Environmental Analysis

Taking the project site land evaluation, site assessment, and the ZOI factors into account, the overall LESA score is 80, which is considered significant per the CDC's criteria.

Forestry Resources

The environmental category of forestry resources was added to the CEQA checklist in March of 2010. Prior to this date, analysis of forestry resources was not required and it therefore was not included in the 2009 Certified EIR/2009 Certified EIR.

5.2.2 Impacts Associated with the Modified Project

Regulatory Setting

Farmland Mapping and Monitoring Program

The California Department of Conservation FMMP was established in 1982 to track changes in agricultural land use and to help preserve areas of important farmland. It divides the state's land into eight categories of land use designation based on soil quality and existing agriculture uses to produce maps and statistical data. These maps and data are used to help preserve productive farmland and to analyze impacts on farmland. The highest rated Important Farmland is Prime Farmland.

Prime Farmland. This has the best combination of physical and chemical features and is able to sustain long-term agricultural production. The land has the soil quality, growing season, and moisture supply needed to produce sustained high yields and it must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Farmland of Statewide Importance. This is similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. The land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Unique Farmland. This has lesser-quality soils and is used for the production of the state's leading agricultural crops. The land is usually irrigated, but may include nonirrigated orchards or vineyards, as found in some climatic zones in California. The land must also have been cropped at some time during the four years prior to the mapping date.

Farmland of Local Importance. This is of importance to the local agricultural economy, as determined by each county's board of supervisors and a local advisory committee.

Grazing Land. This has existing vegetation that is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities. The minimum mapping unit for Grazing Land is 40 acres.

Urban and Built-up Land. This land is occupied by structures with a building density of at least one unit to 1.5 acres, or approximately six structures to a 10-acre parcel. This land is used for residential, industrial, commercial,

5. Environmental Analysis

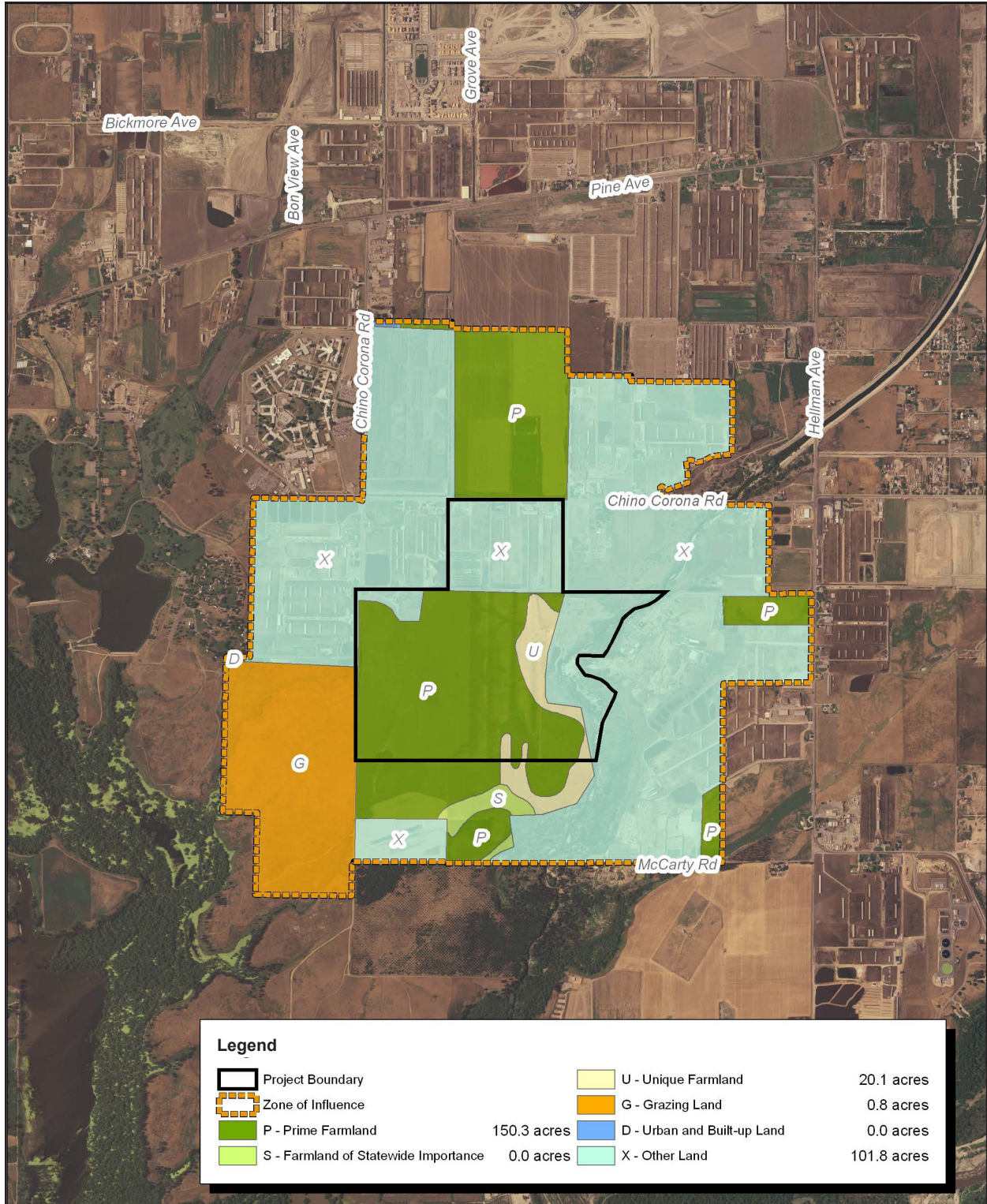
construction, institutional, public administration, railroad, and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.

Other Land. This land is not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry, or aquaculture facilities; strip mines or borrow pits; and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

5. Environmental Analysis

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Figure 5.2-1 - Farmland Mapping and Monitoring Program Lands
5. Environmental Analysis



Source: City of Chino 2009

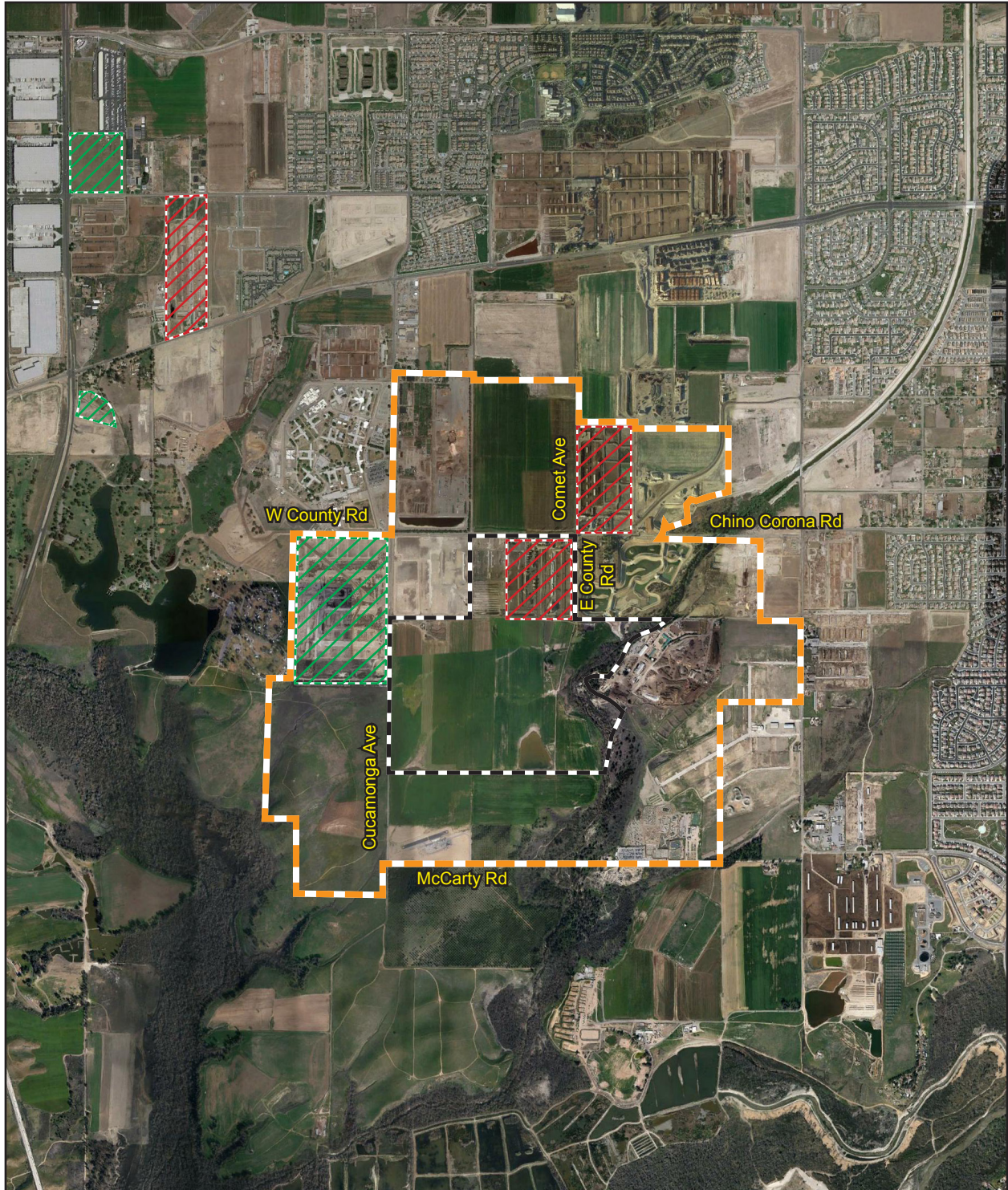
0 2,300
Scale (Feet)



5. Environmental Analysis

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Figure 5.2-2 - Williamson Act Contract Lands
5. Environmental Analysis



Legend

- Project Boundary
- Zone of Influence

Williamson Act Contracts

- Active Contracts
- Non-Renewal Filed

0 2,500
Scale (Feet)



Basemap Source: Google Earth Pro, 2015; Data Source: City of Chino 2013

5. Environmental Analysis

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5. Environmental Analysis

Water. These are areas with perennial water bodies with an extent of at least 40 acres.

Williamson Act Contracts

The California Land Conservation Act of 1965, or the Williamson Act, allows city or county governments to preserve agricultural land or open space through contracts with landowners. Contracts last 10 years and are automatically renewed unless a notice of nonrenewal is issued. Landowners benefit from the contract by receiving property tax assessments that are much lower than the normal rates, based on farming and open space land values rather than urban full market values.

Forest Land and Timberland Classification

Forest Land: California Public Resources Code (PRC) Section 12220. Land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

Timberland: California PRC Section 4526. Land—other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land—that is available for and capable of growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the board on a district basis after consultation with the district committees and others.

Timberland Production Zone: California PRC Section 51104. An area that has been zoned pursuant to PRC Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses.

Environmental Setting

Forestry Resources

The project site is currently used for agricultural land uses. There are also areas of open space along Mill Creek. The 2009 Certified EIR identifies nine plant communities on the project site: agriculture, disturbed/developed, pasture, ruderal, southern willow forest, southern willow scrub, riverine wash, open water/stock ponds, and open water/Mill Creek. The southern willow forest contains mostly mature black willow and arroyo willow with some California black willow and cottonwood.

No forest land (as defined in Public Resources Code § 12220 (g)) or timberland zoned Timberland Production (as defined in Public Resources Code § 4526) currently exists on the project site.

Agriculture Resources

Agriculture is currently the primary land use on the project site. Under The Preserve Specific Plan, the site is designated agriculture and open space (AG/OS-N) and open space recreation (OS-R). However, with the certification of the 2009 Certified EIR, the land use and zoning designations are now residential and open space (see Figure 2-3, *General Plan Land Use and Zoning Designations*). Agricultural activities on the project site include an

5. Environmental Analysis

active dairy operation known as the Stueve Dairy (with a cow population generally ranging from 600–800). The dairy is in the northern portion of the site and consists of three occupied residences, barns, and associated structures. Cattle holding pens make up the majority of the dairy area (Chino 2009).

The open lands within the site contain several structures, including an unoccupied residence and a barn, several dirt access roads, irrigation pipelines, and an artificial pond in the southeast corner containing dairy wastewater. The use of the open land within the project site to accept wastewater and stormwater runoff from the four adjacent dairies, as well as accepting solid and liquid waste from the onsite dairy operation, has degraded the soil and restricted agricultural use (Chino 2009).

As stated in Section 5.2.1, the project site contains approximately 150.3 acres of prime farmland, 20.1 acres of unique farmland, 0.8 acres of grazing land, and 101.8 acres of other land. Approximately 36 acres of the project site remain under Williamson Act Contract. The owner of this property, however, has filed a notice of intent not to renew the contract and a contract cancellation petition, and the contract is set to expire on December 31, 2015 (Chino 2009).

Would the Modified Project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	
d) Result in the loss of forest land or conversion of forest land to non-forest use?					X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?					X

5. Environmental Analysis

Comments:

- 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?**

Minor Technical Changes or Additions. As with the Approved Project, the Modified Project would convert prime and unique farmland to urban land uses. The proposed development would not substantially differ from the previous development footprint and it would not convert farmlands that were not analyzed in the 2009 Certified EIR. The Modified Project does not present any changes, as compared to the Approved Project, that would cause significant agricultural impacts.

In addition, as with the Approved Project, the Modified Project would contribute to significant cumulative losses of prime farmlands and other important farmlands within the region. The Preserve EIR determined in 2003 that planned nonagricultural developments within the area (the Chino Basin Dairy Area) had the potential to remove more than 23,000 acres of agricultural lands from production. The Preserve Specific Plan proposed to retain approximately 862 acres of lands under agricultural land use designations, but the Modified Project intends to remove an additional 197 acres of that area from agricultural status. Therefore, the development of the project site would contribute to the continued and cumulative loss of agricultural productivity within the region. The development under the Modified Project would be similar to that proposed under the Approved Project and no new cumulative agriculture impacts would result.

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

Minor Technical Changes or Additions. The project site has approximately 36 acres of land in Williamson Act contracts, and additional land in Williamson Act contracts is within the project site's ZOI. Though the property owner has filed a contract cancellation petition, the property owner had already filed notice of intent not to renew the contract, the contract is set to expire on December 31, 2015, and the proposed development would not expand the footprint of the previous assessment, and the impact to Williamson Act contract lands would be the same as previously determined. Overall, the development under the Modified Project would be similar to that proposed under the Approved Project, and no new agricultural impacts would result.

- c) **Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)) or timberland zoned Timberland Production (as defined in Public Resources Code § 4526)?**

No Impact. This is a new topic and is not addressed in the 2009 Certified EIR. However, the project site does not currently support timber land or forest land as defined by Public Resources Code § 4526 or § 12220, and it is not zoned for these uses. The development of the Modified Project site would not conflict with existing zoning for forest or timberland and therefore no impacts would occur.

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

No Impact. There is no forest or timber land on the project site. The development of the Modified Project would not cause the loss of forest land. No impacts would occur.

5. Environmental Analysis

- 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?**

No Impact. The project site is not adjacent to forest or timber land and would not cause impacts to these land uses. As discussed under (a) and (b), the project would directly impact existing farmland on the project site. The 2009 Certified EIR determined that other changes to existing farmland would be less than significant. Historical agricultural uses on adjacent lands have, for the most part, already been converted or are planned for conversion to nonagricultural uses except for the dairies to the east and west. The project vicinity is influenced by agriculture, but most of the surrounding area has already been converted to nonagricultural uses. Development of the project would directly convert agricultural land to nonagricultural uses, but it is not expected to have a significant indirect impact on surrounding lands. Consistent with the analysis in the 2009 Certified EIR, the Modified Project would not result in significant impacts related to other changes in the existing environment that would result in conversion of agricultural land to nonagricultural land uses.

5.2.3 Conditions of Approval and Project Design Features

There are no conditions of approval or project design features that relate to agricultural or forestry resources.

5.2.4 Adopted Mitigation Measures Applicable to the Modified Project

The following mitigation measures have been carried through from the 2009 Certified EIR.

AG-1 **Agricultural Land Preservation.** The applicant shall mitigate the loss of 170.4 acres of agricultural lands, on a one-to-one basis, by selecting one or more of the items described below. The applicant shall submit written verification of the applicant's compliance with this mitigation measure to the Director of Community Development's satisfaction at the time of recordation of final tract maps and parcel maps for urban development or support facilities as contemplated in the proposed Project. Compliance with this condition may be phased as the Project is developed. The amount of agricultural land to be mitigated shall be equal to the amount of land being developed as each phase is developed.

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

5. Environmental Analysis

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

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

Completion of the selected mitigation measure, or with the Director of Community Development's approval, a combination of the selected mitigation measures, can be on qualifying agricultural land within the Chino area, or outside the area with written evidence presented by a qualified professional that the same or equivalent crops can be produced on the mitigation land.

5.2.5 Level of Significance After Mitigation

Forestry Resources

No impacts to forestry resources would result from the Modified Project.

Agricultural Resources

As with the Approved Project, the individual and cumulative impacts of the Modified Project to agricultural resources, prime and unique farmland, and Williamson Act parcels would be significant and unavoidable. The Modified Project does not present any changes, as compared to the 2009 Approved Project, that would cause new significant agricultural or forestry impacts.

Comparison to the 2009 Certified EIR

The 2009 Certified EIR analyzed the conversion of 272.93 acres of agricultural and open space land to a developed community of 1,074 homes, 80,200 square feet of commercial land uses, and 130.84 acres of open space. The proposed modifications to the site design and development intensities would not alter the conclusions of the prior environmental analysis and would not increase impacts to agricultural and forestry resources because the development footprint and intensity of the project would not substantially change. The Modified Project would not result in new impacts that have not already been determined in the 2009 2009 Certified EIR. The net incremental impact of the Modified Project on the existing agricultural resources would be is similar to that analyzed in the 2009 Certified EIR.

5. Environmental Analysis

5.3 AIR QUALITY

The analysis in this section is based in part on the following technical reports:

- *Air Quality Analysis, prepared by Michael Brandman Associates, March 2008*

A complete copy of this report is included in Appendix C.

5.3.1 Summary of Impacts Identified in the 2009 Certified EIR

2009 Certified EIR (2009)

This section corresponds to Section 4.3, Air Quality, in the 2009 Certified EIR. This section addresses the Edgewater project's impacts related to the South Coast Air Quality Management District's Air Quality Management Plan and significance thresholds, contribution to a non-attainment area, exposure of sensitive receptors to substantial pollutant concentrations, and objectionable odors. The 2009 Certified EIR included carbon monoxide (CO), coarse inhalable particulate matter (PM₁₀), fine inhalable particulate matter (PM_{2.5}), sulfur oxides (SO_x), oxides of nitrogen (NO_x), and volatile organic compounds (VOC) in its assessment of primary air pollutants. At the time of the EIR, these were the primary air pollutants for which ambient air quality standards (AAQS) had been established. The project site is within the South Coast Air Basin (SoCAB), which is managed by the South Coast Air Quality Management District (SCAQMD).

Construction

Construction of the Approved Project would result in air emissions from the construction equipment exhaust, worker vehicles, fugitive dust, and on-road truck travel. Without mitigation, emissions of NO_x, PM₁₀, and PM_{2.5} would exceed the SCAQMD regional significance thresholds, as shown in Table 5.3-1.

Table 5.3-1 2009 Edgewater Construction Emissions (Pounds per Day, Unmitigated)

	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Demolition	6.4	56.3	31.8	0.0	9.0	3.8
Demolition – mitigated	6.4	56.3	31.8	0.0	9.0	3.8
Mass Grading	24.7	226.1	111.3	0.1	2,729.8	577.7
Mass Grading – mitigated	24.7	173.5	111.3	0.1	552.6	123.0
Phase I Construction	50.3	98.7	187.2	0.2	206.9	47.6
Phase I Construction – mitigated	50.3	78.7	187.9	0.2	47.8	14.4
Phase II Construction	43.7	78.7	147.9	0.2	105.7	25.7
Phase II Construction – mitigated	43.7	78.7	147.9	0.2	62.2	16.6
Phase III Construction	20.6	51.0	95.5	0.1	103.5	23.9
Phase III Construction – mitigated	20.6	51.0	95.5	0.1	60.0	14.8
Significance Threshold	75	100	550	150	150	55
Significant impact before mitigation?	No	Yes	No	No	Yes	Yes

5. Environmental Analysis

Table 5.3-1 2009 Edgewater Construction Emissions (Pounds per Day, Unmitigated)

	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Significant impact after mitigation?	No	Yes	No	No	Yes	Yes

Source: Chino 2009.

The emission of NO_x during grading (226.1 pounds per day, ppd), PM₁₀ during grading (2,729.8 ppd) and Phase I Construction (206.9 ppd), and PM_{2.5} during construction (577.7 ppd) would exceed the SCAQMD significance thresholds. Mitigation measures were adopted to reduce the project's construction-related air quality impacts. With mitigation, NO_x grading emissions would be reduced to 173.5 ppd, PM₁₀ grading emissions to 552.6 ppd, PM₁₀ Phase I Construction emissions to 47.8 ppd, and PM_{2.5} grading emissions to 123.0. Only the PM₁₀ Phase I Construction emissions were reduced to levels that would be less than significant with the mitigation. Project-related construction emissions were identified as a significant unavoidable impact in the 2009 Certified EIR.

Local Significance Thresholds

Local significance thresholds (LSTs) represent the maximum emissions or air impact concentrations from a project that would not cause or contribute to an exceedance of the most stringent applicable federal or state AAQS at any nearby sensitive or worker receptor. The assessment considered an "East Receptor" and a "West Receptor." The East Receptor refers to residences approximately 100 meters to the east of the project site on Chino Corona Road. The West Receptor refers to an agricultural residence approximately 50 meters west of the project site. PM₁₀, PM_{2.5}, NO₂, 1-hour CO, and 8-hour CO levels were measured for construction emissions at these receptor locations. Without mitigation, the emissions of PM₁₀ exceeded the threshold for both the East Receptor and the West Receptor. The emissions of PM_{2.5} exceeded the threshold at just the West Receptor. Emissions of NO₂, 1-hour CO, and 8-hour CO did not exceed the thresholds. With mitigation measures, the PM₁₀ would still be significant at the West Receptor (see Table 5.3-2).

Table 5.3-2 Construction Localized Emissions

	24-hour PM ₁₀ (µg/m ³)	24-hour PM _{2.5} (µg/m ³)	1-hour NO ₂ (ppm)	1-hour CO (ppm)	8-hour CO (ppm)
East Receptor (Unmitigated)	10.6	3.2	0.02	0.3	0.1
West Receptor (Unmitigated)	98.5	21.7	0.02	0.3	0.1
East Receptor (Mitigated)	3.2	1.6	0.01	0.3	0.1
West Receptor (Mitigated)	20.9	5.5	0.01	0.3	0.1
Localized Significance Threshold	10.4	10.4	0.074	16.0	5.86
Exceed Localized Threshold (Unmitigated)?	Yes	Yes	No	No	No
Exceed Localized Threshold (Mitigated)?	Yes	No	No	No	No

Source: Chino 2009.

5. Environmental Analysis

Operation

The 2009 Certified EIR calculated existing emissions of the dairy farms and subtracted these from the previously proposed Edgewater project emissions. Existing emissions from the dairy are included below under “Environmental Setting” under Section 5.3.2 (see Table 5.3-6). Since the project would be built in three phases, the first two phases would be operational as the remainder of the site is constructed. Therefore, the analysis also combines the emissions of Phase I and Phase II with construction emissions and provides a full buildout emission projection. Tables 5.3-3 through 5.3-5 break down the operational emissions of the Edgewater project, with and without mitigation.

Table 5.3-3 Edgewater Operational Emissions (Phase I, in Pounds per Day)

	VOC	NO _x	CO	SO _x	MP ₁₀	PM _{2.5}
Mobile vehicles	56.1	85.5	606.3	0.6	119.8	23.3
Area source	127.2	14.8	264.5	0.7	40.5	39.0
<i>Subtotal Operational</i>	<i>183.3</i>	<i>100.3</i>	<i>870.8</i>	<i>1.3</i>	<i>160.3</i>	<i>62.3</i>
Minus Existing	-29.3	-16.0	-12.9	0.0	-14.6	-3.6
<i>Total Operations</i>	<i>154.0</i>	<i>84.3</i>	<i>857.9</i>	<i>1.3</i>	<i>145.7</i>	<i>58.7</i>
Construction of Phase II	43.7	78.7	147.9	0.2	105.7	25.7
Sum of Construction Phase II and Operational (unmitigated)	197.7	163.0	1,005.8	1.5	251.4	84.4
Sum of Construction Phase II and Operational (mitigated)	103.6	159.2	746.1	0.8	167.7	36.6
Significance threshold	55	55	550	150	150	55
Significant impact before mitigation?	Yes	Yes	Yes	No	Yes	Yes
Significant impact after mitigation?	Yes	Yes	Yes	No	Yes	Yes

Source: Chino 2009.

Table 5.3-4 Edgewater Operational Emissions (Phase II, in Pounds per Day)

	VOC	NO _x	CO	SO _x	MP ₁₀	PM _{2.5}
Mobile vehicles	77.4	116.4	831.8	1.0	204.7	39.9
Area source	207.2	25.3	430.7	1.2	66.0	63.5
<i>Subtotal Operational</i>	<i>284.6</i>	<i>141.7</i>	<i>1,262.5</i>	<i>2.2</i>	<i>270.7</i>	<i>103.4</i>
Minus Existing	-29.3	-16.0	-12.9	0.0	-14.6	-3.6
<i>Total Operations</i>	<i>255.3</i>	<i>125.7</i>	<i>1,249.6</i>	<i>2.2</i>	<i>256.1</i>	<i>99.8</i>
Construction of Phase III	20.6	51.0	95.5	0.1	103.5	23.9
Sum of Construction Phase III and Operational (unmitigated)	275.9	176.7	1,345.1	2.3	359.6	123.7
Sum of Construction Phase III and Operational (mitigated)	122.9	170.7	922.7	1.1	250.7	51.7
Significance threshold	55	55	550	150	150	55
Significant impact before mitigation?	Yes	Yes	Yes	No	Yes	Yes
Significant impact after mitigation?	Yes	Yes	Yes	No	Yes	No

Source: Chino 2009.

5. Environmental Analysis

Table 5.3-5 Edgewater Operational Emissions (Buildout, in Pounds per Day)

	VOC	NO _x	CO	SO _x	MP ₁₀	PM _{2.5}
Mobile vehicles	61.2	85.8	636.0	1.2	228.5	44.4
Natural gas	1.1	14.2	6.1	0.0	<0.1	<0.1
Hearth/Fireplaces	168.3	14.0	466.6	1.3	72.4	69.7
Consumer products	55.1	-	-	-	-	-
Architectural coatings	3.0	-	-	-	-	-
<i>Subtotal Operational</i>	<i>288.7</i>	<i>114.0</i>	<i>1,108.7</i>	<i>2.5</i>	<i>300.9</i>	<i>114.1</i>
Minus Existing	-29.3	-16.0	-12.9	0.0	-14.6	-3.6
<i>Total Operations(unmitigated)</i>	<i>259.4</i>	<i>98.0</i>	<i>1,095.8</i>	<i>2.5</i>	<i>286.3</i>	<i>110.5</i>
<i>Total Operations (mitigated)</i>	<i>91.5</i>	<i>91.4</i>	<i>632.4</i>	<i>1.3</i>	<i>214.5</i>	<i>41.4</i>
Significance threshold	55	55	550	150	150	55
Significant impact before mitigation?	Yes	Yes	Yes	No	Yes	Yes
Significant impact after mitigation?	Yes	Yes	Yes	No	Yes	No

Source: Chino 2009.

Localized Significance Threshold

In the 2009 Certified EIR, it was determined that emissions of NO_x and VOC (ozone precursors) during construction and operation from only the project would not expose sensitive receptors to substantial pollutant concentrations. However, with other development projects, it was determined that a cumulative impact would occur. A CO hotspot analysis was used to determine if the Approved Project's emissions of CO during operation would exceed ambient air quality standards. The main source of air pollutant emissions during operation are from offsite motor vehicles traveling on the roads surrounding the project. The CO hotspot analysis demonstrated that emissions of CO during operation would not cause the ambient air quality standards for CO to be exceeded. Therefore, according to this criterion, the impact of air pollutant emissions to sensitive receptors during operation would result in a less than significant impact.

Cumulative Impacts

The project would exceed the regional thresholds for PM₁₀, PM_{2.5}, and NO_x during construction and VOC, NO_x, PM_{2.5}, and PM₁₀ during operation. Therefore, the Approved Project could significantly contribute to a cumulative impact for ozone, PM₁₀, and PM_{2.5}, which could result in cumulative health impacts.

5.3.2 Impacts Associated with the Modified Project

Environmental Setting

The existing dairy on the project site emits air pollutants. As shown in Table 5.3-6, the majority of these emissions are VOCs (29.3 ppd) from cows.

5. Environmental Analysis

Table 5.3-6 Existing Dairy Emissions

	VOC	NO _x	CO	SO _x	MP ₁₀	PM _{2.5}
Equipment exhaust and fugitive dust	1.5	14.6	6.9	0.0	11.5	2.8
Landscape, natural gas	0.1	0.0	1.6	0.0	0.0	0.0
On-road vehicle exhaust (summer)	0.4	1.4	4.4	0.0	0.7	0.2
Cow-related (e.g., manure decomposition and cattle movement)	27.3	-	-	-	2.4	0.6
Total Existing Emissions	29.3	16.0	12.9	0.0	14.6	3.6

Source: Chino 2009.

Methodology

The methodology for evaluating air quality impacts has not changed since the time the Edgewater EIR was prepared with the exception of a change in the model used to determine air pollutant emissions. At the time the 2009 Certified EIR was prepared, the Urban Emissions (URBEMIS2007) software was used. Now the California Emissions Estimator Model (CalEEMod) is used to determine criteria pollutant emissions. This is not expected to cause a change in the project's significance since the proposed development for Rancho Miramonte does not substantially differ from the Approved Project. The emissions for either the previous or the preferred project would be similar under either model.

Would the Modified Project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X	
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)?				X	
d) Expose sensitive receptors to substantial pollutant concentrations?				X	
e) Create objectionable odors affecting a substantial number of people?				X	

5. Environmental Analysis

Comments:

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

Minor or Technical Changes or Additions. A consistency determination with the AQMP plays an important role in local agency project review by linking local planning and individual projects to the AQMP. It fulfills the CEQA goal of informing decision makers of the environmental efforts of the project under consideration early enough to ensure that air quality concerns are fully addressed. It also provides the local agency with ongoing information as to whether they are contributing to the clean air goals in the AQMP. The regional emissions inventory for the SoCAB is compiled by SCAQMD and Southern California Association of Governments (SCAG). Regional population, housing, and employment projections developed by SCAG are based, in part, on the City's general plan land use designations. These projections form the foundation for the emissions inventory of the AQMP. These demographic trends are incorporated into the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), compiled by SCAG to determine priority transportation projects and vehicle miles traveled (VMT) within the SCAG region. The AQMP strategy is based on projections from local general plans. Projects that are consistent with the local general plan are considered consistent with the air quality-related regional plan.

Since the project is more than 500 units, it is considered a major project and must be analyzed for consistency with the AQMP. It may have the potential to affect SCAG's demographic projections and therefore the assumptions in SCAQMD's AQMP. As discussed in the 2009 Certified EIR, the project could contribute to air quality violations and exceed regional thresholds and would potentially conflict with the AQMP, causing a potentially significant impact. However, the City of Chino's General Plan, updated in 2010, assumed residential and open space land uses for the project site per the previous Approved Project. The Modified Project would have similar land uses and would not affect SCAG's demographic and land use projections and therefore the assumptions in the AQMP. The Modified Project would not cause any additional impacts related to consistency with the AQMP.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Minor Technical Changes or Additions. The following describes project-related impacts from short-term construction activities and long-term operation of Modified Project as proposed.

Short-Term Air Quality Impacts

Construction of the Modified Project would result in air emissions from the construction equipment exhaust, worker vehicles, fugitive dust, and on-road truck travel. Since the proposed construction phasing and area would be similar to the previously proposed construction, the summary of the emissions in Table 5.3-1 can be applied to this project. Sources of emissions shown in this table include those generated from onsite construction activities as well as from offsite activities such as worker and delivery trips. Without mitigation, emissions of NO_x, PM₁₀, and PM_{2.5} would exceed the SCAQMD regional significance thresholds.

The Modified Project would slightly alter the proposed land uses and development footprint. However, the area to be graded and construction phasing would be similar. Additionally, the water basins would not be constructed,

5. Environmental Analysis

reducing the amount of ground disturbance and associated construction air quality impacts for these five locations. Overall, the proposed construction under the Modified Project would be similar to that proposed under the Approved Project, and no new short-term air quality impacts would result.

Long-Term Operational Impacts

Operational, or long-term, emissions occur over the life of the project. Operational emissions include mobile and area source emissions. Area source emissions are from consumer products, natural gas usage, gasoline-powered landscape equipment, fireplaces, and architectural coatings (painting). Mobile emissions from motor vehicles are the largest single long-term source of air pollutants from the project. The 2009 Certified EIR measured operational emissions from all emissions with the URBEMIS2007 model, using the rural scenario as vehicle miles traveled. Fireplaces would burn natural gas in accordance with SCAQMD Rule 445. Air pollutant emissions associated with project-related vehicular trips and stationary sources were calculated and are shown in Tables 5.3-3 through 5.3-5. When the first phase of construction is complete and operational (Table 5.3-3), emissions of VOC, NO_x, CO, PM₁₀, and PM_{2.5} would exceed the significance threshold. With mitigation, only PM_{2.5} would be reduced to a level that is not significant.

When the second phase of construction is complete and operational (Table 5.3-4), emissions of VOC, NO_x, CO, PM₁₀, and PM_{2.5} would exceed the significance threshold. With mitigation, only PM_{2.5} would be reduced to a level that is not significant. At full buildout, all phases are complete and construction is no longer occurring (Table 5.3-5). Emissions of VOC, NO_x, CO, PM₁₀, and PM_{2.5} would exceed the significance threshold. With mitigation, only PM_{2.5} would be reduced to a level that is not significant.

The Modified Project would generate 7,901 overall vehicle trips, 383 fewer when compared to the Approved Project. This would result in a slight decrease in mobile-source emissions. However, the decrease would not be substantial enough to substantially reduce or avoid any long-term air quality impacts. Overall, the proposed operation of the Modified Project would be similar to that proposed under the Approved Project, and no new long-term air quality impacts would result.

- 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)?**

Minor Technical Changes or Additions. Table 5.3-1 and Tables 5.3-3 through 5.3-5 give the local and regional significance thresholds of SCAQMD and the projected emissions for construction and operation.

Short-Term Air Quality Impacts

During construction, the previous and Modified Project would generate emissions of NO_x, PM₁₀, PM₁₀, and PM_{2.5} that exceed the SCAQMD regional significance thresholds. In accordance with SCAQMD methodology, any project that does not exceed or can be mitigated to less than the daily threshold values does not add significantly to a cumulative impact (SCAQMD 1993). Of the significant impacts, only the PM₁₀ emissions during Phase I of construction would be reduced to levels that would be less than significant with the mitigation. Overall, the proposed construction under the Modified Project would be similar to that proposed under the Approved Project, and no new short-term air quality impacts would result.

5. Environmental Analysis

Long-Term Operational Impacts

As stated above, operational activities would also generate criteria pollutants that exceed SCAQMD's thresholds. All three phases of development would generate emissions of VOC, NO_x, CO, PM₁₀, and PM_{2.5} that exceed the significance thresholds. With mitigation, only PM_{2.5} would be reduced to a level that is not significant.

The SoCAB is designated nonattainment for PM₁₀, PM_{2.5}, Ozone, and NO_x. NO_x was added to the list of nonattainment pollutants in 2011, after the certification of the 2009 Certified EIR. Both the previous and Modified Projects would emit these four pollutants at levels that exceed the regional significance thresholds and would therefore contribute to the nonattainment of these pollutants in the SoCAB. Overall, the proposed construction under the Modified Project would be similar to that proposed under the Approved Project, and no new long-term air quality impacts would result.

d) Expose sensitive receptors to substantial pollutant concentrations?

Minor Technical Changes or Additions.

Short-Term Air Quality Impacts

The construction LST emissions were determined with a dispersion model for the 2009 Certified EIR and are based on grading activities since this causes the greatest amount of construction emissions. The results, as shown above in Table 5.3-2, indicate that the West Receptor would still be impacted by PM₁₀ after the implementation of mitigation measures. Overall, the proposed construction under the Modified Project would be similar to that proposed under the Approved Project, and no new short-term air quality impacts would result.

Long-Term Operational Impacts

The main source of air pollutant emissions during operation are from offsite motor vehicles traveling on the roads surrounding the project. The CO hotspot analysis demonstrated that emissions of CO during operation would not result in an exceedance of the ambient air quality standards for CO. Since vehicle trips have been reduced on the project site with the Modified Project, CO emissions would now be less. Therefore, according to this criterion, the impact of air pollutant emissions to sensitive receptors during operation would result in a less than significant impact. Consistent with the analysis in the 2009 Certified EIR, the Modified Project would not result in significant impacts to sensitive receptors during project operation.

e) Create objectionable odors affecting a substantial number of people?

Minor Technical Changes or Additions. Land uses typically associated with odors include wastewater treatment facilities, waste-disposal facilities, or agricultural operations. The Modified Project does not contain land uses typically associated with emitting objectionable odors. Diesel exhaust and VOCs would be emitted during construction of the project, which are objectionable to some; however, emissions would disperse rapidly from the project site and therefore should not be at a level to induce a negative response. There are other dairies still in operation near the Modified Project, including one adjacent to the western boundary of the project. To the east of the project, there is an equestrian facility and another dairy operation. Odorous compounds from the dairies include ammonia and hydrogen sulfide. This impact was determined to be potentially significant in the 2009 Certified EIR. However, the Modified Project itself would not generate obnoxious odors and this impact is

5. Environmental Analysis

considered less than significant. After the certification of the 2009 Certified EIR, case law determined that odors, from offsite land uses are not under the purview of CEQA and are not required for consideration in the environmental analysis (*South Orange County Wastewater Authority v. City of Dana Point* (2011) 196 Cal. App. 4th 1604). The Modified Project does not present any changes, as compared to the 2009 Approved Project, that would cause significant odor impacts.

5.3.3 Adopted Mitigation Measures Applicable to the Modified Project

The following mitigation measures have been carried through from the 2009 Certified EIR.

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

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

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

5. Environmental Analysis

- AQ-3 During project construction, the developer shall require all contractors to turn off all construction equipment when not in use.
- AQ-4 Prior to project construction, the project proponent shall provide a traffic control plan that would describe in detail safe detours around the project construction site and provide temporary traffic control (i.e., flag person) during demolition debris transport and other construction related truck hauling activities.
- AQ-5 During mass grading activities, off-road construction vehicles shall: 1) be Tier II equipment; 2) be Tier III equipment; 3) utilize lean NOx catalysts; and/or 4) utilize oxidized-diesel catalysts.
- AQ-6 During project construction, onsite electrical hook ups shall be provided for electric construction tools including saws, drills and compressors, to eliminate the need for diesel powered electric generators.
- AQ-7 During project construction, asphalt paving shall not take place on the same day as other activities involving off-road construction equipment.
- AQ-8 Installation of open-hearth wood-burning fireplaces shall be prohibited. Natural gas-burning fireplaces shall be installed where builders are including fireplaces for their projects.

5.3.4 Level of Significance After Mitigation

As with the Approved Project, the Modified Project would result in potentially significant air quality impacts related to the AQMP, compliance with air quality standards (construction and operation), non-attainment (construction and operation), and construction LSTs. These impacts would remain significant upon implementation of adopted mitigation measures, and no further feasible mitigation measures are known that could mitigate these impacts to less than significant. Overall, the construction and operation of the Modified Project would be similar to the Approved Project, and no new air quality impacts would result.

Comparison to the 2009 Certified EIR

The 2009 Certified EIR analyzed the impacts of emissions from development of a master-planned residential community of 1,074 homes, 80,200 square feet of nonresidential development, and 130.84 acres of open space. When compared to the Approved Project, the Modified Project would have 251 fewer residential units, approximately 25,000 fewer square feet of nonresidential building space, and a similar amount of open space. The minor adjustments in land uses would not affect the construction and operational air quality impacts. Impacts that were significant under the 2009 Certified EIR would remain significant; the Modified Project does not present any changes that would alter the analysis of the 2009 Certified EIR.

5. Environmental Analysis

5.4 BIOLOGICAL RESOURCES

This section corresponds with Section 4.4, Biological Resources, of the certified 2009 Certified EIR. The analysis in this section is based in part on the following technical reports:

- *Biological Technical Report for the Approved Project Property*, prepared by Glenn Lukos Associates, Inc. (GLA), September 2007)
- *Jurisdictional Delineation Report for the Approved Project Property*, prepared by GLA, July 2007
- *Memorandums Addressing Basin Revegetation and Plants to Be Avoided*, prepared by GLA, 2008
- *The Preserve Final EIR and Resources Management Plan (RMP)*, prepared by City of Chino, 2003
- *The Preserve Raptor Foraging Habitat Assessment*, prepared by PCR Services Corporation, 2002

A complete copy of these reports is included in Appendix D.

5.4.1 Summary of Impacts Identified in the 2009 Certified EIR

The 2009 Certified EIR found that the conserved areas on the project site, 52.9 acres (22.9 acres as riparian habitat and 30.0 acres as restored native grassland habitat), and approximately 10.8 acres of basin habitat would mitigate for impacts to wildlife resources. No real net benefits were expected for wildlife when compared to the existing conditions, except for a marginal increase in suitable least Bell's vireo (LBV) habitat (along the edges of the basins in the Approved Project). The impacts of the 2009 Certified EIR are summarized below.

Impacts to Least Bell's Vireo

Least Bell's vireo presence and habitat is discussed under "Environmental Setting," under section 5.4.2.

Potential short-term indirect impacts to LBV and other special status species associated with Mill Creek might occur during construction of the previous proposed project, and in particular during grading. This could subject Mill Creek to additional noise, vibration, and other motion disturbances that negatively impact LBV/nesting and their ability to carry on regular daily behaviors.

Development, in proximity to Mill Creek and adjacent preserved open space could result in edge effects including noise, motion, night lighting, introduction/colonization of nonnative species, increased predation, increased fire frequency, and small-scale environmental changes in temperature, light, and wind. The implementation of the Edgewater project could result in indirect edge effect impacts to LBV as well as other special-status wildlife species that occur in the adjacent habitat. Placement of the grading limit line at the edge of the riparian area to be preserved and creation of restored native grassland habitat adjacent to the riparian habitat were project features that would reduce the potential for edge effects. With the mitigation measures proposed in the 2009 2009 Certified EIR, the potentially significant impacts to LBV were reduced to less than significant.

5. Environmental Analysis

LBV Critical Habitat

The project site includes 56.5 acres of LBV critical habitat as mapped by the United States Fish and Wildlife Service (USFWS). Of this total, 38.1 acres do not contain any suitable habitat for LBV due to the absence of riparian vegetation, which is considered a primary constituent element (PCE) for LBV. The remaining 18.4 acres of designated critical habitat provides suitable LBV habitat, but would be avoided and buffered. Riparian habitat would have been created along the margins of a few of the project lakes, which might have become occupied by LBV in the future, establishing greater suitable habitat for LBV (a net gain of approximately 2.1 acres under the Approved Project) than provided under the existing condition. Portions of the lake edges were to be used for creation of willow riparian and emergent marsh areas.

During the process of obtaining a flood easement exchange from the Corps to develop areas below the current 566-foot elevation proposed for residential development, the Corps could consult with the USFWS under Section 7 of the Endangered Species Act to ensure that the modification of designated critical habitat, as mapped by USFWS, does not affect the species.

Impacts to Burrowing Owl

The 2009 Certified EIR used the California Department of Fish and Wildlifes' (CDFW's) guidelines from the California Burrowing Owl Consortium to evaluate impacts to burrowing owls (BUOW). These criteria include:

- a) Disturbance or harassment within 50 meters (approximately 160 feet) of occupied burrows;
- b) Destruction of burrows and burrow entrances. Burrows include structures such as culverts, concrete slabs and debris piles that provide shelter to BUOW;
- c) Degradation of foraging habitat within 100 meters (approximately 325 feet) of occupied burrows.

The habitat and presence of BUOW is discussed under "Environmental Setting" in Section 5.4.2, and shown in Figure 5.4-2, *Sensitive Biological Resources*. Based on focused surveys, five BUOW nesting territories along with two unpaired single BUOWs occurred on or near the project site in 2005, and two nesting BUOW territories along with four unpaired individuals occurred on or near the project site in 2007 (Chino 2009). CDFW calls for provision of a minimum of 6.5 acres per territory of BUOW impacted. With a maximum five BUOW nesting territories potentially impacted, 32.5 acres (5 x 6.5 acres) of suitable habitat would need to be provided. Mitigation from the 2009 Certified EIR required the establishment of approximately 30 acres restored native grassland habitat (Mitigation Measure 4-9; Figure 5.4-3, *Onsite Grassland Restoration*). It also stated that artificial BUOW burrows could be installed along the perimeter slopes of the previously proposed detention basins. Between the 22.9 acres of riparian habitat, 30 acres of restored native grassland habitat, and approximately 10.8 acres of basin habitat, the 2009 Certified EIR found that sufficient acreage would be provided to meet the CDFW criteria. Additional mitigation measures were included, however, to ensure that project impacts to BUOW are less than significant (4-9 through 4-14).

Impacts to Sensitive Species

The 2009 Certified EIR found that the Approved Project would permanently impact California State Sensitive species. As determined in the *Biological Technical Report for the Approximately 272-Acre Approved Project Property Chino*,

5. Environmental Analysis

San Bernardino County, California, prepared by Glenn Lukos Associates (2007), potentially significant impacts to the long-eared owl, BUOW, prairie falcon, merlin, loggerhead shrike, California horned lark, yellow-breasted chat, yellow warbler, and the western spadefoot were less than significant with the incorporation of mitigation measures.

Impacts to Foraging Raptors

The special status species identified on the project site include foraging raptors: white-tailed kite, BUOW, ferruginous hawk, merlin, northern harrier, and prairie falcon. Approximately 144.5 acres of agricultural/disc'd fields provide habitat for the BUOW, and 56.2 acres of pasture, riverine wash, open water/stock ponds, open water/Mill Creek, southern willow forest, and southern willow scrub provide habitat for foraging raptors. The 2009 Certified EIR identified that approximately 184 acres would be impacted by the project development. The project mitigation required the conservation of up to 30 acres of grassland and the dedication of the 22.9 acres along Mill Creek to a resource agency as an easement. Together, these 52.9 acres would preserve foraging habitat for raptors. The 2009 Certified EIR included the previously proposed 10.8 acres of detention basins as suitable habitat. These detention basins are now being preserved as open space (recreation). The 2009 Certified EIR found impacts to raptor foraging habitat to be less than significant with mitigation measures.

Impacts to Nesting Special-Status Birds

A number of special-status bird species, as well as more common bird species, have the potential to nest on the project site, including loggerhead shrike and California horned lark. The 2009 Certified EIR identified a possible impact to nests in proposed development areas and in adjacent potential habitat areas.

Impacts to Wildlife Movement and Nursery Sites

Approximately 238 acres within the project site are below the 566-foot elevation, and their development would constrain east–west movement through this portion of The Preserve. Movement by BUOW could be impeded as they try to disperse between upstream portions of Mill Creek (also known as Cucamonga Creek) and the southern portion of The Preserve. Development of the Modified Project would have eliminated the existing ponds that provide stopover habitat for a number of swallow, shorebird, and waterfowl species. Project implementation also had the potential to disrupt migrant raptor species that utilize the project site as a wintering area.

The 2009 Certified EIR concluded that the restoration of approximately 30 acres of grassland within the eastern portion of the project site (MM 4-9) would facilitate movement of BUOW between Mill Creek and the southern portion of The Preserve and provide high quality foraging opportunities for migratory raptor species. The previously proposed detention basins and associated willow riparian and emergent marsh habitat may have also been used by migrating wildlife. These areas would have created suitable stopover habitat for swallow, shorebird, and waterfowl species, as well as foraging habitat for migrant raptor species that utilize the project site as a wintering area. The 2009 Certified EIR found impacts to the movement of wildlife to be less than significant.

No impacts would occur to any known nursery sites.

5. Environmental Analysis

Impacts to Local Policies or Ordinances

The City of Chino General Plan's Conservation/Open Space Element contains goals and policies regarding the preservation of City plant and wildlife resources. The Preserve Resources Management Plan (RMP) also provides a detailed methodology and framework for implementation of Final Preserve EIR mitigation measures for biological resources. The 2009 Certified EIR found that the Modified Project did not entirely meet the City's policies and the RMP's goals for protecting biological resources since the Approved Project would cause the loss of 138.44 acres of open land below the 566-foot elevation line and a cumulative impact related to the loss of raptor foraging habitat in the Prado Basin area. The mitigation included in the 2009 Certified EIR would reduce but not eliminate these impacts to biological resources.

Impacts to Conservation Plans

As stated above, the 2009 Certified EIR found the Approved Project to conflict with The Preserve RMP and The Preserve Final EIR mitigation measures. The Preserve Final EIR and RMP Mitigation Measure B-3 requires a 300-acre conservation area provide high-quality wildlife habitat. Although a 322-acre site was acquired for conservation in the City of Chino Hills, now part of Chino Hills State Park, this site does not provide suitable burrowing owl (BUOW) habitat. The 2003 RMP states that "a burrowing owl Candidate Relocation Area would be established only if the 300-acre Conservation Area is not situated or does not provide the requisite habitat elements to accommodate relocated burrowing owls (RMP, p. 4-25)." Four candidate conservation/relocation areas with high-quality BUOW habitat were identified in the 2003 RMP. One candidate conservation/relocation area, containing 54 constructed BUOW burrows, is northwest of the project site, south of Kimball Avenue, east of Rincon Meadows Avenue, and west of Mill Creek Avenue. It is known as Drainage Area B. The remaining three candidate conservation/relocation areas are in the vicinity of the project site, and portions of two of these three areas are in the project site (totaling approximately 177 acres). By withdrawing a portion of two candidate conservation/relocation areas through project implementation, development of the project site as previously proposed would reduce the amount of land available for additional constructed BUOW burrows. Mitigation measures were included in the 2009 Certified EIR to create and protect BUOW habitat. Additionally, the 2003 RMP was amended to include the 2009 Edgewater project. The amendment identifies suitable acreage within two candidate conservation/relocation areas to replace property within the project site. In addition to any acreage provided within future conservation/relocation areas, approximately 30 acres on the eastern portion of the project site would be restored to a grassland community to provide raptor foraging habitat.

Additionally, the 2009 Certified EIR found that the Approved Project would conflict with The Preserve FEIR and RMP Mitigation Measure B-1 (Provision 1), which designates open space and agriculture uses for area below the 566-foot dam inundation line. The 2009 Certified EIR requires a General Plan and Area Plan Amendment along with a Specific Plan Amendment to permit the Approved Project uses within the Edgewater site. By amending the General Plan and zoning designations to permit urban uses on the Edgewater site, the first provision of The Preserve Final EIR and RMP Mitigation Measure B-1 would no longer be applicable. It should be noted that the General Plan and The Preserve Specific Plan have already been amended to reflect the Edgewater project.

The Edgewater project was also found to conflict with provisions for the urban/buffer transition area (land below the 566-foot dam inundation line). Implementation of the Approved Project would increase the amount of

5. Environmental Analysis

developed land within the 566-foot contour from 35 to 141 acres, resulting in the relocation of the urban buffer/transition area.

The 2009 Certified EIR found the conflicts discussed here to be potentially significant impacts. Mitigation measures 4-1 through 4-17 (revised for the Modified Project) apply to these potentially significant impacts. However, the 2009 Certified EIR found these impacts would remain significant after implementation of the mitigation measures.

Other Impacts

No sensitive plant communities or jurisdictional wetlands would be impacted by the Modified Project.

Cumulative Impacts

The 2009 Certified EIR found that the Edgewater project would cumulatively contribute to the loss of raptor foraging habitat in the Prado Dam area. Mitigation Measures 4-1 through 4-17 (revised for the Modified Project) apply to this cumulative impact but it would remain significant with project implementation.

5.4.2 Impacts Associated with the Modified Project

Environmental Setting

For the 2009 2009 Certified EIR, three biological reports were prepared for the Approved Project; *Biological Technical Report* (GLA 2007a), *Jurisdictional Delineation Report* (GLA 2007b), and *Memorandum Addressing Basin Revegetation* (GLA 2008). These reports are in Appendix D.

Natural Communities

The project site contains a mix of disturbed and natural plant communities, including:

- Agricultural (144.5 acres)
- Disturbed/Developed (56.2 acres)
- Pasture (28.3 acres)
- Ruderal (15.9 acres)
- Southern Willow Forest (5.7 acres)
- Southern Willow Scrub (9.2 acres)
- Riverine Wash (0.92 acre)
- Open Water/Stock Ponds (10.5 acres)
- Open Water/Mill Creek (1.62 acres)

Sensitive Natural Communities

Approximately 17.5 acres of the project site within the Mill Creek area supports sensitive riparian plant communities, which includes southern willow forest, southern willow scrub, riverine wash, open water, and other associated habitat (Figure 5.4-1). Common plant species in this community include: black willow, arroyo willow, cottonwood, mulefat, and associated understory plants such as willow smartweed, nettle, and cattail.

5. Environmental Analysis

Special Status Wildlife Species

Threatened and Endangered Species

Least Bell's Vireo. Three territories of least Bell's vireo (*Vireo bellii pusillus*) (LBV), a federally and state endangered species, were identified along the portion of Mill Creek within and adjacent to the project site (see Figure 5.4-2). LBV would utilize the riparian habitat associated with Mill Creek for both foraging and breeding opportunities. The project site includes 56.5 acres of LBV designated critical habitat, as mapped by the USFWS. The extent of critical habitat within the Prado Basin, as stated in the *Federal Register* (1994) and included in the biological technical report (Appendix D.) consists of "All lands below the 543-contour in partially surveyed Township 3 South, Range 7 West within the Prado Flood Control Basin." Much of the 56.5 acres of designated LBV critical habitat within the project site (or approximately 38.1 acres) comprises upland agricultural fields, cattle facilities, and ruderal areas that do not contain any suitable habitat for least Bell's vireo due to the absence of any primary constituent elements of suitable LBV habitat, which generally includes riparian vegetation. The remaining 18.4 acres of designated critical habitat provide suitable LBV habitat.

Southwestern Willow Flycatcher. Southwestern willow flycatcher (*Empidonax traillii extimus*), a federally and state endangered species, was confirmed as absent from the riparian habitat that overlaps the project site during focused surveys conducted in 2005 (GLA 2007a). The habitat is not ideally suited for southwestern willow flycatcher and they are not likely to occupy this portion of Mill Creek in the near future.

State Fully Protected Species

White-Tailed Kite. The white-tailed kite, a state fully protected species when nesting, occasionally utilizes the project site for foraging. The riparian habitat associated with Mill Creek may provide breeding habitat for white-tailed kite, since they are known to nest in the Prado Basin. Other areas of the project site do not provide breeding habitat due to the absence of trees; the exception is that several trees occur around the existing ranch house that could provide low potential as nest sites for this species.

State Sensitive Species

Burrowing Owl

Based on focused surveys, five nesting burrowing owl (BUOW) territories along with two unpaired single BUOWs occurred on or near the project site in 2005, and two nesting BUOW territories along with four unpaired individuals occurred on or near the project site in 2007 (Figure 5.4-2). Within the boundaries of the project site, the BUOWs occur on the northern end where nesting burrows have been established in areas not subject to disking or active agriculture. These BUOWs likely use portions of the agricultural fields and pasture areas for foraging.

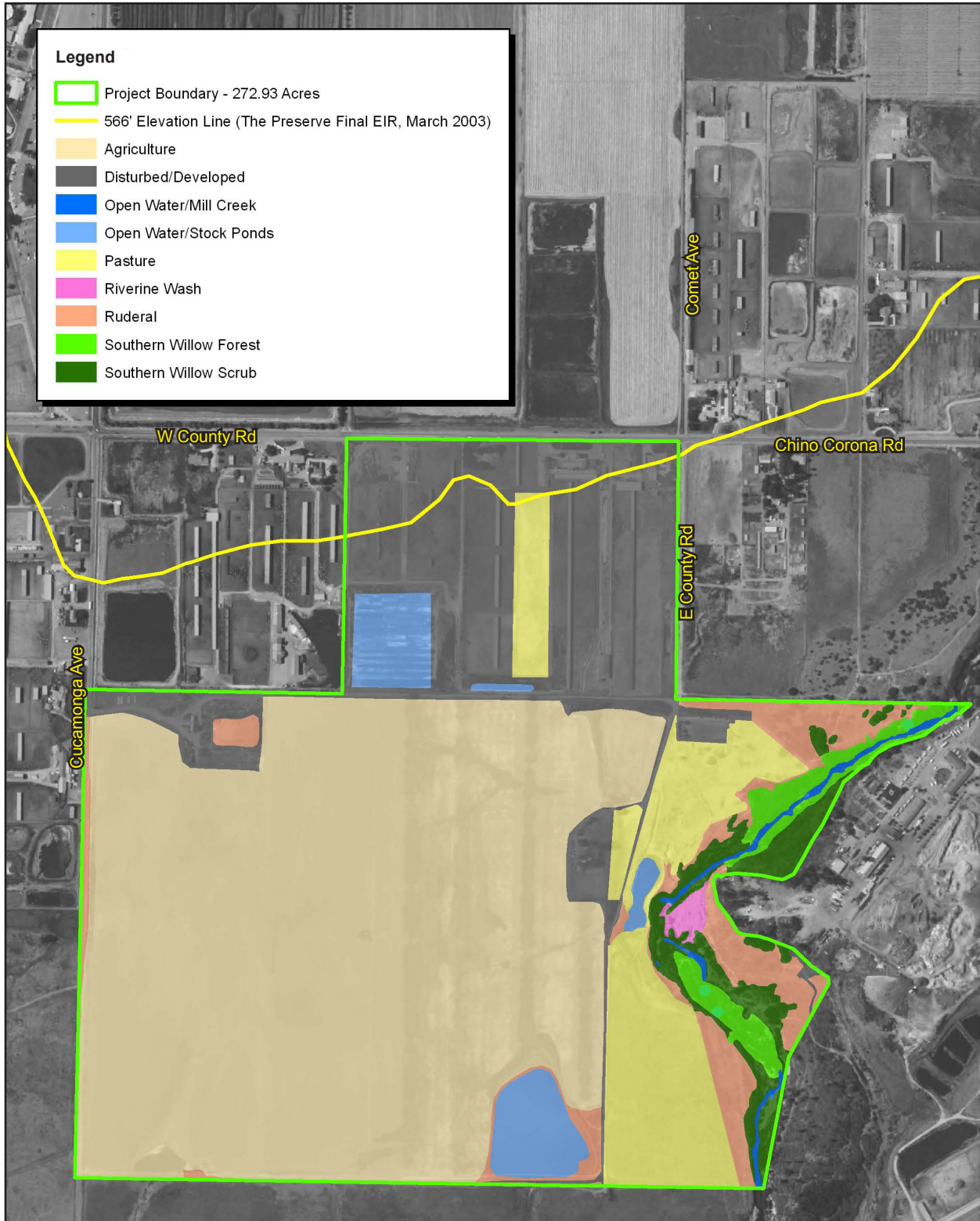
Other Species

A number of other species that considered sensitive when nesting utilize the project solely for foraging. These include double-crested cormorant, great egret, snowy egret, great blue heron, black-crowned night heron, and white-faced ibis. There are also several species that utilize the riparian habitat associated with Mill Creek for foraging and nesting, including yellow warbler, yellow-breasted chat, and Cooper's hawk.

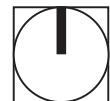
5. Environmental Analysis

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Figure 5.4-1 - Existing Plant Communities
5. Environmental Analysis



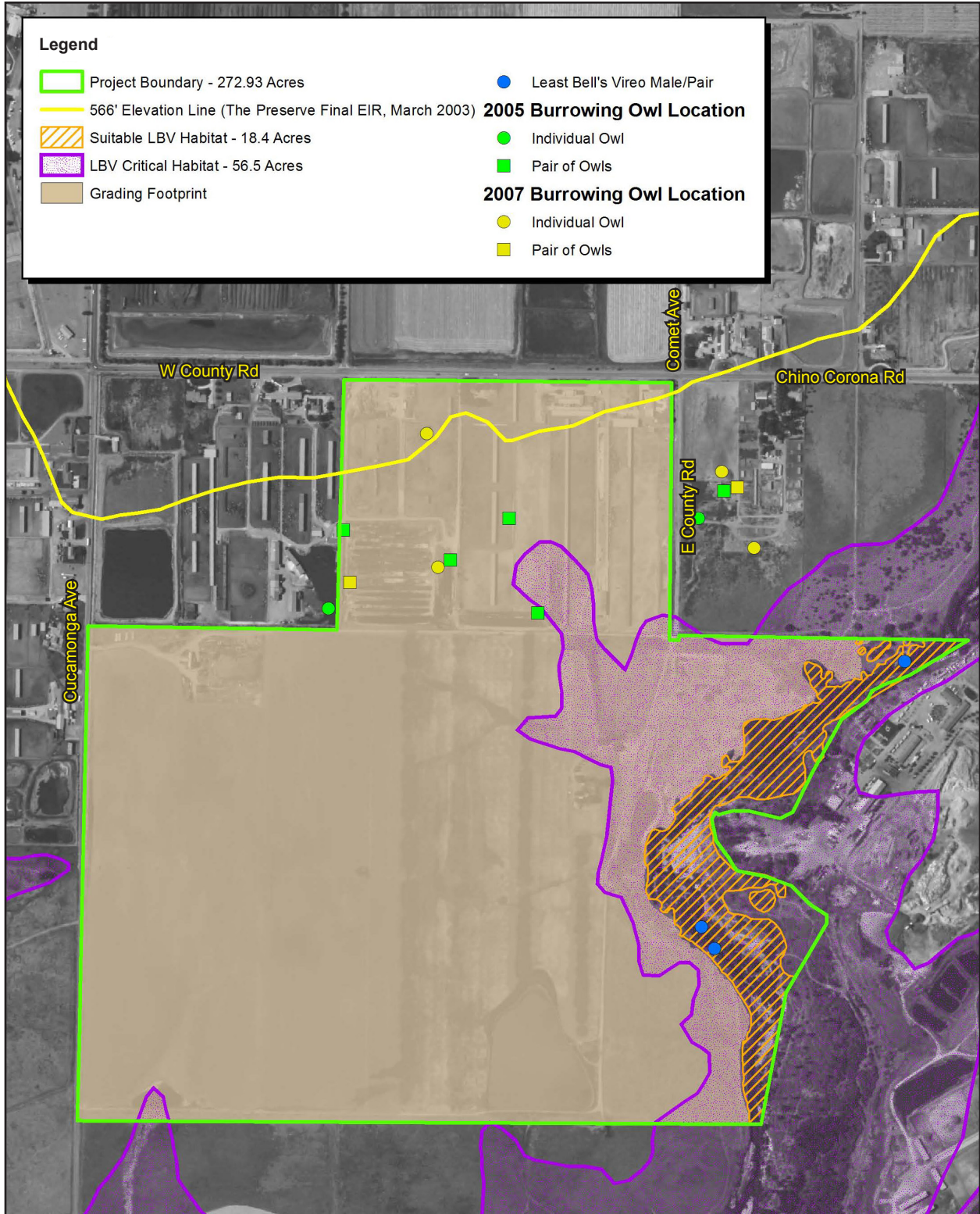
Source: Chino 2009



5. Environmental Analysis

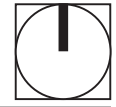
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Figure 5.4-2 - Sensitive Biological Resources
5. Environmental Analysis



Legend

- Project Boundary - 272.93 Acres
- 566' Elevation Line (The Preserve Final EIR, March 2003)
- Suitable LBV Habitat - 18.4 Acres
- LBV Critical Habitat - 56.5 Acres
- Grading Footprint
- Least Bell's Vireo Male/Pair
- 2005 Individual Owl
- 2005 Pair of Owls
- 2007 Individual Owl
- 2007 Pair of Owls



5. Environmental Analysis

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Figure 5.4-3 - Onsite Grassland Restoration
5. Environmental Analysis



Source: Chino 2009



5. Environmental Analysis

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5. Environmental Analysis

Raptor Foraging Habitat

A number of common and special-status raptor species have been observed and/or have a moderate potential to utilize the project site for foraging. Common raptor species observed on the project site include: American kestrel, red-tailed hawk, Cooper's hawk, barn owl, great-horned owl, and turkey vulture. Special-status raptor species observed on the project site include: white-tailed kite, BUOW, ferruginous hawk, merlin, northern harrier, and prairie falcon. Additional special-status raptor species that may occasionally forage on the project site but have yet to be observed include golden eagle, peregrine falcon, sharp-shinned hawk, and long-eared owl.

Jurisdictional Waters

The project site includes approximately 17.5 acres of waters under the jurisdiction of both the Corps and CDFW within Mill Creek. There are no other areas on the project site that qualify as jurisdictional waters. There are no waters within the grading footprint of the project that are subject to the jurisdiction of the Regional Water Quality Control Board pursuant to Section 401 of the Clean Water Act (GLA 2007).

Wildlife Corridors

As noted in The Preserve Final EIR and RMP (2003), the area below the 566-foot elevation line within The Preserve accommodates wildlife movement, linking Chino Hills with the Santa Ana River Watershed. Many wildlife species travel to Prado Basin and the surrounding area to breed and forage. Movement by BUOW likely occurs across the project site as they disperse east-west from the upstream portion of Mill Creek (known as Cucamonga Creek). Although channelized, Cucamonga Creek is known to support BUOW populations, and they are able to freely disperse down the length of this drainage into the southern portion of The Preserve.

In addition, the ponds that currently occur on the project site provide stopover habitat for a number of shorebird and waterfowl species. The freshwater irrigation and stock ponds provide habitat to several migratory waterfowl and shorebird species that were observed on the project site, such as common snipe, northern shoveller, cinnamon teal, horned grebe, long-billed dowitcher, greater yellowlegs, American avocet, and least sandpiper.

Regulatory Setting

Federal and State

Federal and state laws addressing biological resources include: 1) State of California Endangered Species Act; 2) Federal Endangered Species Act; 3) Clean Water Act; and 4) California Fish and Game Code. Multiple regulatory programs associated with these laws addressing biological resources apply to the project site.

California Endangered Species Act

California's Endangered Species Act (CESA) defines an endangered species as "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease." The state defines a threatened species as "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special

5. Environmental Analysis

protection and management efforts required by this chapter. Any animal determined by the commission as rare on or before January 1, 1985 is a threatened species.” Candidate species are defined as “a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the commission has formally noticed as being under review by the department for addition to either the list of endangered species or the list of threatened species, or a species for which the commission has published a notice of proposed regulation to add the species to either list.” Candidate species may be afforded temporary protection as though they were already listed as threatened or endangered at the discretion of the Fish and Game Commission. Unlike the FESA (see below), CESA does not list invertebrate species.

Article 3, Sections 2080 through 2085, of the CESA addresses the taking of threatened, endangered, or candidate species by stating “No person shall import into this state, export out of this state, or take, possess, purchase, or sell within this state, any species, or any part or product thereof, that the commission determines to be an endangered species or a threatened species, or attempt any of those acts, except as otherwise provided.” Under the CESA, “take” is defined as “hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill.” Exceptions authorized by the state to allow “take” require permits or memoranda of understanding and can be authorized for endangered species, threatened species, or candidate species for scientific, educational, or management purposes and for take incidental to otherwise lawful activities. Sections 1901 and 1913 of the California Fish and Game Code provide that notification is required prior to disturbance.

Federal Endangered Species Act

The FESA of 1973 defines an endangered species as “any species that is in danger of extinction throughout all or a significant portion of its range.” A threatened species is defined as “any species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.” Under provisions of Section 9(a)(1)(B) of the FESA it is unlawful to “take” any listed species. “Take” is defined in Section 3(18) of FESA: “...harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.” Further, the U.S. Fish and Wildlife Service, through regulation, has interpreted the terms “harm” and “harass” to include certain types of habitat modification that result in injury to, or death of species as forms of “take.” These interpretations, however, are generally considered and applied on a case-by-case basis and often vary from species to species. In a case where a property owner seeks permission from a federal agency for an action that could affect federally listed plant and animal species, the property owner and agency are required to consult with USFWS. Section 9(a)(2)(b) of the FESA addresses the protections afforded to listed plants.

Clean Water Act, Section 404

U.S. Army Corps of Engineers. Pursuant to Section 404 of the Clean Water Act, the Corps regulates the discharge of dredged and/or fill material into waters of the United States. The term “waters of the United States” is defined in Corps regulations at 33 CFR Part 328.3(a).

California Department of Fish and Wildlife. Pursuant to Division 2, Chapter 6, Sections 1600-1603 of the California Fish and Game Code, the CDFW regulates all diversions, obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake that supports fish or wildlife.

5. Environmental Analysis

Would the Modified Project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X	
c) Have a substantial adverse effect on 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?				X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	

Comments:

- 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?**

Minor Technical Changes or Additions. The Modified Project does not create new or worsened impacts related to candidate, sensitive, or special status species. As shown on Figure 5.4-2, LBV have been sited along Mill Creek, and the USFWS has designated 56.5 acres of critical habitat on the project site. Of these 56.5 acres, 38.1 acres along Mill Creek, are considered suitable for LBV because of the riparian vegetation. This area would not be disturbed by the previous or Modified Project. The remaining 18.4 acres of critical habitat outside the suitable habitat has upland agricultural fields, cattle facilities, and ruderal areas that do not contain any suitable habitat for least Bell's vireo due to the absence of riparian vegetation. Under the Approved Project, this area would have

5. Environmental Analysis

been developed with high-density residential land uses and detention basin (lake) 3. Under the Modified Project, this area would be graded but would remain open space – recreation. The northernmost portion of the LBV critical habitat would be used as a 3.21-acre park. This portion of the LBV critical habitat is currently the Stueve Dairy and is not high quality habitat for the LBV. The conversion of this area to a park would not create a new impact to LBV habitat and does not indirectly affect LBV.

BUOW have been identified on the project site during the surveys completed for the 2009 Certified EIR. As stated in the 2009 Certified EIR, CDFW calls for provision of a minimum of 6.5 acres per territory of BUOW impacted. With a maximum five BUOW nesting territories potentially impacted, 32.5 acres (5 x 6.5 acres) of suitable habitat would need to be provided. Mitigation from the 2009 Certified EIR required the establishment of approximately 30 of acres restored native grassland habitat (Mitigation Measure BR-9; see Figure 5.4-3, *Onsite Grassland Restoration*). For BUOW impacts, Mitigation Measure BR-12, from the 2009 Certified EIR, requires the construction of owl burrows at a ratio of 2:1 for every occupied burrow removed on the grassland restoration area and the detention basins so that the BUOWs have alternate burrows. This must be completed two weeks prior to the relocation effort. Since the Modified Project would not include the construction of detention basins, the additional burrows could be constructed in the 22.9 acres along Mill Creek. Without the detention basins, there are still 52.9 acres of protected habitat that may be used for BUOW habitat.

Impacts to other sensitive species, the long-eared owl, prairie falcon, merlin, loggerhead shrike, California horned lark, yellow-breasted chat, yellow warbler, and the western spadefoot, would be less than significant with the incorporation of mitigation measures BR-1 through BR-17.

The Modified Project does not present any changes, as compared to the 2009 Approved Project, that would cause new significant biological resource impacts.

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

Minor Technical Changes or Additions. As with the Approved Project, Mill Creek and the adjacent riparian habitat would be protected by a 22.9-acre easement. There are no other wetland areas on the project site identified by the CDFW or the USWFS that would be impacted by the Modified Project.

Other local policies affecting the project site are the RMP for The Preserve. Mitigation measure B-3, regarding a 300-acre conservation area, and B-1, regarding the designation of agriculture and open space south of the existing 566-foot conservation line, both conflict with the Modified Project. Although The Preserve Specific Plan and RMP would be revised per the Modified Project, this would be a significant impact, as with the Approved Project. Overall, the Modified Project would have the same conflict with the RMP as the Approved Project, and no new biological resource impacts would result.

5. Environmental Analysis

- 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?**

Minor Technical Changes or Additions. As mentioned under 5.4.2(b), the only designated jurisdictional wetlands are along Mill Creek (17.4 acres). This area would be permanently protected as a 22.9-acre conservation easement. The Modified Project does not create new or worsened impacts as compared to the Approved Project.

- d) **Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

Minor Technical Changes or Additions. The 2009 Certified EIR concluded that the restoration of approximately 30 acres of grassland within the eastern portion of the project site (mitigation measure 4-9) would facilitate movement of BUOW between Mill Creek and the southern portion of The Preserve and provide high quality foraging opportunities for migratory raptor species. It also cited the creation of the five detention basins would provide habitat for migratory waterfowl. However, since the project site does not currently offer this feature, the lack of detention basins would not negatively affect migratory waterfowl. Development under the Modified Project would be similar to that proposed under the Approved Project, and no new impacts to migratory wildlife or nursery sites would occur.

As with the Approved Project, the Modified Project would contribute to the cumulative loss of raptor foraging habitat in the Prado Basin. The Modified Project does not propose changes that would contribute to new cumulative impacts when compared to the Approved Project.

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

Minor Technical Changes or Additions. The 2009 Certified EIR determined that the project would conflict with policies in the General Plan Conservation and Open Space Element and the RMP for The Preserve FEIR biological mitigation measures. The City's General Plan has been updated since the certification of the 2009 Certified EIR and the policies of the Conservation and Open Space have been modified. An updated analysis of the Modified Project with the updated General Plan policies is provided on Table 5.10-1, in Section 5.10, *Land Use and Planning*, in this Addendum. As with the 2009 Certified EIR, impacts are significant due to the conversion of open space and agricultural land to urban development. The Modified Project does not present any changes, as compared to the 2009 Approved Project, that would cause new significant biological resource impacts.

The Modified Project would still conflict with The Preserve RMP, as described under 5.4.2(b). As with the previous 2009 Certified EIR, impacts would be significant. The Modified Project does not present any changes, as compared to the 2009 Approved Project, that would cause new significant impacts to local biological resource policies.

5. Environmental Analysis

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Minor Technical Changes or Additions. The project would not conflict with a Habitat Conservation Plan or a Natural Community Conservation Plan, but it would conflict with the RMP for The Preserve, as described under 5.4.2(b). The Modified Project does not present any changes, as compared to the 2009 Approved Project, that would cause new significant impacts to local biological resource policies.

5.4.3 Regulatory Requirements

- California Endangered Species Act, Article 3, Sections 2080 through 2085
- Federal Endangered Species Act, Section 9(a)(1)(B) and Section 3(18)
- Clean Water Act, Section 404
- California Department of Fish and Game (now California Department of Fish and Wildlife) Code, Division 2, Chapter 6, Sections 1600-1603

5.4.4 Adopted Mitigation Measures Applicable to the Modified Project

The following mitigation measures have been carried through from the 2009 Certified EIR. The mitigation measures have been refined and supplemented to reflect updated technical practices and level of detail included in CEQA documentation. Modifications to the original mitigation measures are identified in ~~strikeout text~~ to indicate deletions and **bold underlined** to signify additions.

- BR-1 In conjunction with the 30 acres of restored grassland habitat (4-9) and prior to the passive relocation of any BUOW within the project footprint, a conservation easement shall be established and deeded to an agency that provides land stewardship for the 22.9 acres that are to be avoided within Mill Creek to ensure this area is preserved in perpetuity for LBV and other riparian species.
- BR-2 Construction activity within 500 feet of riparian habitat should not occur during the LBV nesting season, from April 1 through July 31. If construction activity is required within 500 feet of riparian habitat within Mill Creek during the nesting season, an experienced LBV biologist would be required to determine if any avian nests exist. If LBV nests are located, no construction activity shall be permitted that would subject the nest to noise higher than 60 dBA during the nesting season. The LBV biologist would act as the construction monitor and will be onsite during construction activity to monitor for any LBV within the vicinity of the site or nesting activity by any avian species. If no LBV or nesting activity occurs, then construction can continue.
- BR-3 The Modified Project shall avoid the use of invasive and non-native plant species identified by the California Invasive Plant Council (a listing of which is contained in Appendix D of this Addendum). The final landscape plans will be reviewed and verified by the City of Chino to

5. Environmental Analysis

ensure that invasive species will not be used. Maintenance of the landscape areas will include the removal of invasive plants that may establish through natural dispersal mechanisms.

- BR-4 A Pest/Turf Management Plan for common areas within the project shall be prepared by the Applicant for review and approval by the City as part of required landscape plans to ensure that fertilizers and pesticides do not enter habitat areas.
- BR-5 No outdoor lighting within suitable LBV habitat shall be permitted. In addition, adjacent night lighting shall be reduced to the greatest extent practicable and designed with hoods or shields that reduce the amount of light spilling into the habitat.
- BR-6 No recreational sport fields or structures shall be permitted within 250 feet of riparian habitat suitable to LBV. A plan for use of the Open Space-Recreation designated areas on the project site shall be prepared demonstrating to the City that intrusive noise, lighting, and motion into the occupied LBV habitat shall not occur. Intrusion into the Mill Creek habitat area by people and/or pets shall not be permitted. Signs shall be posted around the perimeter of the Mill Creek habitat area that people and their pets are not permitted entry.
- BR-7 All trails will be posted with signs that dogs must remain leashed.
- BR-8 Project residents having pet cats shall be encouraged through distribution of an informational flyer to have them remain indoors.
- BR-9 In order to avoid temporal loss of BUOW habitat, another conservation easement shall be established for the 30 acres of restored native grassland habitat, and deeded to an agency that provides land stewardship to ensure preservation in perpetuity. This should be done prior to the passive relocation of any BUOW within the project footprint, and in conjunction with the conservation easement for the 22.9 acres of riparian habitat area along Mill Creek to be preserved (4-1).
- BR-10 The Applicant shall provide to the City for review and approval as part of required landscape plans a planting plan to establish and manage appropriate vegetation for the ~~three~~ detention basins and perimeter slopes, prepared by a qualified raptor and/or restoration biologist.
- BR-11 To avoid direct harm to BUOWs, burrows occupied by BUOWs must be avoided by 75 meters during the nesting season (February to August) and by 50 meters outside of the nesting season (September to January). Occupied burrows should not be disturbed during the nesting season unless a qualified biologist approved by the CDFW verifies through noninvasive methods that either: (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.
- BR-12 If BUOWs must be moved away from the disturbance area, passive relocation techniques will be used. At least one or more weeks will be necessary to accomplish this to allow the BUOWs to acclimate to alternate burrows. Once all burrows on the project site are confirmed to be absent of BUOWs, they will be systematically collapsed. New burrows shall be created (by installing artificial burrows at a ratio of 2:1 for every occupied burrow removed) on the grassland restoration area and the detention basins so that the BUOWs have alternate burrows to relocate.

5. Environmental Analysis

Where feasible, these burrows shall be built at least two weeks prior to the passive relocation effort. Prior to the passive relocation of the BUOW on the project site, all BUOWs to be relocated shall be banded. Follow-up surveys to determine the fate of the passively relocated BUOWs shall be required to determine the success of the program.

- BR-13 A 30-day preconstruction survey for BUOW must be conducted so that all occupied burrows can be mapped and a strategy developed so that harm to BUOWs resulting from project construction is avoided.
- BR-14 Prior to the passive relocation of any BUOWs within the project footprint, a BUOW relocation and habitat management plan that incorporates the above mitigation measures shall be submitted and approved by the CDFW and the City of Chino.
- BR-15 To compensate for the loss of suitable nesting habitat for loggerhead shrike, open space areas associated with the project site shall be enhanced with native shrubs suitable as nest sites. This could include the planting of shrubby species such as Mexican elderberry.
- BR-16 Removal of vegetation or other potential nesting bird habitat shall be conducted outside of the avian nesting season (February through August). If removal of vegetation occurs during the avian nesting season, a preconstruction nesting bird survey shall be conducted no more than 7 days prior to this activity. If birds are found to be nesting within or near the impact area, a buffer where no construction activities would occur would need to be established by a qualified biologist. This biologist would also determine if the nest is not currently active or when the nest is no longer active, at which time construction could resume.
- BR-17 Prior to the issuance of any grading permits, the project Applicant shall be required to pay impact fees for the perpetual management and maintenance of all biological resources protected by conservation easements. These resources include, but are not limited to, the 22.9 acres that are to be avoided within Mill Creek, as described in Edgewater Mitigation Measure BR-1, and the restored native grassland habitat, as described in Edgewater Mitigation Measure BR-9. A conservancy selected by the City shall, in collaboration with the City, determine the amount of these fees and manage the biological resources in these areas in perpetuity.

5.4.5 Level of Significance After Mitigation

The Modified Project would only result in minor changes or additions in comparison to the project as recorded and would not change the significance findings in the certified 2009 Certified EIR. With the incorporation of mitigation measures—impacts to local policies, including The Preserve FEIR and RMP—and the cumulative impact to raptor foraging habitat within the Prado Basin area would remain significant and unavoidable as with the previous 2009 Certified EIR.

Comparison to the 2009 Certified EIR

The 2009 Certified EIR analyzed the impacts of emissions from development of a master-planned residential community of 1,074 homes, 80,200 square feet of nonresidential development, and 130.84 acres of open space. When compared to the Approved Project, the Modified Project would have 251 fewer residential units,

5. Environmental Analysis

approximately 25,000 fewer square feet of nonresidential land uses, and a similar amount of open space. The Modified Project would have the same grading and development footprints as the Approved Project and would have the same effect on biological resources. The main difference between the previous and Modified Project is the removal of the detention basins from the site plan. This would not create any new or worsened impacts when compared to the Approved Project. With the exception of the impacts to The Preserve FEIR and RMP and the cumulative raptor foraging impacts, all impacts would be less than significant with the incorporation of mitigation measures, as with the Approved Project.

5.5 CULTURAL RESOURCES

5.5.1 Summary of Impacts Identified in the 2009 Edgewater EIR

This section corresponds with Section 4.5, Cultural Resources, of the certified 2009 Certified EIR. The analysis in this section is based in part on the following technical reports:

- *Phase I Cultural Survey Report and Paleontological Resource Assessment*, prepared by Michael Brandman Associates (MBA), 2007
- *Phase II Cultural Resources Testing and Evaluation Report*, prepared by MBA, 2007

A complete copy of these reports is included in Appendix E.

Impacts to Cultural and Historical Resources

The 2009 EIR found that the cultural and historic resources found on the project site are not significant per CEQA standards. However, they could be uncovered during project construction. The Phase II analysis determined that an archaeological mitigation program should be developed before grading begins. The mitigation measures included in the 2009 Certified EIR reduce impacts to less than significant levels. In addition, Mitigation Measure CR-2, Archaeological Monitoring, and CR-3, Paleontological Monitoring, from the Final EIR for The Preserve were incorporated into the 2009 EIR.

Impacts to Paleontological Resources

MBA contacted the San Bernardino County Museum in 2006 to seek information on potential impacts to paleontological resources on the project site. The response from the county museum stated that if older Pleistocene deposits on the project site were encountered during project-related earthmoving, impacts to significant fossil resources might occur. The Pleistocene alluvial deposits in this region carry high potential significance, and potential impacts may occur. Mitigation measures are included in the 2009 Certified EIR that reduce impacts to less than significant levels.

Impacts to Human Resources

The surveys completed for the 2009 Certified EIR did not uncover any human remains on the project site. The 2009 Certified EIR determined that if unknown human remains become unearthed, the project applicant must comply with the provisions of Title 14, California Code of Regulations 15064.5(e) (see 5.5.2, “Regulatory

5. Environmental Analysis

Setting”). By following the regulations of 15064.5, human remains would be properly identified by the County Coroner, and if they are Native American, the NAHC would be notified.

5.5.2 Impacts Associated with the Modified Project

Regulatory Setting

State Regulations

CEQA contains several provisions that expressly recognize that Native American and/or archeological resources may be accidentally discovered during project construction, and it has several regulatory guidelines that dictate how such a discovery is to be dealt with by the project applicant and/or developer.

Title 14, California Code of Regulations 15064.5(d)

When an initial study identifies the existence of, or the probable likelihood of, Native American human remains within the project, a lead agency shall work with the appropriate Native Americans identified by the Native American Heritage Commission (NAHC) as provided in Public Resources Code Section 5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains, and any items associated with Native American burials with the appropriate Native Americans. Action implementing such an agreement is exempt from:

- The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5)
- The requirements of CEQA and the Coastal Act

Title 14, California Code of Regulations 15064.5(e)

In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken:

- There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
 - The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and;
 - If the coroner determines the remains to be Native American:
 - The coroner shall contact the NAHC within 24 hours.
 - The NAHC shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
 - The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with

5. Environmental Analysis

appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or

- Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity, on the property in a location not subject to further and future subsurface disturbance pursuant to Public Resources Code Section 5097.98(e).
 - The NAHC is unable to identify a most likely descendent or the most likely descendent fails to make a recommendation within 48 hours of being granted access to the site.
 - The descendant identified fails to make a recommendation; or
 - The landowner or his authorized representative rejects the recommendation of the descendant, and a mediation by the NAHC fails to provide measures acceptable to the landowner.

Title 14, California Code of Regulations 15064.5(f)

CEQA Guidelines Section 15064.5(f) recognizes that historical or unique archeological resources other than potential Native American burials may be accidentally discovered during project construction. This guideline recommends that immediate evaluation of the find by a qualified archeologist be included in mitigation measures. This guideline also recommends that if the find is determined to be an historical or unique archeological resource, that contingency funding and a time allotment sufficient to allow for implementation of avoidance measures be available.

Environmental Setting

Historical and Archaeological Resources

The project site consists of several small parcels along Chino Corona Road that have supported dairies for many years. Project area properties south of the dairies consist of overgrown riparian land along the banks of Mill Creek, flat areas grazed by cattle slightly west of Mill Creek, and about 150 acres of tilled land east of Cucamonga Avenue. The project site is below and above the 566 foot high water mark of the Prado Dam Reservoir. Historical research has shown that prior to about 1950, Mill Creek was a small drainage associated with a set of cienegas (springs or marshy areas) about 1.5 miles northeast of the project area. When Mill Creek was modified to carry flood control waters emanating from Cucamonga Creek as a result of flood control construction, the creek channel was enlarged through erosion so that it now can carry runoff from many distant miles. Water flows through the channel continuously; some of this originates 10 miles to the north in the San Bernardino Mountains.

The project area is within the southeastern section of Gabrieliño tribal territory. Generally, Gabrieliño settlements were created at the intersection of several ecozones: prairies with foothills, floodplains and river courses, and on the edges of marshes and seashores. In the late 1700s, Father Junipero Serra was sent to Alta California to create a chain of missions and mission outposts and create a foundation for colonization of the region with the help of the Spanish military. The San Bernardino area, which includes the project site, came under control of the Spanish

5. Environmental Analysis

military. In 1819, Rancho San Bernardino was established. After Mexico gained its independence from Spain in 1821, the rancho lands were divided among the Mexican families in the area.

Chino History

The Yorba-Slaughter Adobe, built by Indian laborers who lived in a village east of the property, was originally known as “Buena Vista” and inhabited by Raimundo Yorba, an affluent landowner in the Prado Basin area. The adobe and property were purchased in 1868 by Fenton M. Slaughter, a Virginian and a veteran of the Mexican War of 1846. Slaughter raised cattle, introduced the Merino sheep to California, bred fine racehorses and mules, and raised grain and grapes. The adobe became the center of a small settlement called “Rincon.”

Laid out by Richard Gird, post-statehood owner of the Rancho Santa Ana del Chino (in 1887), the Town of Chino was created in response to California’s land boom of the late 1880s. Development of Chino and the surrounding areas, especially Orange County, required the construction of a dam at the location of the former town of Prado to prevent flooding downstream. In mid-August 1939, Army engineers began placing rock for the \$7,000,000 dam, and by 1941 the dam was finished. Included in the initial construction plans was a “take” of the Mill Creek watershed so that waters from Cucamonga Creek could eventually flow unimpeded to the Santa Ana River.

The project site is part of the land purchased by the McCarthy family in 1878. Based on its location, it is likely that the site would have been plowed by the McCarthy family and inhabited by a few families. The MacClean family and John Rodriguez family owned the southern and northern halves of the project site from the 1950s to the 1990s, respectively. The Stueve brothers purchased both properties in the 1990s but continued to lease the site to the onsite dairy operations. They founded Alta Dena Dairy in 1945 in Monrovia and purchased a larger operation in Chino in 1950. In whole, their dairy became certified for raw milk production in 1953 and grew rapidly. By the 1980s, the dairy milked over 8,000 cows daily and owned 18,000 animals. The project area was part of the Alta Dena dairy beginning in the 1980s.

For the 2009 Certified EIR, a Phase I Cultural Resource Survey was completed to determine the presence of onsite resources. Three surveys were completed on October 25 and 26, 2006, and May 2007 by MBA. Two prehistoric artifacts were found at site CA-SBR-12572 in October 2006. Recent plowing uncovered a third prehistoric artifact at the same site in May 2007. Historic aerial photographs were purchased in order to correlate structures on the ground with those seen in the air.

Table 5.5-1 below lists the cultural resources identified within the project area during the background research and survey stage of analysis for the 2009 Certified EIR. The initial background analysis showed that there were eight individual cultural resource sites plotted inside the project area. Seven of these could not be observed during the survey and may be buried or destroyed by later development. Five new sites (P36-13391, P36-13408, P36-13409, P36-13410, CA-SBR-12572) were identified during the MBA Phase I survey (MBA 2007). Four of the five sites were historical structural elements associated with dairying and agriculture on the property. The fifth, prehistoric site CASBR-12572, was in the south-central portion of the project area. The surface manifestations of this site were recorded, and subsurface testing was required. Another new site (CA-SBR-12613H) was detected during the Phase II assessment (MBA 2007) and was found to be not significant.

5. Environmental Analysis

Research at the San Bernardino Archaeological Information Center showed that seven “pending”¹ historical archaeological sites were in the project area. Only one of these was located during the Phase II testing (The Fuqua Ditch, CA-SBR-12753H); the rest were buried or otherwise obscured. Rerecordation would have been required if and only if significant historic ditch elements were found during the test. No significant elements were found.

Table 5.5-1 Historic and Cultural Resources Identified on the project site

Site Number	Type	Recommendation per MBA Surveys
Sites Plotted at the San Bernardino Archaeological Information Center		
CA-SBR-12573H (Pending P871-19H)	The Fuqua Ditch	Recordation and minimal archaeological testing to determine width and depth (completed during Phase II assessment)
P (Pending) 871-8H	Remington Ranch House: elements of this site may spill onto the Modified Project area.	Examine artifacts during recordation of Fuqua Ditch
P (Pending) 871-9H	Former house found on old topographic maps, now demolished. Subsurface remains may be found. Located east of the area of EL-2.	Watch for foundation remnants during monitoring
P (Pending) 871-10H	Former house found on old topographic maps, now demolished. Subsurface remains may be found in the area of EL-2.	Watch for foundation remnants during monitoring
P (Pending) 871-11H	Former barn located about 100 feet northeast of P871-8H. Has been demolished (as discussed by Langenwaller and Brock [1985]).	Cannot be relocated. No additional work proposed.
P (Pending) 871-12H	Chino Valley Grist Mill (built 1875).	Watch location during monitoring
P (Pending) 871-16H	The Mayhew House, built around 1866. Demolished prior to 1933.	Watch location during monitoring
P (Pending) 871-22H	Mary F. Race property. The original buildings possibly replaced by the dairy at 8351 Chino-Corona Road or remodeling may have taken place.	Watch location during monitoring
Sites Discovered During the 2006 and 2007 Surveys		
P#36-13408	Older corral located near P871-10H	Historical significance determination required
P#36-13409	Hilltop residence and barn	Historical significance determination required
P#36-13391	Farm outbuilding complex with several structures	Historical significance determination required
P#36-13410	Two houses on one parcel at 8121 and 8131 Chino-Corona Road	Historical significance determination required
CA-SBR-12572	Prehistoric millstone artifact cluster	Phase II Archaeological significance determination required

Source: MBA 2007.

Notes: The term “pending” refers to historic cultural resources that are known from written or visual records, but have not yet been identified in the field. Such sites may be buried beneath tilled soil that, in the case of the Modified Project, would be removed during construction.

¹ The term “pending” refers to historic cultural resources that are known from written or visual records, but have not yet been identified in the field. Such sites may be buried beneath tilled soil that, in the case of the Modified Project, would be removed during construction.

5. Environmental Analysis

Site P#36-13408 is a historic corral complex that is currently being used by local ranchers. The complex may have been constructed more than 45 years ago, possibly while site P871-10H was occupied. The P871-10H house may be associated with the corral. This house was identified on a 1936 aerial photograph but was not found on a 1953 aerial photograph, suggesting it had been removed after 1936. The P871-10H house foundation may be buried.

Site P#36-13409 consists of an existing occupied house and barn atop a knoll that overlooks the cattle grazing area. The house was newly built in the 1953 aerial photograph. The barn and the other outbuildings may or may not be less than 45 years old.

Site P#36-13391 consists of a cinder block outbuilding with a Quonset hut-style metal roof located near Cucamonga Avenue. The building is a remnant of the large McClean farm complex found on the 1953 aerial photograph.

Site P#36-13410 consists of two older houses along Chino Corona Road. The houses and outbuildings were probably built to house the office or workers for a dairy complex once located on the Race property to the west.

Prehistoric site CA-SBR-12572 consisted of a cluster of three millingstones found in an area about 50 meters by 100 meters in size. The artifacts appear quite old and consist of two manos and one stone ball.

Historic site CA-SBR-12573H consisted of the Fuqua Ditch, which is along the northeastern margin of the project area. The MBA Phase II testing party relocated the centerline of the ditch and excavated a trench to determine its width and depth. Rerecording would have been required if and only if significant historic ditch elements were found during the test. No significant elements were found.

Native American Consultation

As part of the analysis for the 2009 2009 Certified EIR, MBA sent an inquiry to the NAHC requesting information regarding sacred sites that may be on or near the project site. The response from the NAHC was that no sacred sites are listed in or near the project site, but that six tribal entities may have additional information regarding the locations of sacred sites. Inquiry letters to the six tribal groups named by the NAHC were mailed on June 14, 2007. No responses to those letters were received. In addition, a representative of the Gabrieliño tribe was present during the Phase II survey by MBA.

Impacts to Human Remains

Based on the record search and field surveys conducted on the project site, no known human remains are located on the project site.

Paleontological Resources

A paleontological records check was requested by MBA on October 17, 2006, from the San Bernardino County Museum. A response was received on November 6, 2006, from Eric Scott of the County Museum. The paleontological review showed that the project area is located upon surface exposures of Pleistocene older alluvial fan deposits. Holocene wash deposits associated with the Mill Creek drainage overlie the Pleistocene deposits in the eastern portion of the Project area. No known fossil resources are located within one mile of the project area.

5. Environmental Analysis

in any direction. The Holocene sediments have low potential to contain fossil resources. However, they act as a veneer over the Pleistocene deposits.

Would the Modified Project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	
d) Disturb any human remains, including those interred outside of formal cemeteries?				X	

Comments:

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

Minor Technical Changes or Additions. The 2009 Certified EIR does not identify significant cultural or historical resources on the project site. As with the Approved Project, the Modified Project may uncover buried resources during ground-disturbing construction activities. The Modified Project would have the same grading area as the previously Modified Project, and potentially significant impacts would be the same. The Modified Project would not present changes that, when compared to the 2009 Certified EIR, would create new impacts.

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

Minor Technical Changes or Additions. See the impact discussion under 5.5.2 (a). The Modified Project would not present changes that, when compared to the 2009 Certified EIR, would create new impacts.

- c) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Minor Technical Changes or Additions. Per discussions with the San Bernardino County Museum, known paleontological resources are not present on the project site. However, there is potential they may be unearthed with the ground-disturbing activities of the Modified Project, the same as with the Approved Project. The grading area would be the same for the Approved and Modified Projects. The Modified Project would not present changes that, when compared to the 2009 Certified EIR, would create new impacts related to unique paleontological or geologic features.

5. Environmental Analysis

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

Minor Technical Changes or Additions. No human remains were discovered on the project site during the surveys completed by MBA. However, it is possible that unknown human remains could be present and disturbed during earth-moving construction activities. The project proponent must comply with the provisions of Title 14, California Code of Regulations 15064.5(e). These require proper identification and treatment of any human remains found on the project site. The Modified Project would not present changes that, when compared to the 2009 Certified EIR, would create new impacts related to the disturbance of human remains.

5.5.3 Adopted Mitigation Measures Applicable to the Modified Project

The following mitigation measures have been carried through from the 2009 Certified EIR.

- CR-1 A City-approved Project Archaeologist with background in the historic resources of the City of Chino shall create a mitigation monitoring plan to direct archaeological monitoring prior to earthmoving in the project area, as directed in BR-2. A pre-grade meeting to review the details of that plan must occur between the monitoring archaeologist(s) and the grading contractor before grading begins. The plan must discuss contingency plans associated with Native American tribal representation if any prehistoric artifacts are found during earthmoving. These artifacts may potentially be considered sacred items by one or more Native American tribes. The mitigation monitoring plan must contain a description of how and where artifacts will be curated if found during monitoring.
- CR-2 Once a depth below the modern ground surface of 3 feet is reached, full-time monitoring shall be required during all construction-related earthmoving. The Project Archaeologist may, at his or her discretion, terminate monitoring if and only if no buried cultural resources have been detected after 50 percent of the qualifying ground has been graded. If buried cultural resources are detected during monitoring, monitoring must continue until 100 percent of virgin earth within the Project area has been disturbed and inspected by the monitor(s).
- CR-3 Should previously unidentified cultural resource sites, prehistoric or historic cultural resources be encountered during monitoring, they should be Phase II tested and evaluated for significance following CEQA Guidelines prior to allowing a continuance of grading in the area.
- CR-4 The locations of seven historic pending sites (P871-8H, P871-9H, P871-10H, P871-11H, P871-12H, P871-16H, and P871-22H) shall be carefully monitored during grading of the Project area. Should subsurface manifestations of these sites be uncovered during grading, their qualities shall be documented by the monitoring archaeologist for inclusion in the monitoring report.
- CR-5 If geotechnical investigations must take place within 250 feet of any known cultural resource site in the Project area, the geotechnical investigation must be monitored by a qualified archaeologist.

5. Environmental Analysis

- CR-6 Construction-related earthmoving must be monitored by one (1) qualified Native American monitor. The monitor must belong to the Tribe or be a known descendant of the Gabrieliño Band of Mission Indians.
- CR-7 Prior to any clearing and grubbing and/or earthmoving activities on the project area, a qualified Project Paleontologist retained by the Project Proponent and approved by the City shall review the approved development and construction plans. The Project Paleontologist shall participate in a pre-construction Project meeting with the development Staff to ensure an understanding of the mitigation measures required during construction.
- CR-8 Once a depth of 5 feet is reached during grading or trenching, paleontologic monitoring of any earthmoving will be conducted by a qualified monitor, under direct guidance of a Project Paleontologist. Earthmoving in areas of the Project site where previously undisturbed sediments will be buried but not otherwise disturbed will not be monitored. Non-virgin soils need not be monitored.
- CR-9 If fossil remains are found, the Project Paleontologist shall develop a storage agreement with a museum repository acceptable within the City or County to allow for the permanent storage and maintenance of any fossil remains recovered in the Project area as a result of the mitigation program, and for the archiving of associated specimen data and corresponding geologic and geographic site data. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum repository fossil specimen numbers and corresponding fossil site numbers, as appropriate, placed in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued. Associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized databases) at the museum repository by a laboratory technician. The remains then will be accessioned into the museum repository fossil collection, where they will be permanently stored and maintained. The associated specimen and site data will be made available for future study by qualified investigators.
- BR-10 A final report of findings shall be prepared by the Project Paleontologist for submission to the City, and the museum repository following accessioning of the specimens into the museum repository fossil collection. The report will describe Project site geology/stratigraphy, summarize field and laboratory methods used, include a faunal list and an inventory of curated/catalogued fossil specimens, evaluate the scientific importance of the specimens, and discuss the relationship of any newly recorded fossil site within the Project site to relevant fossil sites previously recorded from other areas.

5. Environmental Analysis

5.5.4 Level of Significance After Mitigation

The Modified Project would not change the level of significance of the project as recorded, and would not result in significant impacts upon implementation of mitigation measures.

Comparison to the 2009 Certified EIR

The 2009 Certified EIR analyzed the impacts of emissions from development of a master-planned residential community of 1,074 homes, 80,200 square feet of nonresidential development, and 130.84 acres of open space. When compared to the Approved Project, the Modified Project would have 251 fewer residential units, approximately 25,000 fewer square feet of nonresidential building space, and a similar amount of open/recreational space. The Modified Project would have the same grading footprint as the Approved Project and would have the same effect of cultural, historical, and paleontological resources. Impacts are less than significant after mitigation and no additional impacts would occur. Consistent with the analysis in the 2009 Certified EIR, the Modified Project would not result in significant impacts related to cultural resources.

5.6 GEOLOGY AND SOILS

This section corresponds with Section 4.6, Geology and Soils, of the certified 2009 Certified EIR for the Edgewater Project. The analysis in this section is based in part on the following technical reports:

- *Report of Phase 2 Geotechnical Investigation*, GMU Geotechnical, Incorporated, March 2007

A complete copy of this report is included in Appendix F.

5.6.1 Summary of Impacts Identified in the 2009 Certified EIR

Seismic Hazards

The 2009 Certified EIR identified did not identify any potentially significant impacts related strong ground-shaking, ground failure, fault rupture, liquefaction, or landslides.

A major seismic event may result in strong ground shaking, ground failure, liquefaction, or landslides on the project site. The Approved Project would have been required to meet the applicable seismic design standards of the California Building Standards Code. The Phase 2 geotechnical investigation includes recommendations in accordance with the California Building Standards Code to address potential ground shaking impacts. Compliance with the Phase 2 geotechnical investigation recommendations would ensure that potential impacts are less than significant.

Soil Erosion

During construction, the site would be graded and prepared for building foundations. Demolition, grading and corrective grading, removal of undocumented fill, site preparation, and construction would disrupt the surface of the site and expose the surficial soils to erosion by surface water runoff and removal by wind. Per City requirements, an erosion control plan would be prepared as part of the grading plan check and project approval.

5. Environmental Analysis

The control plan must comply with the City's municipal code and the regional water quality control board standards. The project would also be subject to the requirements of Rule 403 Fugitive Dust Emissions Control issued by the South Coast Air Quality Management District. The Fugitive Dust Emissions Control Plan would include best management practices such as regular watering of the top soils during grading and making the site less susceptible to soil erosion. A project Storm Water Pollution Prevention Plan (SWPPP) would also be required to reduce potential short-term impacts of soil erosion or the loss of topsoil. Compliance with these requirements would prevent the need for further mitigation measures.

Geologic Stability

The project site must be graded per the City of Chino grading code and to meet the recommendations in the Phase 2 geotechnical investigation. Soil stability would be ensured through corrective grading, dewatering, fill placement and compaction, and proper surface drainage and subdrains. The upper five feet of soils contain organic content greater than 2 percent, which is not suitable for building. The upper layer of soils and materials would be removed to expose existing, in-place, dense soil consisting of older alluvium.

The soils within the project site have the potential to be severely corrosive to ferrous metals and copper and have a moderate potential for sulfate exposure to concrete. Project features having direct contact with the soils may require special precautions such as the use of coated steel, stainless steel, aluminum, or other coated alternatives for metals in contact with the soils.

The potential for liquefaction-induced lateral spreading and flow failures is low, and related impacts are considered less than significant. Because the liquefiable layers below the fill cap are discontinuous, the potential for liquefaction-induced lateral spread and flow failure adjacent to design slopes is also anticipated to be less than significant. Surface impacts due to liquefaction are considered very low due to the nonnative fill at the surface of most of the site. Potential for liquefaction-induced lateral spread and flow failure adjacent to the design slopes is anticipated to be low for the design seismic event.

Following corrective grading, fill would be placed on top of dense older alluvium. Given the relatively shallow thickness of the planned fills, significant subsidence is not anticipated to occur. Project impacts from subsidence can be considered to be less than significant.

Based on laboratory testing from soils sampling conducted for the Phase 2 geotechnical investigation by GMU, project soils have a very low to moderate expansion potential. Adherence to GMU grading and foundation system design recommendations (including the use of posttensioned slabs) would ensure that impacts from expansive soil are less than significant.

Cumulative Impacts

Compliance with seismic safety standards for new construction, recommendations of project geotechnical investigations, and ongoing provisions for emergency preparedness and response are anticipated to reduce such risks, on a project-by-project basis, to acceptable levels. Other geologic and soils influences are largely site specific, and there is little if any cumulative relationship between project development and development of other cumulative projects.

5. Environmental Analysis

5.6.2 Impacts Associated with the Modified Project

Environmental Setting

The topography at the site is variable, ranging from essentially flat in the northern portion, to gently rolling hills in the southern portion. The southern portion consists of a small north–south-trending ridge bounded by smaller knobs or rounded hills and gently graded low areas. Slopes become steeper along the eastern boundary near Mill Creek. Elevation within the project site ranges from 508 to 579 feet above mean sea level.

Geological and Soil Characteristics

Soils

The surface of the site is generally disturbed from historical agricultural use. The surface soils of the site generally consist of undocumented artificial fill and alluvial fan deposits underlain by older alluvial deposits. Artificial fills are also present on the site, mostly on the northern portion of the site. Most of these fills are less than 2 feet thick but can be up to 11 feet in some places.

Quaternary older alluvial fan deposits were encountered at either the surface or underlying the artificial fill across the site. Where observed, the older alluvial deposits consisted of varicolored silts and sands with some clays and gravels. These deposits are generally porous at shallow depths, medium dense to dense, with moderately to well-developed soil structure. The organic content of the older alluvium ranges from 1.0 to 6.1 percent. Native soil on the southern portion of the site consists of dark brown, organic rich mixtures of clays, silts, and sands. Quaternary alluvial deposits on the eastern portion of the site, adjacent to Mill Creek, generally consist of mixtures of light brown to brown silts and sands with some clays likely derived from sediment deposited by Mill Creek.

Bedrock

The project site is in the eastern portion of the Peninsular Ranges geomorphic province on a thick accumulation of alluvial fan deposits. The Peninsular Ranges province is predominantly characterized by igneous basement rock overlain by sedimentary and volcanic deposits.

Faults

There are no known active or potentially active faults crossing the project site. As stated in the GMU report, the site is not in a designated Alquist-Priolo Earthquake Fault Zone, but it is close to several surface faults presently zoned as active or potentially active by the California Geological Survey (CGS) pursuant to the guidelines of the Alquist-Priolo Earthquake Fault Zoning Act. The nearest of these faults is the Chino-Central Avenue Fault, which extends northwest to southeast approximately 1.8 miles northwest of the project site.

Ground-Shaking

The project site is in Seismic Zone 4 for design pursuant to the California Building Standards Commission (CBSC), the zone with the highest earthquake danger. Seismic sources and source distance are used to predict the level of ground shaking that could be experienced on the site for seismic design purposes under the CBSC. There are 31 faults within a radius of 80 kilometers of the site coordinates (USGS Prado Dam 7-1/2 minute quadrangle,

5. Environmental Analysis

Latitude 33 9390N, Longitude 117 6280°W). Table 5.6-1 shows the fault type, annual displacement, distance to the project site, and maximum probable earthquake that could be generated at each of the 31 faults closest to the project site.

Table 5.6-1 Characteristics of Nearby Faults

Fault Name	Distance (km)	Seismology Parameters		
		Maximum	Fault Type	Slip Rate (mm/yr)
Chino-Central Avenue	5.1	6.7	rl-r-o	1.0
Whittier	8.8	6.8	rl-ss	2.5
Elsinore-Glen Ivy	10.0	6.8	rl-ss	5.0
Puente Hill Thrust	22.7	7.1	bt	0.4
Sierra Madre	25.3	7.2	r	2.0
Cucamonga	25.9	6.9	r	5.0
Newport-Inglewood (Offshore)	27.0	7.1	rl-ss	1.5
San Jacinto-San Bernardino	31.9	6.7	rl-ss	12.0
San Joaquin Hill Blind Thrust	35.6	6.6	bt	0.5
San Andreas – San Bernardino M-Ic-4	39.5	7.5	rl-ss	24.0
San Andreas – SB Coachella M-Ib-2	39.5	7.7	rl-ss	27.0
San Andreas – SB Coachella M-2b	39.5	7.7	rl-ss	24.0
San Andreas – Whole M-Ia	39.5	8.0	rl-ss	30.0
San Andreas – 1857 Rupture M-2a	40.9	7.8	rl-ss	34.0
San Andreas – Cho-Moj M-Ib-1	40.9	7.8	rl-ss	34.0
San Andreas Fault	40.9	7.4	rl-ss	30.0
Elsinore-Temecula	41.9	6.8	rl-ss	5.0
Clamshell-Sawprt	42.2	6.5	r	0.5
Raymond	42.4	6.5	ll-r-o	1.5
Cleghorn	44.1	6.5	l l-ss	3.0
Newport-Inglewood (L.A. Basin)	44.7	7.1	l-ss	1.0
Elysian Park Thrust (upper)	45.9	6.4	r	1.3
Verdugo	52.6	6.9	r	0.5
North Frontal Fault Zone (western)	52.8	7.2	r	1.0
Hollywood	59.6	6.4	ll-r-o	1.0
Palos Verdes	61.3	7.3	r-ss	3.0
San Jacinto-Anza	69.3	7.2	rl-ss	1.0
San Gabriel	73.5	7.2	rl-ss	1.0
Sierra Madre (San Fernando)	73.7	6.7	r	2.0
Santa Monica	75.0	6.6	ll-r-o	1.0
Coronado Bank	79.6	7.6	rl-ss	3.0

Source: Chino 2009.

Notes: rl = right-lateral; ll = left-lateral; ss = strike-slip; l = reverse; o = oblique; bt = blind thrust

Groundwater

The project site is located within the Chino Basin, on the northern limit of the Prado Flood Control Basin. This basin flows into the Santa Ana River, east-west from the San Jacinto Mountains to the Pacific Ocean and consists of several stacked aquifers. The groundwater level beneath the project site is between approximately 6 and 40 feet

5. Environmental Analysis

below the existing ground surface and slopes gently to the south and east. Perched ground water was also found across the site in localized areas. The shallowest groundwater elevations occur along the southern boundary of the site and the eastern boundary, along Mill Creek. The surface of groundwater slopes upward toward the northern portion of the site.

Regulatory Setting

California Alquist-Priolo Earthquake Fault Zoning Act

The Alquist-Priolo Earthquake Fault Zoning Act was signed into state law in 1972, with its primary purpose to mitigate the hazard of fault rupture by prohibiting the location of structures for human occupancy across the trace of an active fault. The act requires the State Geologist to delineate “Earthquake Fault Zones” along faults that are “sufficiently active” and “well defined.” The act also requires that cities and counties withhold development permits for sites within an Earthquake Fault Zone until geologic investigations demonstrate that the sites are not threatened by surface displacement from future faulting. Pursuant to this act, structures for human occupancy are not allowed within 50 feet of the trace of an active fault.

Seismic Hazard Mapping Act

The Seismic Hazard Mapping Act was adopted by the state in 1990 for the purpose of protecting the public from the effects of nonsurface fault rupture earthquake hazards, including strong ground shaking, liquefaction, seismically induced landslides, or other ground failure caused by earthquakes. The goal of the act is to minimize loss of life and property by identifying and mitigating seismic hazards. The California Geological Survey prepares and provides local governments with seismic hazard zones maps that identify areas susceptible to amplified shaking, liquefaction, earthquake-induced landslides, and other ground failures.

Natural Hazards Disclosure Act

The Natural Hazards Disclosure Act requires that sellers of real property and their agents provide prospective buyers with a Natural Hazards Disclosure Statement when the property being sold lies within one or more state-mapped hazard areas. If a property is located in a Seismic Hazard Zone, as shown on a map issued by the State Geologist, the seller or the seller’s agent must disclose this fact to potential buyers. California law also requires that when houses built before 1960 are sold, the seller must give the buyer a completed earthquake hazards disclosure report and a booklet titled “The Homeowners Guide to Earthquake Safety” by the California Seismic Safety Commission.

California Green Building Standards Code (Uniform Building Code)

Title 24 of the California Code of Regulations, also known as the California Green Building Standards Code, sets forth minimum requirements for building design and construction. The California Green Building Standards Code is a compilation of three types of building standards from three different origins:

- Building standards that have been adopted by state agencies without change from building standards contained in national model codes;

5. Environmental Analysis

- Building standards that have been adopted and adapted from the national model code standards to meet California conditions;
- Building standards, authorized by the California legislature, that constitute extensive additions not covered by the model codes that have been adopted to address particular California concerns.

Would the Modified Project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
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.				X	
ii) Strong seismic ground shaking?				X	
iii) Seismic-related ground failure, including liquefaction?				X	
iv) Landslides?				X	
b) Result in substantial soil erosion or the loss of topsoil?				X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?				X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X	
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?				X	

Comments:

- 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**

5. Environmental Analysis

substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Minor Technical Changes or Additions. The Approved Project did not identify any potentially significant impacts related to the rupture of a known earthquake fault. The project site is not on an earthquake fault and it is not in an Alquist-Priolo Earthquake Fault Zone. The Modified Project would have similar land uses as the Approved Project and the geotechnical recommendations of the GMU report would be applied to the Modified Project. Compliance with the City's Municipal Code and the California Building Standard Code would also be required for the Modified Project. Consistent with the analysis in the 2009 Certified EIR, the Modified Project would not result in significant impacts related to the rupture of a known earthquake fault.

ii) Strong seismic ground shaking?

Minor Technical Changes or Additions. The Approved Project did not identify any potentially significant impacts related to strong seismic ground shaking. The project site is not on an earthquake fault and it is not in an Alquist-Priolo Earthquake Fault Zone. A seismic event on one of the faults listed on Table 5.6-1 may cause seismic shaking in the area. The GMU report identifies recommendations for the project site that would reduce the hazards related to seismic ground shaking. Compliance with the City's Municipal Code and the California Building Standard Code would also be required for the Modified Project. As with the 2009 Certified EIR, the Modified Project would not result in significant impacts related to strong seismic groundshaking.

iii) Seismic-related ground failure, including liquefaction?

Minor Technical Changes or Additions. The 2009 Certified EIR found the potential for ground failure and liquefaction to be low due to the fill cap that would be placed on the project site. The Modified Project would have similar land uses as the Approved Project and the geotechnical recommendations of the GMU report would be applied to the Modified Project. Compliance with the City's Municipal Code and the California Building Standard Code would also be required for the Modified Project. As with the 2009 Certified EIR, the Modified Project would not result in significant impacts related to seismic-related liquefaction.

iv) Landslides?

Minor Technical Changes or Additions. Due to the proposed grading of the developed site, the potential for landslides was determined to be low in the 2009 Certified EIR. The Modified Project would have similar land uses as the Approved Project and the geotechnical grading recommendations of the GMU report would be applied to the Modified Project. Compliance with the City's Municipal Code and the California Building Standard Code would also be required for the Modified Project. Consistent with the analysis in the 2009 Certified EIR, the Modified Project would not result in significant impacts related to landslides.

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

Minor Technical Changes or Additions. The project site would be disturbed during demolition, grading, and construction. An erosion control plan would be prepared per City of Chino plan check requirements. After

5. Environmental Analysis

construction, the onsite soil would be stabilized with landscaping. The Modified Project would be required to meet the same requirements as the Approved Project. The proposed land uses and site plan are similar, and impacts related to erosion or the loss of topsoil would be similar. As with the 2009 Certified EIR, the Modified Project would not result in significant impacts related to substantial soil erosion or the loss of topsoil.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?**

Minor Technical Changes or Additions. The project site is not on a geologic unit or soil that is unstable or would become unstable as a result of the project. The Modified Project would have a similar grading footprint and land uses. Therefore, the impacts of the Modified Project to geologic units, as compared to the Approved Project, are not expected to be significant.

- 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?**

Minor Technical Changes or Additions. The project site is not located on expansive soil. The Modified Project would have a similar grading footprint and land uses. Therefore, the impacts of the Modified Project to expansive soils, as with the Approved Project, are not expected to be significant.

- 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?**

Minor Technical Changes or Additions. The project would not include septic tanks or other alternative wastewater disposal systems. The Modified Project would include sewers connecting to nearby sewer mains. No impact would occur and the proposed modifications do not result in new or substantially more severe impacts related to expansive soils than those already analyzed in the 2009 Certified EIR, either as a result of the project or changed circumstances.

5.6.3 Regulatory Requirements

- City of Chino Municipal Code Title 19, Section 19.09.030, Grading, Erosion, and Dust Control
- City of Chino Municipal Code Title 15, Chapter 15.42, Green Building Standards Code (adoption of the California Green Building Standards)
- Title 24 of the California Code of Regulations (Green Building Code Standards)
- Natural Hazards Disclosure Act
- California Alquist-Priolo Earthquake Fault Zoning Act
- Seismic Hazard Mapping Act

5. Environmental Analysis

5.6.4 Adopted Mitigation Measures Applicable to the Modified Project

The 2009 certified 2009 Certified EIR does not contain mitigation measures. No additional mitigation measures for the Modified Project are proposed.

5.6.5 Level of Significance After Mitigation

The Modified Project would only result in minor changes or additions in comparison to the project as recorded, and would not result in significant impacts upon compliance with state and local requirements.

Comparison to the 2009 Certified EIR

The 2009 Certified EIR analyzed the impacts of emissions from development of a master-planned residential community of 1,074 homes, 80,200 square feet of nonresidential development, and 130.84 acres of open space. When compared to the Approved Project, the Modified Project would have 251 fewer residential units, approximately 25,000 fewer square feet of nonresidential building space, and a similar amount of open/recreational space. The Modified Project would have the same grading footprint as the Approved Project and would have the same effect on geological resources. Impacts are less than significant after mitigation and no additional impacts would occur.

5.7 GREENHOUSE GAS EMISSIONS

This section correlates to section 4.17, *Climate Change and Greenhouse Gases*, in the 2009 Certified EIR. The analysis in this section is based in part on the following technical reports:

- *Climate Change Analysis*, prepared by Michael Brandman Associates, 2008

A complete copy of this report is included in Appendix N.

The 2009 EIR was written prior to the amendments to the CEQA Guidelines (adopted December 30, 2009, effective March 18, 2010). Since the 2009 EIR, the South Coast Air Quality Management District (SCAQMD) Working Group has proposed significance thresholds for the evaluation of greenhouse gas (GHG) emission impacts. While these proposed thresholds represents new information that was not available at the time of the 2009 EIR, this current information on GHG emissions and global climate change do not trigger the need for preparation of a subsequent or supplemental EIR pursuant to Public Resources Section 21166 and CEQA Guidelines Section 15162. The analysis below shows the impacts of the Approved Project and Modified Project compared to SCAQMD's proposed GHG thresholds.

5.7.1 Summary of Impacts Identified in the 2009 Certified EIR

The analysis in the EIR is based on the previously proposed project's compliance with California's strategies to reduce greenhouse gas emissions.

The 2009 Certified EIR calculated the existing GHG emissions and subtracted it from the estimated GHG emissions from the previously proposed Approved Project.

5. Environmental Analysis

Existing GHG Emissions

Table 5.7-1 provides the onsite GHG emissions of the existing land uses, which total to 2,720 equivalent metric tons of CO₂ (MTCO₂e) per year. The majority (2,466 MTCO₂e) of emissions come from the dairy operations on the project site.

Table 5.7-1 Existing Onsite GHG Emissions

Source	Emissions (MTCO ₂ e per year)	Emissions (MTCO ₂ e per year)
Dairy cow enteric fermentation and manure management	2,466	0.0025
Equipment exhaust	172	0.0002
Landscape, natural gas	2	<0.0001
On-road vehicle exhaust	80	0.0001
Total	2,720	0.0028

Source: Chino 2009.

Notes: MTCO₂e = metric tons of carbon dioxide equivalents
GHG emissions calculated using the URBEMIS2007 model.

Projected Edgewater Communities GHG Emissions

Construction

During construction, the Approved Project would have generated approximately 9,414 tons, or 8,541 metric tons, of CO₂ per year, based on three phases of construction. Table 5.7-2 details the GHG emissions for each phase of construction. The majority of emissions comes from the building activities.

Table 5.7-2 Projected Construction GHG Emissions of the Edgewater Communities Project

Phase	Duration	Carbon Dioxide Emissions (tons)	Emissions (MTCO ₂ e)
Phase 1			
Demolition	1 month	26	24
Mass Grading	6 months	974	884
Trenching	2 months	30	27
Asphalt	1 month	69	63
Building	4 months	983	892
Fine Grading	4 months	105	95
Building	12 months	2,914	2,644
Fine Grading	5 months	127	115
Coating	7 months	20	18
Phase 2			
Asphalt	1 month	49	44
Building	11 months	2,303	2,089
Fine Grading	4 months	102	93
Coating	7 months	17	15
Phase 3			
Building	12 months	1,537	1,394

5. Environmental Analysis

Table 5.7-2 Projected Construction GHG Emissions of the Edgewater Communities Project

Phase	Duration	Carbon Dioxide Emissions (tons)	Emissions (MTCO _{2e})
Fine Grading	6 months	153	139
Coating	6 months	5	5
Total	~7 years	9,414	8,541

Source: Chino 2009.

Notes: MTCO_{2e} = metric tons of carbon dioxide equivalents, which is tons of carbon dioxide multiplied by 0.9072 multiplied by 1 - the global warming potential of carbon dioxide.

GHG emissions calculated using the URBEMIS2007 model.

Operation

The operation of the previously proposed Approved Project would have generated 30,764 MTCO_{2e} per year, or 0.030 million MTCO_{2e} (MMTCO_{2e}) per year. Table 5.7-3 details the estimated GHG emissions by source during operation.

Table 5.7-3 Projected Operational GHG Emissions of the Edgewater Communities Project

Source	Emissions (MTCO _{2e} per year)	Emissions (MMTCO _{2e} per year)
Motor vehicles	23,010	0.023
Refrigerants	3,467	0.003
Natural gas	3,008	0.003
Indirect electricity	2,209	0.002
Indirect water transport	1,655	0.002
Hearth	126	<0.001
Landscape	8	<0.001
Amortized Construction Emissions ¹	285	<0.001
Subtotal	33,768	0.036
<i>Existing</i>	<i>-2,720</i>	<i>-0.003</i>
Total	31,048	.031
Service Population (SP)²	3,877	NA
MTCO_{2e}/SP	8.0	NA
SCAQMD Proposed Threshold	4.8 MTCO_{2e}/SP	NA

Source: Chino 2009.

Notes:

MTCO_{2e} = metric tons of carbon dioxide equivalent

MMTCO_{2e} = million metric tons of carbon dioxide equivalent, converted from MTCO_{2e} by dividing by 1,000,000

¹ Construction emissions are amortized in the project operational phase based on a 30 year project timeline in accordance with SCAQMD's proposed significance thresholds methodology.

² Service Population is residents and employees

Compliance with State Strategies

The 2009 Certified EIR used two main documents to assess compliance with California strategies to reduce greenhouse gas emissions. The first was the 2006 Climate Action Team Report to Governor Schwarzenegger (2006 CAT Report) and the second was the California Air Resources Board's (CARB) early action measures for AB 32.

5. Environmental Analysis

2006 Climate Action Team Report and AB 32

One of the greenhouse gas emission reduction targets proposed through Executive Order S-3-05 is to reduce the state's greenhouse gas emissions to 1990 levels by 2020. Assembly Bill 32, The Global Warming Solutions Act of 2006 (AB 32) sets a mandatory requirement to achieve the same reduction.

In the absence of climate change thresholds and standards, the 2009 Certified EIR used the strategies published for Executive Order S-3-05 in the analysis because it contained the most complete list of strategies as of that date.

An assessment of the project consistency with the 2006 CAT Report strategies was prepared for the Modified Project and summarized in the 2009 Certified EIR. The applicable strategies are shown in Table 5.7-4. As shown in the table, with mitigation, the Approved Project is consistent with most of the applicable strategies, except the "Smart Land Use" strategies, which the Approved Project was not seeking to comply with.

Table 5.7-4 Edgewater Project Compatibility with 2006 California Greenhouse Gas Reduction Strategies

Strategy	Edgewater Project Consistency
Achieve 50 percent Statewide Recycling Goal: Achieving the State's 50 percent waste diversion mandate as established by the Integrated Waste Management Act of 1989, (AB 939, Sher, Chapter 1095, Statutes of 1989).	
Zero Waste - High Recycling: Additional recycling beyond the State's 50 percent recycling goal.	
Urban Forestry: A new statewide goal of planting 5 million trees in urban areas by 2020 would be achieved through the expansion of local urban forestry programs.	Consistent with mitigation. Mitigation requires that shade trees be provided.
Water Use Efficiency: Approximately 19 percent of all electricity, 30 percent of all natural gas, and 88 million gallons of diesel are used to convey, treat, distribute and use water and wastewater. Increasing the efficiency of water transport and reducing water use would reduce greenhouse gas emissions.	Consistent. The Approved Project would use recycled water for the lakes and the open space landscaping. Additional mitigation (GCC-3) would require a landscape palette that minimizes water consumption.
Building Energy Efficiency Standards in Place and in Progress.	Consistent with mitigation. The project would be required to comply with the most recent Title 24 standards for building construction. Mitigation Measure 7-1 requires that the project use 2013 Title 24 requirements for building the new homes, which would be consistent with the Green Buildings Initiative and increased energy efficiency standards.
Appliance Energy Efficiency Standards in Place and in Progress: Public Resources Code 25402 authorizes the Energy Commission to adopt and periodically update its appliance energy efficiency standards (that apply to devices and equipment using energy that are sold or offered for sale in California).	Consistent with Mitigation Measure 7-1.
Smart Land Use and Intelligent Transportation Systems (ITS): Smart land use, demand management, ITS, and value pricing are critical elements for improving mobility and transportation efficiency.	The Approved Project objectives were not seeking to comply with this strategy.
Green Buildings Initiative: Green Building Executive Order, S-20-04 (CA 2004), sets a goal of reducing energy use in public and private buildings by 20 percent by the year 2015, as compared with 2003 levels.	Consistent with mitigation; The project would be required to comply with the most recent Title 24 standards for building construction. Mitigation Measure 7-1 requires that the project use 2013 Title 24 requirements for building the new homes, which would be consistent with the Green Buildings Initiative and increased energy

5. Environmental Analysis

Table 5.7-4 Edgewater Project Compatibility with 2006 California Greenhouse Gas Reduction Strategies

Strategy	Edgewater Project Consistency
<p>California Solar Initiative: Installation of 1 million solar roofs or an equivalent 3,000 MW by 2017 on homes and businesses; increased use of solar thermal systems to offset the increasing demand for natural gas; use of advanced metering in solar applications; and creation of a funding source that can provide rebates over 10 years through a declining incentive schedule.</p>	<p>efficiency standards. Consistent with Mitigation Measure 7-1.</p>

The Approved Project EIR also identifies elements of the project that would reduce greenhouse gas emissions:

- **Community Paseo System:** The system of trails and linear open spaces would connect major features of the project, providing pedestrian and bicycling opportunities. In addition, the recreational opportunities within the project site would reduce the number of trips to offsite recreational locations.
- **Transit Mobility:** The transit system planned for The Preserve is a two-tiered system consisting of local, onsite transit system and regional bus service. The project site would be connected to the Community Core of The Preserve via trail systems within the paseos.
- **Bicycle Mobility:** The project bicycle system is planned to connect major features of the project with the approved features of The Preserve, and to connect with the regional bicycle system. The area bicycle system is composed of on-street (Class II) and off-street (Class I) pathways. In many instances, the Class I facilities are incorporated into the community paseo and open space system.
- **Recycling:** Single-family recycling pick-up is provided by the City of Chino, minimizing solid waste generation.
- **Recycled Water:** A dual water system would be supplied on the project site; recycled water would be used for landscape irrigation.
- The 2009 Certified EIR found that the project was partially consistent with state strategies to reduce GHG emissions and overall would have a less than significant impact related to GHG emissions. However, the 2009 Certified EIR included mitigation measures that would further reduce impacts.
- The Edgewater project also included an assessment of the impacts of climate change of the project. AB 32 indicates that “the potential effects of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidence of infections, disease, asthma, and other health-related problems” (State of California 2006, AB 32, section 38501[a]). The 2009 Certified EIR found these impacts to be less than significant.

5.7.2 Impacts Associated with the Modified Project

The information provided in this section includes the most current scientific data on greenhouse gas emissions (GHG) and global climate change, but does not change the conclusions of the certified final EIR. Current

5. Environmental Analysis

information on GHG emissions and global climate change does not trigger the need for preparation of a subsequent or supplemental EIR pursuant to Public Resources Section 21166 and CEQA Guidelines Section 15162. The current scientific information does not demonstrate that the Modified Project would result in new or more severe significant impacts than those determined in the 2009 Certified EIR.²

Greenhouse Gases and Climate Change

Climate change is the variation of Earth's climate over time, whether due to natural variability or as a result of human activities. The climate system is interactive, consisting of five major components: the atmosphere, the hydrosphere (ocean, rivers, and lakes), the cryosphere (sea ice, ice sheets, and glaciers), the land surface, and the biosphere (flora and fauna). The atmosphere is the most unstable and rapidly changing part of the system. It is made up of 78.1 percent nitrogen (N₂), 20.9 percent oxygen (O₂), and 0.93 percent argon (Ar). These gases have only limited interaction with the incoming solar radiation and do not interact with infrared (long-wave) radiation emitted by the Earth. However, there are a number of trace gases, such as carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and ozone (O₃), that absorb and emit infrared radiation and therefore have an effect on climate. These are greenhouse gases (GHG), and while they comprise less than 0.1 percent of the total volume mixing ratio in dry air, they play an essential role in influencing climate (IPCC 2001).

Potential Climate Change Impacts for California

Climate change is not a local environmental impact; it is a global impact. Unlike criteria pollutants, CO₂ emissions cannot be attributed to a direct health effect. However, human-caused increases in GHG have been shown to be highly correlated with increases in the surface and ocean temperatures on Earth (IPCC 2007). What is not clear is the extent of the impact on environmental systems.

Like the variability in the projections of the expected increase in global surface temperatures, the environmental consequences of gradual changes in the Earth's temperature are also hard to predict. Likewise, there are varying degrees of uncertainty in environmental impact scenarios. Because of this uncertainty, the Intergovernmental Panel on Climate Change (IPCC) uses five different confidence levels to quantify climate change impacts on the environment: Very High Confidence (95 percent or greater), High Confidence (67 to 95 percent), Medium Confidence (33 to 67 percent), Low Confidence (5 to 33 percent), and Very Low Confidence (5 percent or less).

In California and western North America, observations in the climate have showed 1) a trend toward warmer winter and spring temperatures, 2) a smaller fraction of precipitation is falling as snow, 3) there is a decrease in the amount of spring snow accumulation in the lower and middle elevation mountain zones, 4) there is an advance

² For example, the trial court decision in *American Canyon Community United for Responsible Growth v. City of American Canyon*, Case No. 26-27462. The Superior Court held that the Global Warming Solutions Act of 2006 (AB 32) is not the type of new information contemplated by Section 21166 because "new legislation requiring creation of state regulations certainly does not pertain to this particular Project or its effects." See also for example, the Superior Court opinions in *Natural Resources Defense Council v. Reclamation Board*, Case No. 06-CS-01228, where the court held that technical reports concerning global warming were not new information requiring preparation of a subsequent or supplemental EIR. Also, the *Citizens for Responsible Equitable Environmental Development v. City of San Diego*, Case No. 37-2009-00085307-CU-MC-CTL, where the court held that effect of GHG emissions on climate was known long before the City approved an EIR in 1994, quoted the United States Supreme Court: "In the late 1970s, the Federal Government began devoting serious attention to the possibility that carbon dioxide emissions associated with human activity could provoke climate change." In this case, the court concluded that the petitioners provided no competent evidence of new information of a severe impact; and therefore, the City's reliance on an addendum was appropriate.

5. Environmental Analysis

snowmelt of 5 to 30 days earlier in the springs, and 5) there is a similar shift (5 to 30 days earlier) in the timing of spring flower blooms (CAT 2006). According to the California Climate Action Team (CAT), even if actions could be taken to immediately curtail climate change emissions, the potency of emissions that have already built up, their long atmospheric lifetimes and the inertia of the Earth's climate system could produce as much as 0.6°C (1.1°F) of additional warming. Consequently, some impacts from climate change are now unavoidable.

Regulatory Setting

Regulation of GHG Emissions on a State Level

Assembly Bill 32 (AB 32), the Global Warming Solutions Act, was passed by the California state legislature on August 31, 2006, to place the state on a course toward reducing its contribution of GHG. AB 32 follows the first tier of emissions reduction targets established in Executive Order S-3-05, signed on June 1, 2005. Executive Order S-3-05 requires the state's global warming emissions to be reduced to 1990 levels by the year 2020 and by 80 percent of 1990 levels by year 2050. AB 32 sets a 2020 target at the emissions levels that were generated in the state in year 1990. Projected GHG emissions in California are estimated at 596 million metric tons (MTons) of CO_{2e} (CO₂ equivalent) by 2020. In December 2007, California Air Resources Board (CARB) approved a 2020 emissions limit of 427 million MTons (471 million tons) of CO_{2e} for the state. The 2020 target requires emissions reductions of 169 million MTons, approximately 28 percent of the projected emissions compared to business-as-usual (BAU) in year 2020 (i.e., 28 percent of 596 million MTons). In June 2008, CARB released a draft of the *Climate Change Scoping Plan*, which was revised in October 2008 and identifies statewide strategies to achieve the target of AB 32.

Regulation of GHG Emissions on a Regional Level

In 2008, SB 375 was adopted to connect the GHG emissions reductions targets established in the Scoping Plan for the transportation sector to local land use decisions that affect travel behavior. Its intent is to reduce GHG emissions from light-duty trucks and automobiles (excludes emissions associated with goods movement) by aligning regional long-range transportation plans, investments, and housing allocations to local land use planning to reduce vehicle miles traveled and vehicle trips. Specifically, SB 375 requires CARB to establish GHG emissions reduction targets for each of the 17 regions in California managed by a metropolitan planning organization (MPO). SCAG is the MPO for the southern California region, which includes the counties of Los Angeles, Orange, San Bernardino County, Riverside, Ventura, and Imperial. SCAG's targets are 8 percent reduction from 2005 by 2020 and 13 percent reduction from 2005 by 2035. SB 375 requires the MPOs to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plan. SCAG adopted the 2012 Regional Transportation Plan/ Sustainable Community Strategy (RTP/SCS) in April 2012.

City of Chino's Settlement Agreement with Citizens for Responsible Equitable Environmental Development

In December 2011, the City of Chino entered into a settlement agreement with the local group Citizens for Responsible Equitable Environmental Development (CREED) to regulate air quality and greenhouse gas emissions from new development in the City (Settlement Agreement, included as Appendix O to this Addendum). The settlement also requires the development of a Climate Action Plan (CAP) by the City by the end of 2013. There are a number of provisions of the agreement that are applicable to the Modified Project:

5. Environmental Analysis

- 3.01.01.01: Minimum Distances between New Air Pollution Sources and Sensitive Receptors
 - No sensitive receptors shall be within 1,000 feet of distribution centers, warehouse, and other facilities serving as a distribution point for the transfer of goods with over 100 trucks per day, over 40 trucks with transport refrigeration per day, or with all such units operating more than 300 hours per week.
- 3.01.01.02: Minimum Design Strategies to Mitigate Air Pollution
 - Every new land use where any sensitive receptors may be present for any period of time must employ all commercially reasonable design techniques and equipment sufficient to minimize the maximum extent feasible all potential exposures to air pollution on the site of the use.
- 3.01.01.03: Long-Term Climate Action Plan
 - Requires the City to develop a CAP no later than December 31, 2013. The CAP must:
 - Contain an inventory of all public and private sources of GHGs within the City's municipal boundaries and sphere of influence for 1990 and 2020.
 - Specific targets for reductions of the current and projected 2020 GHG emissions inventory shall be set in accordance with reduction targets in the Global Warming Solutions Act (AB 32), other state laws, and applicable local and regional enactments addressing GHG emissions.
 - A goal to reduce GHG emissions from automobiles and light trucks consistent with the applicable Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS).
 - Specific and general tools and strategies, including legally enforceable regulatory requirements enforced through project-specific conditions of approval, to reduce the current and projected 2020 GHG inventories and to meet the CAP's targets for GHG reductions by 2020.
- 3.01.01.04: Immediate Climate-Protection Actions
 - Requires the City to complete the steps specified in Exhibit "E" of the Agreement because the CAP has not yet been adopted by the City. Exhibit E of the Agreement requires the City staff to:
 - Require an analysis of GHG emissions attributable to the Modified Project—whether directly, indirectly, or cumulatively—based on a threshold of significance of 900 metric tons per year of GHG's according to their CO₂ equivalent level.

5. Environmental Analysis

- Require an analysis of feasible mitigation that would reduce GHG emissions attributable to the project to a level of significance, including, but not limited to, energy conservation, water conservation, and transit, pedestrian, and bicycle access.
- Formulate recommended conditions of approval and mitigation measures pursuant to CEQA that could be imposed on the project in order to reduce GHG emissions from the project.

The City of Chino's CAP was adopted in November, 2013.

Methodology

South Coast Air Quality Management District Thresholds

The SCAQMD is the local air district responsible for establishing thresholds for air quality in the South Coast Air Basin. To provide guidance to local lead agencies on determining significance for GHG emissions in their CEQA documents, the SCAQMD has convened a GHG CEQA Significance Threshold Working Group. On December 5, 2008, the SCAQMD adopted a threshold of 10,000 MTons of CO_{2e} for industrial projects for which they are designated the lead agency for under CEQA. Currently the SCAQMD is in the process of establishing a threshold for GHG emissions to determine the project's regional contribution toward global climate change impacts for California. SCAQMD is proposing to adopt a tiered approach for evaluating GHG emissions for development project where SCAQMD is not the lead agency:

- If a project is exempt from CEQA, project-level and cumulative GHG emissions are less than significant.
- If the project complies with a GHG emissions reduction plan or mitigation programs that avoids or substantially reduces GHG emissions in the geographic area (i.e., city or county) in which the project is located, project-level and cumulative GHG emissions are less than significant.

For projects that are not exempt or where no qualifying GHG reduction plans are directly applicable, SCAQMD requires an assessment of GHG emissions. SCAQMD is proposing a screening-level threshold of 3,000 MTons annually for all land use types. This threshold is based on a review of the Governor's Office of Planning and Research database of CEQA projects. Based on their review, 90 percent of CEQA projects would exceed 3,000 MTons per year. Therefore, projects that do not exceed 3,000 MTons would have a nominal, and therefore less than cumulatively considerable impact on GHG emissions:

- If GHG emissions are less than the screening-level threshold, project-level and cumulative GHG emissions are less than significant.
- If emissions exceed the screening threshold a more detailed review of the project's GHG emissions is warranted.

Projects that exceed the screening threshold would require additional technical analysis to determine level of significance. SCAQMD is proposing to adopt an efficiency target for projects that exceed the screening threshold. The current recommended approach is per capita efficiency targets. SCAQMD is not recommending use of a

5. Environmental Analysis

percent emissions reduction target. Instead, SCAQMD proposes a 2020 efficiency target of 4.8 MTons per year per service population (MTons/year/SP) for project-level analyses and 6.6 MTons/year/SP for plan level projects (e.g., program-level projects such as general plans).³ For the purpose of this project, SCAQMD’s project-level thresholds are used. If projects exceed these per capita efficiency targets, GHG emissions would be considered potentially significant in the absence of mitigation measures.

City of Chino GHG Settlement Thresholds

Per Section 03.01.01.04 of the City of Chino GHG Settlement, any project that produces more than 900 MTons of CO₂ equivalent must analyze GHG emissions. Consequently, the proposed project should include a quantified analysis of GHG emissions. Since the 2009 Certified EIR has already analyzed project-generated GHG emission, this requirement has been met. Additional requirements from the Settlement include: 1) “...an analysis of feasible mitigation that would reduce GHG emissions attributable to the project to a level of significance, including, but not limited to, energy conservation, water conservation, and transit, pedestrian, and bicycle access,” and; 2) formulation of “...recommended conditions of approval and mitigation measures pursuant to CEQA that could be imposed on the project in order to reduce GHG emissions from the project (Chino 2011).”

The 2009 Certified EIR has already prepared mitigation measures that would reduce GHG emissions associated with the Modified Project. A qualitative analysis of the feasibility of these mitigation measures has been included with this Addendum to meet the requirements of the City’s Settlement Agreement. The mitigation measures, as revised, are included in Section 5.7.4, *Adopted Mitigation Measures Applicable to the Modified Project*.

GHG Emissions of the Modified Project

Would the Modified Project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	

³ It should be noted that the Working Group also considered efficiency targets for 2035 for the first time in this Working Group meeting.

5. Environmental Analysis

Comments:

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

Minor Technical Changes or Additions. The Modified Project would have 251 fewer residential units, approximately 25,000 fewer square feet of nonresidential building space, and a similar amount of open/recreational space. Rancho Miramonte would also have a similar grading footprint and development would cover roughly the same area. Therefore, construction and operational GHG emissions would be similar between the previous and Modified Projects.

Per the current CEQA threshold, any project that generates more than 3,000 MTCO₂e per year must be analyzed in more detail to determine project's potential GHG impact. The City's Settlement Agreement requires project-level analysis when a project would emit 900 MTCO₂e or more per year. The project meets this requirement. Based on SCAQMD's project-level efficiency standard of 4.8 MTCO₂e per capita per year, the Modified Project, like the Approved Project, would exceed this threshold.

The Modified Project would result in 27.6 percent reduction in population and a 4.6 percent decrease in trips. Transportation emissions would be reduced by approximately 4.6 percent, resulting in approximately 1,058.5 MTCO₂e of reductions compared to that in Table 5.7-3. In addition, since circulation of the 2009 Certified EIR, the State has adopted the 2013 Building and Energy Efficiency Standards and updated the California Green Building Code (CALGreen). As a result, residential buildings are approximately 25% more energy efficient than buildings constructed pre-2013. Further, new homes would be subject to additional energy efficiency requirements in future cycle updates as the State progresses toward a zero net energy buildings goal. Compared to GHG emissions in the Certified EIR, the project's GHG emissions would be reduced from compliance with statewide measures that have been adopted since AB 32 was adopted as well as reduction in trips from a reduction in residential units.

GHG emissions are inherently cumulative; a single land use project cannot generate enough GHG to cause an impact by itself. The Modified Project would generate GHG emissions from construction and operational land uses. The majority of the long-term emissions would be from vehicle emissions. Since the Modified Project would have approximately 383 fewer average daily trips (7,901 compared to 8,284), operational emissions would be slightly less. However, GHG emissions would be cumulatively significant in combination with the development of The Preserve and surrounding communities. Since the amount of GHG emissions being emitted is similar for both the previous and Modified Projects, no new impacts have occurred. Only the methodology has changed, which does not trigger a new impact per CEQA. The mitigation measures from the Approved Project have been incorporated and modified for this project.

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

Minor Technical Changes or Additions. In accordance with AB 32, CARB developed the Scoping Plan to outline the state's strategy to achieve 1990-level emissions by year 2020. To estimate the reductions necessary, CARB projected statewide 2020 business as usual (BAU) GHG emissions and identified that the state as a whole would be required to reduce GHG emissions by 28.5 percent from year 2020 BAU to achieve the targets of AB

5. Environmental Analysis

32 (CARB 2008). Since release of the 2008 Scoping Plan, CARB has updated the statewide GHG emissions inventory to reflect GHG emissions in light of the economic downturn and measures not previously considered within the 2008 Scoping Plan baseline inventory. The updated forecast predicts emissions to be 507 MMTons by 2020. The new inventory identifies that an estimated 80 MMTons of reductions are necessary to achieve the statewide emissions reduction of AB 32 by 2020, 15.7 percent of the projected emissions compared to BAU in year 2020 (i.e., 15.7 percent of 507 MMTons) (CARB 2012).

The City of Chino participated in the San Bernardino Regional Greenhouse Gas Reduction Plan, which was adopted in 2014. Statewide strategies to reduce GHG emissions include the low carbon fuel standard (LCFS), California Appliance Energy Efficiency regulations, California Building Standards (e.g., CALGreen and the 2008 Building and Energy Efficiency Standards), California Renewable Portfolio Standard (RPS), changes in the corporate average fuel economy standards (e.g., Pavley I and Pavley II [Advanced Clean Cars]), and other measures that would ensure the state is on target to achieve the GHG emissions reduction goals of AB 32. Statewide GHG emissions reduction measures that are being implemented over the next eight years would assist the City in reducing the project's GHG emissions.

The City's Settlement Agreement requires immediate climate protection actions at a project-level basis (Section 3.01.01.04 of the Settlement Agreement). The first requirement of the Settlement Agreement is for projects that generate 900 MTCO_{2e} or more per year to provide a project-level GHG analysis that measures direct, indirect, or cumulative emissions attributable to the Modified Project. The Modified Project meets this requirement. The 2009 Certified EIR included a quantified emissions assessment that includes direct, indirect, and cumulative GHG emissions. The Modified Project would not alter the previously proposed land uses in a way that would significantly change the previous analysis.

The second requirement of the Settlement Agreement requires a project-level analysis of feasible mitigation measures that would reduce project-generated GHG emissions to a level of insignificance. The GHG mitigation measures proposed by the 2009 Certified EIR are included on Table 5.7-5. A discussion of the ability of these measures to reduce GHG emissions and their general implementation feasibility is described in the table. Although the Modified Project would not significantly alter the level of GHG emissions as compared to the Approved Project, and would not result in any new or increased impacts, the City's Settlement Agreement requires an assessment of *all* feasible mitigation. For this reason, additional mitigation measures and their feasibility are included on Table 5.7-5. Since the majority of project-related emissions comes from construction and operational vehicle emissions, the additional mitigation measures focus on these sources of GHG emissions. This discussion of feasibility has been included to meet the City's Settlement Agreement requirements, not because new impacts have been identified.

Table 5.7-5 GHG Mitigation Measure Feasibility

Mitigation Measure		Implementation Feasibility	Ability to Reduce GHG Emissions
Mitigation Measures from the 2009 Certified EIR			
CC-1	To increase energy efficiency, the project shall implement the following measures. a) Consistent with the California Climate Action Team strategies for reducing greenhouse gas emissions to	The project would be required to meet the 2013 Title 24 requirements, regardless of this mitigation measure (CC-1[a]). This would be a feasible requirement.	This mitigation measure would reduce GHG emissions by requiring the project to meet Title 24 energy requirements, creating cooler buildings through cool paint and shade trees, reducing energy

5. Environmental Analysis

Table 5.7-5 GHG Mitigation Measure Feasibility

Mitigation Measure	Implementation Feasibility	Ability to Reduce GHG Emissions
<p>1990 levels by 2020 (Green Buildings Initiative), all buildings/units are required to be designed to meet 20082013 Title 24 requirements. If project building permits are obtained when post-2008 Title 24 requirements are in place, the project shall be designed to meet those requirements.</p> <p>b) Consistent with the California Air Resources Board, AB 32 Early Action Measures: all buildings within the project shall use cool paints; the project shall incorporate cool pavements in the driveway areas; and the project shall incorporate a minimum of two shade trees on the south and west sides of each of the low-density residential units.</p> <p>c) Consistent with the California Climate Action Team strategies for reducing greenhouse gas emissions to 1990 levels by 2020 (California Solar Initiative), the project developer shall offer photovoltaic cells (solar panels) to the single-family residential units. The project shall install solar panels to generate a minimum of 500,000 kilowatt-hours per year collectively from the solar panels located on the roofs of the structures within the project.</p> <p>d) Consistent with the California Climate Action Team strategies for reducing greenhouse gas emissions to 1990 levels by 2020 (Appliance Energy Efficiency Standards in Place and in Progress), the project shall incorporate energy efficient appliances (i.e., dishwashers, washer, dryer, refrigerator, stoves, etc.) where they are provided by the developer. The project shall also incorporate energy efficient exterior lighting and compact fluorescent lights in residential units.</p>	<p>The use of cool paints is a common technique for reducing energy use in buildings. The landscaping of the project site can feasibly include two shade trees on the south and east side of single-family residential units. Mitigation measure CC-1(b) is feasible.</p> <p>The use of photovoltaic cells is becoming more affordable for residents and businesses to install. The project would consume approximately 5.3 million kilowatt-hours (kwh) per year of electricity. A minimum of 500,000 kwh per year would only represent 9 percent of the total energy use. Based on the size of residential roofs, homes can have a range of solar panel output. The Modified Project would have 520 single-family homes. If all of the solar panels used to create the 500,000 kwh went on half of the single-family homes (260 homes), that would mean each solar grid would need to produce approximately 1,923 kwh per year. According to Southern California Edison, a 1-kW system can produce from 1,400 kwh to 2,000 kwh per year depending on the location within the state (SCE 2013). Most solar panels systems are more than 1 kw so it would be feasible to generate up to 500,000 kwh if half the homes have solar power. Mitigation measure CC-1(c) is feasible.</p> <p>Energy efficient appliances are very accessible and cost-competitive. They would be easily installed in the residential units making this requirement (CC-1[d]) feasible.</p>	<p>use by about 7 percent with solar paneling, and requiring the installation of energy efficient appliances. The combination of these practices would be able to reduce greenhouse gas emissions on the project site.</p>
<p>CC-2 Consistent with the California Climate Action Team strategies for reducing greenhouse gas emissions to 1990 levels by 2020 (Zero Waste - High Recycling and Achieve 50 percent Statewide Recycling Goal), the project shall do the following:</p> <p>a) Prior to issuance of a grading permit, the applicant shall prepare a Waste Management Plan for review and approval by the Community Development</p>	<p>A waste management plan is a common practice for large-scale or specific plan developments. It would not require extensive work for the project applicant to prepare this plan prior to the issuance of grading permits. This requirement (CC-2[a]) is feasible.</p> <p>The construction of the Modified Project would require the import of 5,071 cubic</p>	<p>As described in the California Air Pollution Control Officers Association (CAPCOA)'s <i>Quantifying GHG Mitigation Measures</i> document, recycling construction debris reduces GHG emissions through multiple ways. First, it displaces new construction materials, thereby reducing the need for new raw material acquisition and manufacturing of those new construction materials.</p>

5. Environmental Analysis

Table 5.7-5 GHG Mitigation Measure Feasibility

	Mitigation Measure	Implementation Feasibility	Ability to Reduce GHG Emissions
	<p>Department with the goal of reducing waste during construction by 50 percent.</p> <p>b) As possible, the soil removed from the project during demolition shall be used in the re-grading of the project site and/or for landscape purposes to avoid placement in a landfill.</p> <p>c) Recycling shall be mandated at the multi-family housing residential areas.</p> <p>d) Appropriate collection and storage space for recycling shall be allocated at the multi-family housing areas.</p>	<p>yards (cy) of material (3,813,595 of cut and 3,818,666 cy of fill). Therefore, cut material would be used to re-grade the project site. This requirement (CC-2[b]) is feasible.</p> <p>The City provides recycling services and mandatory recycling is feasible. The recycling receptacles at the higher density units can be placed within the project site. Mitigation measures CC-2(c) and (d) are feasible.</p>	<p>Second, using local recycled construction material reduces the emissions associated with the transportation of new construction materials, which are typically manufactured farther away from a project site. Third, recycling construction material avoids sending this material to landfills. Wood-based materials decompose in landfills and contribute to methane emissions.</p> <p>The same goes for operational recycling programs. Fewer tons of solid waste going to the landfill means fewer vehicles traveling to and from the landfills and less landfill gas contributing to GHG emissions.</p> <p>This mitigation measure would reduce GHG emissions in the short- and long-terms.</p>
CC-3	<p>Consistent with the California Climate Action Team strategies for reducing greenhouse gas emissions to 1990 levels by 2020 (Water Use Efficiency), a comprehensive water conservation strategy shall be prepared and submitted for review and approval by the Community Development Department prior to the issuance of grading permits. The strategy shall include the specific items that follow, plus other innovative measures that are appropriate for the location.</p> <p>a) Tankless water heaters shall be installed in all of the residential units.</p> <p>b) The landscaping in the open space areas shall use drought-resistant plants.</p> <p>c) The residential areas shall have a limit on the amount of turf (grass) of a maximum of 25 percent of the total yard.</p> <p>d) Water efficient design shall be used for buildings.</p> <p>e) Homeowner's Association(s) shall be audited for their water use to promote efficient water use.</p>	<p>The practices listed under mitigation measure CC-3 are common practices and many are required by the City's water ordinance. The water conservation plan would enforce these practices initially and long-term maintenance would depend on the effectiveness of the Homeowner Association(s) and the City. This mitigation measure can be feasibly implemented and maintained.</p>	<p>Conserving water is essential for lowering GHG emissions. A significant amount of energy is used to transport water throughout the state.</p> <p>A water conservation plan would measure how much water reduction would occur with the implementation of the measures listed (a through e). Substantial water reductions would reduce GHG emissions.</p>
CC-4	<p>To reduce vehicle miles traveled and emissions associated with trucks and vehicles, the following measures shall be implemented:</p> <p>a) Onsite bicycle storage parking shall be provided where designated by the City of</p>	<p>Bike storage is an easy way to encourage bike use, especially if it is highly visible. Requirement CC-4(a) is feasible.</p> <p>The applicant is already required to pay the fair share contribution in traffic impact fees</p>	<p>Of the requirements of mitigation measure CC-4, those that would reduce GHG emissions the most are those that limit the use of vehicles. The use of bicycles and public transit would most effectively reduce GHG because they</p>

5. Environmental Analysis

Table 5.7-5 GHG Mitigation Measure Feasibility

	Mitigation Measure	Implementation Feasibility	Ability to Reduce GHG Emissions
	<p>Chino Community Development Department in areas that are nonresidential land uses.</p> <p>b) The applicant shall pay its fair share contribution in traffic impact fees and coordinate with the City regarding intersections within the project vicinity, such that traffic passes more efficiently through congested areas. If signals are installed as part of the project, Light Emitting Diode traffic lights shall be installed.</p> <p>c) Landscape equipment used to maintain the public areas in the development shall be electric. This measure would be applicable to the Homeowner's Association.</p> <p>d) Information regarding public transit shall be displayed at the church and school.</p>	<p>per mitigation measures T-1 through T-3. Low energy traffic lights are also easily accessible. CC-4(b) is feasible.</p> <p>Electric landscaping vehicles are common and are also noise-reducers. This requirement (CC-4[c]) is feasible.</p> <p>The display of public transit information at the church and school is feasible.</p>	<p>directly remove vehicles from the road. However, the improvement of the circulation in the project vicinity (CC-4[b]) would also reduce GHG through the reduction of engine idling. The combination of these efforts (CC-4[a] and CC-4[d]) would contribute to onsite GHG reductions.</p>
CC-5	<p>The project shall either plant 500 canopy-type trees onsite or contribute to an organization that plants trees sufficient funds to plant a minimum of 500 trees in California. Information regarding the area that the trees are to be planted, the organization (if applicable), and the date the trees will be planted shall be provided to the City prior to complete buildout of the project.</p>	<p>The project applicant has flexibility in either planting all of the trees onsite or choosing to have an organization do it elsewhere (or a combination of both). There are numerous organization in Southern California alone that would provide this service (TreePeople, in Los Angeles, is an example). This measure is feasible.</p>	<p>According to CAPCOA's <i>Quantifying GHG Mitigation Measures</i> document, the type of tree affects how much CO₂ is sequestered. As stated in the document, "[i]f the applicant has baseline total project emissions of 5,000 MT CO₂e per year, and if the applicant elects to mitigate GHG emissions by committing to planting 500 net new 'miscellaneous' trees, the applicant would reduce the amount of GHG emissions associated with the project by 7 [percent] (CAPCOA 2010)."</p>
Additional Mitigation Measures Considered			
	<p>Require that project-related heavy-duty trucks be hybrid electric.</p>	<p>Not feasible. Although the market of hybrid medium- and heavy-duty vehicles is expanding, they are still not readily available (UCR 2011). In addition, new, hybrid vehicles are not cost-efficient compared to existing construction equipment. As the number of hybrid construction vehicles increase, this requirement would be more feasible for construction sites. At this point, however, this requirement is not feasible.</p>	<p>Onsite GHG emissions can be reduced using hybrid-electric and fully electric construction equipment. If the equipment is completely electric, the use of grid electricity would result in indirect emissions of GHG, depending on how the electricity is generated. Hybrid-powered equipment would decrease but not completely eliminate fuel use. The electricity for hybrid equipment is self-generated unless the equipment has plug-in capability, so it would not increase grid-based electrical generation and the associated emissions there.</p>
	<p>Require that project-related heavy-duty trucks be powered by natural gas.</p>	<p>Not feasible. Natural gas vehicles may reduce GHG emissions but the use of</p>	<p>Compared with conventional diesel vehicles, natural gas vehicles (NGVs)</p>

5. Environmental Analysis

Table 5.7-5 GHG Mitigation Measure Feasibility

Mitigation Measure	Implementation Feasibility	Ability to Reduce GHG Emissions
	<p>acquiring of these vehicles is more expensive. Even though the fuel may cost less than diesel, a natural gas construction vehicle may cost up to 50 percent more than a standard diesel vehicle due to the cost of equipment required to carry and burn the natural gas (DOE 2010; Construction Equipment 2011). In addition, as with the hybrid electric vehicles, natural gas vehicles are not as widely available as diesel trucks at this point.</p>	<p>can produce significantly lower amounts of emissions, including NO_x, PM_{2.5}, PM₁₀ and CO₂. However, obtaining natural gas requires fracturing, a controversial process with its own effects on the environment.</p>
<p>Require that project-related heavy-duty trucks be electric</p>	<p>Not feasible. Fully-electric construction equipment is not yet widely available and they are not as cost-efficient as standard diesel vehicles. The ongoing maintenance and cost of constructing the electric heavy duty trucks is greater than standard vehicles (Los Angeles Times 2012).</p>	<p>As mentioned under the discussion for hybrid-electric vehicles, the use of full-electric vehicles would drastically reduce onsite emissions. However, depending on how electricity on the local grid is generated, indirect GHG emissions may occur. Unlike hybrid vehicles, which generate their own electricity, fully electric vehicles must be plugged in to the local grid.</p>
<p>Require that project-related automobiles and light-duty vehicles are hybrid-electric or fully electric.</p>	<p>Not feasible. The operational vehicles on the project site would be individually-owned cars and trucks. These vehicles would be privately owned by the residents of Rancho Miramonte and the City or developer cannot require the residents to buy hybrid or electric vehicles.</p>	<p>The use of hybrid vehicles significantly reduces GHG emissions by reducing direct onsite emissions and by using less gasoline, which reduces indirect offsite emissions by requiring less fuel production and transportation. The actual amount of GHG reduction would have to be calculated on a case-by-case analysis.</p> <p>As mentioned under the electric construction vehicle discussion, fully electric vehicles are also able to reduce onsite GHG emissions. However, the source of electricity for the grid would determine how much offsite (indirect) emissions would be reduced.</p>
<p>Require that the project supply 100 percent of its electricity by renewable energy.</p>	<p>Not feasible. The project would not have enough roof space to develop a photovoltaic system that generates enough power for the project. As discussed under the implementation feasibility of CC-1, the Modified Project must generate 500,000 kwh of energy from solar power per year, which is approximately 7 percent of the Modified Project's projected annual electricity use. Based on information from SCE, most 1-kw photovoltaic systems can produce between 1,400 to 2,000 kwh per year. A 1-kw system can require up to 100 to 200 square feet in roof space (CEC</p>	<p>Photovoltaic solar systems can reduce GHG emissions by reducing the need to burn natural resources for energy. The amount of electricity generated by a photovoltaic system depends on the quality of the individual solar cells, the location and positioning of the system, and the overall exposure of the system throughout the year.</p>

5. Environmental Analysis

Table 5.7-5 GHG Mitigation Measure Feasibility

Mitigation Measure	Implementation Feasibility	Ability to Reduce GHG Emissions
	<p>2003). Therefore, it is unlikely individual single family units would have more than two 1-kw systems. Assuming each single family homes would have up to two systems and each unit in a medium density multifamily building would have one system, this would equal 1,343 individual 1-kw systems (520 single-family units x 2 + 303 medium density units x 1). If each system produces at a high capacity (2,000 kwh), this would be 2.69 million kwh of electricity per year, which is 51 percent of the total projected energy demand. Additional photovoltaic systems would have to be built in residents' backyards, which may not be widely acceptable by residents, or in open space, which may have impacts on wildlife and habitat.</p> <p>Additional renewable energy sources that may be generated offsite, e.g. wind power, are not widely available in the City at this point.</p>	

Source: 2009 Certified EIR; CAPCOA 2010.

In addition to the mitigation measures discussed above, compliance with the City's adopted CAP would reduce the Modified Project's overall GHG emissions.

5.7.3 Regulatory Requirements

The applicant shall comply with the following federal, state, and regional regulatory requirements to reduce greenhouse gas emissions. Potential conditions of approval to implement additional project design features would be coordinated with the County of Los Angeles:

2013 Building and Energy Efficiency Standards (CCR Title 24): Prior to the issuance of a building permit, development plans for structures shall be required to demonstrate that the project meets the 2013 Building and Energy Efficiency Standards. Commonly known as Title 24, these standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. Plans submitted for building permits shall include written notes demonstrating compliance with the 2013 energy standards and shall be reviewed and approved by the County prior to issuance of building permits. Design strategies to meet this standard may include maximizing solar orientation for daylighting and passive heating/cooling, installing appropriate shading devices and landscaping, utilizing natural ventilation, and installing cool roofs. Other techniques include installing insulation (high R value) and radiant heat barriers, low-e window glazing, or double-paned windows.

5. Environmental Analysis

Title 24 Code Cycles: Net-Zero Buildings (residential and nonresidential): The California Public Utilities Commission adopted its Long-Term Energy Efficiency Strategic Plan on September 18, 2008, presenting a roadmap for all new residential and commercial construction to achieve a zero-net energy standard. This plan outlines the goal of reaching zero net energy in residential construction by 2020 and in commercial construction by 2030. Achieving this goal will require increased stringency in each code cycle of California's Energy Code (Title 24).

California Renewable Portfolio Standard: CARB's Renewable Portfolio Standard (RPS) is a foundational element of the state's emissions reduction plan. In 2002, Senate Bill 1078 established the California RPS program, requiring 20 percent renewable energy by 2017. In 2006, Senate Bill 107 advanced the 20 percent deadline to 2010, a goal which was expanded to 33 percent by 2020 in the 2005 Energy Action Plan II. On September 15, 2009, Governor Arnold Schwarzenegger signed Executive Order S-21-09, directing CARB to adopt regulations increasing RPS to 33 percent by 2020. These mandates apply directly to investor-owned utilities, which in the case of the Modified Project is Southern California Edison.

California Low Carbon Fuel Standard: On January 18, 2007, Governor Arnold Schwarzenegger issued Executive Order S-1-07 requiring the establishment of a Low Carbon Fuel Standard (LCFS) for transportation fuels. This statewide goal requires that California's transportation fuels reduce their carbon intensity by at least 10 percent by 2020. Regulatory proceedings and implementation of the LCFS have been directed to CARB. The LCFS has been identified by CARB as a discrete early action item in the Scoping Plan. CARB expects the LCFS to achieve the minimum 10 percent reduction goal; however, many of the early action items outlined in the Scoping Plan work in tandem with one another. To avoid the potential for double-counting emission reductions associated with AB 1493 (Pavley), the Scoping Plan has modified the aggregate reduction expected from the LCFS to 9.1 percent.

Federal Corporate Average Fuel Economy (CAFE) Standards: The 2007 Energy Bill creates new federal requirements for increases in fleetwide fuel economy for passenger vehicles and light trucks. The federal legislation requires a fleetwide average of 35 mpg to be achieved by 2020. The National Highway Traffic Safety Administration is directed to phase in requirements to achieve this goal. Analysis by CARB suggests that this would require an annual improvement of approximately 3.4 percent between 2008 and 2020.

California Assembly Bill 1493 – Pavley Standards: On July 22, 2002, Governor Gray Davis signed Assembly Bill 1493 requiring CARB to develop and adopt regulations designed to reduce greenhouse gases emitted by passenger vehicles and light-duty trucks beginning with the 2009 model year. The standards set within the Pavley regulations are expected to reduce GHG emissions from California passenger vehicles by about 22 percent in 2012 and about 30 percent in 2016. California had petitioned the EPA in December 2005 to allow these more stringent standards and California executive agencies have repeated their commitment to higher mileage standards. On July 1, 2009, the EPA granted California a waiver that will enable the state to enforce stricter tailpipe emissions on new motor vehicles.

SB 375: SB 375 requires the reduction of GHG emissions from light trucks and automobiles through land use and transportation efforts that will reduce vehicle miles traveled (VMT). In essence, SB 375's goal is to control GHGs by curbing urban sprawl and through better land use planning. SB 375 essentially becomes the land use contribution to the GHG reduction requirements of AB 32, California's global warming bill enacted in 2006.

5. Environmental Analysis

According to SCAG's 2008 Regional Comprehensive Plan, SCAG's Land Use and Housing Action Plan can be expected to result in a 10 percent reduction in VMT in 2035 when compared to current trends.

5.7.4 Adopted Mitigation Measures Applicable to the Modified Project

The following mitigation measures have been carried through from the 2009 Certified EIR. The mitigation measures have been refined and supplemented to reflect updated technical practices and level of detail included in CEQA documentation. Modifications to the original mitigation measures are identified in ~~strikeout text~~ to indicate deletions and **bold underlined** to signify additions.

- CC-1 To increase energy efficiency, the project shall implement the following measures.
- a) Consistent with the California Climate Action Team strategies for reducing greenhouse gas emissions to 1990 levels by 2020 (Green Buildings Initiative), all buildings/units are required to be designed to meet **2013** 2008 Title 24 requirements. ~~If Project building permits are obtained when post 2008, the project shall meet the 2013 Title 24 requirements are in place, the Project shall be designed to meet those requirements.~~
 - b) Consistent with the California Air Resources Board, AB 32 Early Action Measures: all buildings within the Project shall use cool paints; the Project shall incorporate cool pavements in the driveway areas; and the Project shall incorporate a minimum of two shade trees on the south and west sides of each of the low-density residential units.
 - c) Consistent with the California Climate Action Team strategies for reducing greenhouse gas emissions to 1990 levels by 2020 (California Solar Initiative), the Project developer shall offer photovoltaic cells (solar panels) to the single-family residential units. The Project shall install solar panels to generate a minimum of 500,000 kilowatt-hours per year collectively from the solar panels located on the roofs of the structures within the Project.
 - d) Consistent with the California Climate Action Team strategies for reducing greenhouse gas emissions to 1990 levels by 2020 (Appliance Energy Efficiency Standards in Place and in Progress), the Project shall incorporate energy efficient appliances (i.e., dishwashers, washer, dryer, refrigerator, stoves, etc.) where they are provided by the developer. The Project shall also incorporate energy efficient exterior lighting and compact fluorescent lights in residential units.
- CC-2 Consistent with the California Climate Action Team strategies for reducing greenhouse gas emissions to 1990 levels by 2020 (Zero Waste - High Recycling and Achieve 50 percent Statewide Recycling Goal), the Project shall do the following:
- a) Prior to issuance of a grading permit, the applicant shall prepare a Waste Management Plan for review and approval by the Community Development Department with the goal of reducing waste during construction by 50 percent.
 - b) As possible, the soil removed from the Project during demolition shall be used in the re-grading of the Project site and/or for landscape purposes to avoid placement in a landfill.

5. Environmental Analysis

- c) Recycling shall be mandated at the multi-family housing residential areas.
- d) Appropriate collection and storage space for recycling shall be allocated at the multi-family housing areas.

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

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

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

- a) Onsite bicycle storage parking shall be provided where designated by the City of Chino Community Development Department in areas that are nonresidential land uses.
- b) The applicant shall pay its fair share contribution in traffic impact fees and coordinate with the City regarding intersections within the project vicinity, such that traffic passes more efficiently through congested areas. If signals are installed as part of the Project, Light Emitting Diode traffic lights shall be installed.
- c) Landscape equipment used to maintain the public areas in the development shall be electric. This measure would be applicable to the Homeowner's Association.
- d) Information regarding public transit shall be displayed at the church and school.

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

5.7.5 Level of Significance After Mitigation

The Modified Project would only result in minor changes or additions in comparison to the project as recorded, and would not result in significant impacts upon implementation of existing mitigation measures.

5. Environmental Analysis

Comparison to the 2009 Certified EIR

The 2009 Certified EIR analyzed the impacts of emissions from development of a master-planned residential community of 1,074 homes, 80,200 square feet of nonresidential development, and 130.84 acres of open space. When compared to the Approved Project, the Modified Project would have 251 fewer residential units, approximately 25,000 fewer square feet of nonresidential building space, and a similar amount of open/recreational space. In addition, the Modified Project would have 383 fewer average daily vehicle trips. Greenhouse gas impacts would be similar between the Approved and Modified Projects. Consistent with the 2009 Certified EIR, the Modified Project would not result in significant impacts related to greenhouse gas emissions.

5.8 HAZARDS AND HAZARDOUS MATERIALS

This section correlates with Section 4.7, *Hazards and Hazardous Materials*, of the 2009 Certified EIR. It evaluates the potential impacts of the Modified Project on human health and the environment due to exposure to hazardous materials or conditions associated with the Modified Project site, project construction, and project operations. The analysis in this section is based in part on the following technical reports:

- *Phase I Environmental Site Assessment, Stueve Brothers Dairy*, prepared by Laguna Geosciences, Inc., February 24, 2004
- *Phase I Environmental Site Assessment and Phase II Soil Investigation, Stueve Brothers Dairy*, prepared by URS, April 17, 2006
- *Environmental FirstSearch Report, Approved Project*, prepared by Track Info Services, LLC, October 28, 2008

Complete copies of these studies are included in Appendix G.

5.8.1 Summary of Impacts Identified in the 2009 Certified EIR

Routine Transport, Use, or Disposal of Hazardous Materials

The operation of the project included the use of household products (e.g., household cleaners, deodorizers, personal products, landscaping products, pet care products, paint products, photographic chemicals, swimming pool chemicals, automotive products, and fluids). Hazardous waste collection and proper handling would prevent the risk of potentially significant impacts. Construction activities on the project site included limited transport, storage, usage, and/or disposal of hazardous materials. These were short-term activities that are subject to local, state, and federal health and safety requirements.

Exposure to Existing Hazardous Materials

The 2009 Certified EIR identified potentially significant impacts related to the removal of hazardous materials associated with the current and past uses of the project site for agricultural purposes. The current use of the project site as a dairy and the presence of farm equipment, above ground storage tanks (AST), and staining on the project site suggests the use of petroleum products, insecticides, and pesticides. If known and unknown hazardous materials/situations onsite are not fully mitigated, future residents could be exposed to hazards or hazardous materials even after the dairy operation is removed, resulting in potentially significant impacts. Such

5. Environmental Analysis

potentially significant impacts could include exposure to asbestos and lead from building materials and paints in older structures, hazardous substances from agricultural uses, and/or petroleum products used or leaked onsite.

The presence of methane onsite may occur as a result of the current use of the site as a dairy. Exposure to methane would be potentially significant if it is not treated per the City of Chino's protocol for methane assessment and mitigation (City of Chino Municipal Code Section 19.08.010).

Emission of Hazardous Emissions/Use of Hazardous Materials Near a School

The project site is not within 0.25 miles of a school. Under the Approved Project, the Edgewater Community would have had a private school attached to the proposed church. Hazardous materials present within 0.25 mile of the proposed school would likely be typical household products (e.g., household cleaners, deodorizers, personal products, landscaping products, pet care products, paint products, photographic chemicals, swimming pool chemicals, automotive products and fluids) and janitorial products associated with the church/school site. Impacts were considered less than significant.

Government Code Section 65962.5

The project site is not located on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5. The 2009 Certified EIR determined no impacts would occur.

Airports

The Preserve EIR plotted the noise and safety zones for Chino Airport within The Preserve Specific Plan area. An approximately 17-acre portion of the northern area of the project site occupied by the dairy operation is within Safety Zone III and would be subject to development limitations for height. Most development is allowed, and the proposed housing was compatible with the Safety Zone III restrictions.

The remainder of the project site is contained within the 800- and 900-foot elevation safety zones, where building heights cannot be greater than 800 or 900 feet above sea level. The 2009 Certified EIR estimated permitted building heights within these areas by subtracting the ground elevation from either the 800- or 900-foot elevation. The remaining number is the maximum building height. The 2009 Certified EIR provided a conservative analysis and used 596 feet for the highest post-development elevation (the highest point closest to the airport). A maximum elevation of 204 feet (800 feet minus 596 feet) would be permitted within the 800-foot elevation. A maximum elevation of 304 feet (900 feet minus 596 feet) would be permitted within the 900-foot elevation. Even considering objects such as antennas or a church steeple, these maximum heights should permit all Modified Project uses. Impacts in the 2009 Certified EIR were less than significant.

Emergency Plans

The 2009 Certified EIR discusses the improvements to emergency access that would result from the implementation of the project. The Approved Project would improve circulation and would provide better access to areas south of Chino Corona Road. The project would also be developed in compliance with the City Standardized Emergency System Multi-Hazard Functional Plan. Impacts would be less than significant.

5. Environmental Analysis

Wildland Fires

The project site would be surrounded on the west, south, and east by mostly open space, potentially exposing the project to wildland fires. Construction of the proposed housing, retail, and public land uses would be subject to the City's Building Standards and Fire Code. Multiple points of vehicular access and egress are required for all areas of the development. Any gated entries and/or traffic signals proposed by the project would include emergency response signal control devices.

The Chino Valley Independent Fire District (CVIFD) indicated in their December 2006 comment letter that a 100-foot fuel modification zone may be required at the perimeter of site development.

Wildland fire risks were determined to be less than significant with the compliance with the City's standards and CVIFD requirements.

Cumulative Impacts

All cumulative impacts of Approved Project are less than significant. Projects converting former dairy lands to other uses are required to mitigate their own hazardous materials impacts. With further development within the Chino Airport vicinity, additional people would be exposed to risks associated with aircraft activities. However, safety zones have been established to protect future uses and reduce hazards to an acceptable level of risk. No significant cumulative impacts would occur.

5.8.2 Impacts Associated with the Modified Project

Regulatory Setting

State

The California Department of Health Services, Toxic Substances Control Division (DTSC), implements and enforces federal and state laws regarding hazardous waste handling. DTSC regulates the generation, handling, storage, disposal, and transportation of hazardous waste; oversees the remediation of contaminated sites; and seeks to reduce the hazardous waste produced in California. While the scope of DTSC activities primarily focuses on commercial and industrial operations, DTSC also oversees waste evaluation programs and assists in waste determinations to identify what substances and in what concentrations are harmful. Household hazardous waste (HHW) and agricultural chemical collection programs focus on removing dangerous substances from homes and preventing their release into the environment through landfills, sewer systems, and illegal dumping. The California Hazardous Substances Control Law establishes regulations and incentives, which ensure that the generators of hazardous waste employ technology and management practices for the safe handling, treatment, recycling, and destruction of their hazardous wastes prior to disposal.

Local

The Chino Valley Independent Fire District (CVIFD) and the San Bernardino County Fire Department (SBCFD), Hazardous Materials Division, enforce state and federal laws regarding hazardous materials. Implementation and enforcement of hazardous materials and waste regulations are also handled by the Regional Water Quality Control

5. Environmental Analysis

Board - Santa Ana Region (with respect to potential surface or ground water contamination) and the South Coast Air Quality District (toxic air emissions).

The City of Chino has adopted a protocol for methane assessment and mitigation that requires project applicants for properties formerly used as dairies (among other uses) to provide the City of Chino Building Division and Public Works Department with a report for City review supplementing the project geotechnical investigation and Phase I ESA that provide testing results within potential high methane concentration areas.

Environmental Setting

The 271-acre site is currently used mainly for agricultural purposes. The Stueve Dairy owns the site but leases it to Arthur Farms, who then subleases 52 acres to M & J Dairy. The soils on the project site are of coarse grade (sandy and silty), are well-drained, and have slow infiltration rates. Rich organic manure and organic soils associated with dairy operations are present onsite. This can cause high levels of methane in the soil and nitrites/nitrates in the sediments in the waste ponds.

There are four irrigation and/or production water wells on the project site, pumping groundwater from 150 to 300 feet below ground surface. As mentioned in Section 5.6, *Geology and Soils*, the groundwater flows in a south-to-southwest direction. There are no municipal sewer services on the project site and each residence is equipped with a septic tank and associated leach field.

Onsite Land Uses

The northern portion of the site has an active dairy and four residences. A 100-gallon AST is in the milking barn associated with this dairy. A maintenance shed is also on this farm, with metal debris, tires, and a combination of empty and full 55-gallon drums and buckets.

The southern portion of the property was previously used for production of feed crops (corn, alfalfa, sorghum, oats, and barley) for other dairies. Waste ponds are also present on the southern portion of the site. A former lagoon on the central eastern portion of the project site contained municipal waste at the time of the URS Phase I assessment. A barn is located on the west-central portion of the property. The barn is primarily used to store parts and equipment. Some oil staining was present on the floor of the barn.

Hazardous Materials

Hazardous substances and wastes were observed or reported on the combined properties in the following locations at the time of URS site reconnaissance:

- The maintenance shed located east of the milking barn contained a combination of empty and full 55-gallon drums and buckets. A 55-gallon drum was lying on its side and oil was spilled around the drum.
- The control room in the milking barn, where the raw milk is chilled and placed in the storage tank, contains large stainless sinks where cleaning solutions are mixed and used to clean the milk lines, milking machine, and tank.
- Chemicals are stored in the barn located in the west-central portion of the property.

5. Environmental Analysis

- The area around the barn was used for storage of trucks, vehicles, equipment, irrigation pipe, empty rusted drums, and debris. Some surface staining was present on the soil.

Storage Tanks

Evidence (i.e. fill ports or vent pipes) of underground storage tanks (USTs) and ASTs were observed on the property during reconnaissance.

- Two 500-gallon diesel ASTs are located near the animal pens on the northern portion of the property. No diesel staining was observed on the soil beneath the tanks.
- Two 1,000-gallon ASTs were present east of the barn located on the central portion of the property. One AST contained unleaded gasoline and the other contained diesel fuel. Some soil staining was present beneath the fuel nozzles.
- A compressor room is located south of the milking barn. The compressor room contains a diesel generator and one approximately 100-gallon AST. The AST appears to be empty; however, it may contain some residual fuel. The floor of the room is concrete and appears to be in good condition. Some staining is present beneath the generator.
- A 500-gallon unleaded gasoline AST is located at one of the residences at the northeastern corner of the property. No staining was observed beneath the tank. In addition, a 55-gallon drum with waste oil was observed at this residence. Some oil staining was present on the asphalt in the vicinity of the drum.

Other onsite hazards include solid waste and debris, wastewater and stormwater runoff from the dairies directed into onsite ponds and open lands, a collection sump connected to the milking barn, a former lagoon designed to collect wastewater from the dairy (though only used to store municipal solid waste), asbestos in the existing building materials, and herbicides and pesticides used onsite.

Chino Airport

The Chino Airport adopted the Airport Comprehensive Land Use Plan (ACLUP) for Chino Airport in 1992. The ACLUP includes zones surrounding the airport and defines special land use requirements and developer limitations. A portion of the northern area of the project site occupied by the dairy operation (approximately 17 acres) is within Airport Safety Zone III. This zone encompasses an oval area around the Airport, extending approximately 10,000 feet from the airport, in which aircraft accidents and exposure to noise is minimal. Certain development limitations exist in this zone, though most land use types are acceptable. The remainder of the project site is contained within the 800- and 900-foot elevation safety zones, where height restrictions are imposed.

5. Environmental Analysis

Would the Modified Project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X	
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?				X	
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	
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?				X	

Comments:

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

Minor Technical Changes or Additions. The Modified Project would have 251 fewer residential units, 24,988 fewer square feet of nonresidential space, and a similar amount of open/recreational space compared to the Approved Project. The operational phase of the project would involve the use of typical household cleaners, paints, and automotive substances. It would not involve the routine transport, use, or disposal of hazardous materials. The construction phase of the Modified Project would require the demolition and removal of potentially hazardous materials, which may include agricultural chemicals, asbestos, and lead-based paint. The

5. Environmental Analysis

removal and transport of these materials would be temporary and would be subject to local, state, and federal regulations. The Modified Project does not introduce any land uses that would bring new hazardous materials to the project site that were not included in the 2009 Certified EIR analysis. Consistent with the analysis in the 2009 Certified EIR, the Modified Project would not result in significant impacts related to the routine transport, use, or disposal of hazardous materials.

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

Minor Technical Changes or Additions. The Modified Project would involve the use of typical household cleaners, paints, and automotive substances. It would not involve the use of substantial hazardous substances that may be upset or accidentally released during the operation of the project. During construction, the removal of existing potential hazards, such as pesticide and petroleum products, would potentially cause harm to construction workers. Harmful substances that are not fully mitigated may also cause harm to future residents of the project site. Mitigation measures from the 2009 Certified EIR are incorporated into this addendum. As with the analysis in the 2009 Certified EIR, the Modified Project would not result in significant impacts related to reasonably foreseeable upset of hazardous materials.

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

Minor Technical Changes or Additions. There are no schools within a 0.25-mile radius of the project site. Unlike the Approved Project, the Modified Project would not include a church and associated private school. Therefore, no impacts to schools related to hazardous emissions and hazardous materials would occur. Consistent with the analysis in the 2009 Certified EIR, the Modified Project would not result in significant impacts related to hazardous substances being emitted near a school.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Minor Technical Changes or Additions. The project site is not in a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Consistent with the analysis in the 2009 Certified EIR, the Modified Project would not result in significant impacts related to Government Code Section 65962.5.

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?

Minor Technical Changes or Additions. The project site is in the vicinity of the Chino Municipal Airport. Approximately 17 acres of the northern area of the project site is in Safety Zone III, as designated by The Preserve EIR. Buildings in this zone must meet height requirements. Most development types are allowed and the proposed housing would be compatible with the Safety Zone III restrictions.

5. Environmental Analysis

The remainder of the project site is within the 800- and 900-foot elevation safety zones, where building heights cannot be greater than 800 or 900 feet above sea level. The 2009 Certified EIR estimated permitted building heights within these areas by subtracting the ground elevation from either the 800- or 900-foot elevation. The Modified Project would have a maximum ground elevation of approximately 577 feet, which is 19 feet lower than the Approved Project. A maximum building height of 223 feet (800 feet minus 577 feet) would be permitted within the 800-foot elevation. A maximum building height of 323 feet (900 feet minus 577 feet) would be permitted within the 900-foot elevation. Overall, the final grading plans under the Modified Project would be similar to those proposed under the Approved Project, and no new impacts would result.

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?

Minor Technical Changes or Additions. The project site is not in the vicinity of private airstrips. As with the 2009 Certified EIR, no impacts would occur with the Modified Project.

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

Minor Technical Changes or Additions. The Modified Project would slightly change the layout of the proposed onsite backbone roadways. However, these roadways would still loop through the southern half of the project site and would still provide entrances to the project site from both Chino Corona Road and Cucamonga Avenue. Overall, with the modifications the Modified Project would provide similar improvements to circulation as provided under the Approved Project. The project would also be developed in compliance with the City Standardized Emergency System Multi-Hazard Functional Plan. Overall, circulation system under the Modified Project would be similar to that proposed under the Approved Project, and no new impacts would result.

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?

Minor Technical Changes or Additions. As with the Approved Project, the Modified Project would place residential and nonresidential land uses in an area that is exposed to open space and potential wildland fires. The construction of the proposed housing, retail, and public land uses would be subject to the City's Building Standards and Fire Code. Overall, Modified Project would be similar to the Approved Project, and no new impacts would result.

5.8.3 Regulatory Requirements

- California Code of Regulations, Title 22, Social Security, Division 4.5, Environmental Health Standards for the Management of Hazardous Waste
- City of Chino Municipal Code Chapter 15.32, City of Chino Fire Code
- City of Chino Municipal Code Chapter 10.40, Hazardous Materials Vehicles
- City of Chino Municipal Code Chapter 20.21.260, Hazardous Materials Use and Storage

5. Environmental Analysis

5.8.4 Adopted Mitigation Measures Applicable to the Modified Project

The following mitigation measures have been carried through from the 2009 Certified EIR. The mitigation measures have been refined and supplemented to reflect updated technical practices and level of detail included in CEQA documentation. Modifications to the original mitigation measures are identified in ~~strikeout text~~ to indicate deletions and **bold underlined** to signify additions.

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

- Incorporate the recommendations of the URS and Laguna Geosciences Phase I Environmental Site Assessments, and the URS Phase II Soil Investigation for testing and remediation not yet satisfied;
- Incorporate a plan for State-regulated abandonment of water wells onsite;
- Require the evaluation of onsite structures for the presence of asbestos and lead-based paint, and the removal of such materials according to the applicable regulations and guidelines established by the South Coast AQMD, Department of Toxic Substances Control, and the US Environmental Protection Agency, and;
- Specify further soil testing once mass grading has occurred to determine if any soils contain elevated levels of nitrates/nitrites, and incorporate remediation measures to address elevated levels of nitrates/nitrites if discovered.

5.8.5 Level of Significance After Mitigation

The Modified Project would only result in minor changes or additions in comparison to the approved project and would not result in significant impacts upon implementation of existing Conditions of Approval.

Comparison to the 2009 Certified EIR

The 2009 Certified EIR analyzed the impacts of emissions from development of a master-planned residential community of 1,074 homes, 80,200 square feet of nonresidential development, and 130.84 acres of open space. When compared to the Approved Project, the Modified Project would have 251 fewer residential units, approximately 25,000 fewer square feet of nonresidential building space, and a similar amount of open/recreational space. The Modified Project would have similar construction and operational activities, and both the Approved and Modified Projects would have the similar hazardous and hazardous materials impacts.

5.9 HYDROLOGY AND WATER QUALITY

This section corresponds with Section 4.8, *Hydrology and Water Quality*, of the certified 2009 for the Approved Project. The analysis in this section incorporates information from the following reports:

5. Environmental Analysis

- The Preserve Specific Plan and Final EIR
- City of Chino General Plan
- Chino Creek Integrated Plan
- County of San Bernardino Storm Water Program: Model Water Quality Management Plan Guidance
- Prado Basin Master Plan and Environmental Impact Statement
- Mill Creek Wetlands Recreation Plan
- Amendment to The Preserve Specific Plan
- City of Chino Storm Drain Master Plan Update Report, Subarea 2
- Edgewater Master Plan of Drainage
- Preliminary Hydrology and Hydraulic Calculations for City of Chino Edgewater Project (included in Appendix H to this Addendum)
- Preliminary Water Quality Management Plan (PWQMP) for Edgewater Lake Communities (included in Appendix H to this Addendum)
- Draft EIR for the Specific Plan for the Development of State Surplus Property and Amendment to the Redevelopment Plan for the Merged Chino Redevelopment Project Area, Chino, California
- Final EIR for Subarea 29 (Hettinga) Specific Plan, City of Ontario, San Bernardino County California, SCH# 2004011009
- Mill Creek SPA Hydrology Master Plan, City of Chino, Chino Agricultural Preserve Area, prepared by RMB (Appendix P to this Addendum)

5.9.1 Summary of Impacts Identified in the 2009 Certified EIR

Water Quality and Waste Discharge

Mill Creek (Prado Area), or the southerly portion of Reach 1 of the Cucamonga Creek Channel, is impaired for pathogens and metals based on the current Clean Water Act (CWA) 303(d) list compiled by the Environmental Protection Agency (USEPA 2010). Cucamonga Creek Channel/Mill Creek discharges into Reach 3 of the Santa Ana River, which is listed on the CWA Section 303(d) list as impaired for metals. The project would potentially generate sediments that could further impair these waters. Project implementation required a National Pollutant Discharge Elimination System (NPDES) stormwater permit for construction activities, and that the project be in compliance with the requirements of the permit. A construction-phase stormwater pollution prevention plan (SWPPP) was also required, to identify appropriate structural and nonstructural best management practices (BMP) to be implemented during project construction. Construction-phase impacts were found to be less than significant.

The Preliminary Water Quality Management Plan prepared for the Edgewater project identified pollutants of concern and their potential for generation by the Modified Project. These pollutants included bacteria/viruses, heavy metals, nutrients, pesticides, organic compounds, sediments, trash and debris, oxygen-demanding substances, and oil and grease. The PWQMP included provisions for site design BMPs, source control BMPs, and structural treatment control BMPs in order to minimize pollutants of concern in stormwater discharges from the

5. Environmental Analysis

project site. Project design includes four storm drain systems that would intercept site runoff and ultimately outlet the runoff into three detention/infiltration basins located on the project site that would serve both water quality and flood control purposes. Operational-phase impacts to water quality were found to be less than significant.

Groundwater Supply

A dual (potable and recycled) water system was proposed for the Edgewater project. Based on the Water System Master Plan Update (MWH, October 2007), this system would obtain water from a water well. The specific location of this well was not determined in the 2009 Certified EIR but it would be sized to meet the Maximum Day Demand (MDD) of the Modified Project. Groundwater use was discussed in the water supply assessment (WSA) for the Approved Project. The City's current groundwater production right is a share of the safe yield of the Chino Basin. The WSA identified sufficient water supply and reliability to the City during normal, single-dry, and multiple dry years over a 20-year planning period, including a sufficient water supply for the Modified Project. Therefore, the 2009 Certified EIR found that project implementation would not substantially deplete groundwater supplies or interfere with groundwater recharge.

Erosion or Siltation

The implementation of the Approved Project would alter the existing drainage pattern of the site to allow surface runoff within the project site to drain into an underground storm drain system designed to accommodate projected surface flows within the project site. Project implementation would require a SWPPP, which would control erosion due to grading and storm waters during the construction phase. The Edgewater project was designed to direct stormwater into one of the four storm drain lines that drained to the previously proposed detention basins. A WQMP would have been implemented, per state and local requirements, as part of project development and operation. The WQMP would have provided for natural conveyance/treatment systems, storm drain clarifiers, and detention/infiltration basins to help improve the quality of the project site runoff and help reduce the overall runoff from the developed site. All flows exiting the project site would have been treated by the WQMP-specified train system of treatment control BMPs. The five artificial lakes would have also served to capture, hold, and allow the infiltration of precipitation onsite. The 2009 Certified EIR found that project implementation would not alter existing drainage patterns in a manner that would result in substantial erosion or siltation on or offsite. Impacts were found to be less than significant.

Flooding

All stormwater generated by the Approved Project would have been directed to the stormwater collection system and into the detention basins. The 2009 Certified EIR found that by retaining stormwater flows onsite and channeling the flows into a storm drain and detention system, the project would have reduce the potential for flooding, both on- or offsite. The Approved Project would have modified topography on the project site so that approximately 141 acres were above the 566-foot elevation, and approximately 132 acres were below the 566-foot elevation. (Existing breakdown is 35 acres above 566 feet and 238 acres below.) No habitable structures were proposed by the project below the 566-foot elevation, in conformance with federal law.

The City of Chino Storm Drain Master Plan Update Report, Subarea 2, indicated that onsite regrading could have modified the impoundment area as long as any impacts to the downstream areas or to the Prado Basin resulting from the regrading were mitigated as part of the Approved Project. The Corps requires a 1:1 replacement of

5. Environmental Analysis

storage volumes below the 566-foot elevation. The explanation of the Corps Flood Easement Exchange Program, as contained in Section 2.2.2, *Project Infrastructure*, describes the process by which applicants can apply to have the 566-foot elevation line removed from the project site. Flooding impacts are expected to be less than significant.

The project site is located approximately 3.1 miles upstream from Prado Dam. The site is not located downstream of any major dam. A failure of Prado Dam would affect only downstream areas. The project site would not have been affected and no impacts were identified.

Polluted Runoff and Contribution to Drainage Systems

The implementation of the Edgewater project would have caused an increase in impermeable surfaces on the project site. An onsite stormwater collection system was proposed to collect the runoff from the impervious surfaces. Project storm drain facility design would be in accordance with the Hydraulic Criteria 1 through 10 of City of Chino Storm Drain Master Plan Update Report. The Edgewater project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems. No significant impact on stormwater drainage systems would occur.

During construction, non-point source pollution may be present in surface water runoff. Project compliance with NPDES regulations, which are described in Section 5.9.2, would ensure that substantial additional sources of polluted runoff were generated by the previous project during construction or throughout the life of the project. The 2009 Certified EIR found that any potential impact would be minimized through NPDES compliance, project design, and standard construction and operational practices.

In the developed condition, approximately 132 acres within the site would remain below the 566-foot elevation line and within the Prado Dam inundation area. The potential existed for high inflow and infiltration into the project sewer system. Project Mitigation Measure 17-2 (see Section 5.17, *Utilities and Service Systems*, of this Addendum) requires that all sewer systems below the 566-foot elevation be designed as sealed systems to mitigate potential high inflow and infiltration. The sewer system below the 566-foot elevation would, therefore, not constitute a source of polluted runoff.

Seiche, Tsunami, or Mudflow

The 2009 Certified EIR did not find any potentially significant impacts related to seiches, tsunamis, or mudflows.

Cumulative Impacts

The 2009 Certified EIR did not find any potentially significant cumulative impacts. Implementation of mandatory federal, state, and local regulations to conserve and protect both groundwater and surface water resources would significantly reduce the impacts of related past, present, or future projects.

5. Environmental Analysis

5.9.2 Impacts Associated with the Modified Project

Environmental Setting

The project site is in the Chino Basin, and runoff from the project site drains to the Santa Ana River Watershed (SAR), which is approximately 2,650 square miles. Mill Creek and Chino Creek are two principal tributaries to the SAR. Sheet flows during major storm events are ultimately conveyed to the Santa Ana River at Prado Basin via either Mill Creek or Chino Creek.

The project site is part of an 8.8-square-mile study area in the Storm Drain Master Plan Update Report, Subarea 2, prepared by Bureau Veritas North America, Inc. in 2007. Currently, stormwater on the project site is managed using man-made ponds. The project site generally slopes from north to south.

Water Quality

Currently, an onsite collection system is used to direct wastewater associated with the dairy operations. Historically, wastewater and stormwater runoff from four adjacent dairies was also collected. As a result, water quality onsite has declined due to the use of fertilizers, pesticides, and animal waste on the project site and adjacent dairies. Total dissolved solids (TDS) levels and nitrates are especially high.

Groundwater

As discussed in Section 5.6, *Geology and Soils*, the depth to the groundwater on the project site ranges from approximately 6 to 14 feet below ground surface (bgs). There are four wells on the project site used for irrigation/production purposes. As with surface water, groundwater quality has declined due to the agricultural activities on the project site and in surrounding areas.

Floodways and the 100-year Flood Zone

The US Army Corps of Engineers (Corps) maintains land use control over properties in the Prado Flood Control Basin for which it maintains flowage easements. The 566-foot elevation line represents the existing Corps flowage easement line, or the “high water elevation” of the Prado Basin. The project site, with elevations of 508 to 579 feet, covers a portion of the 566-foot elevation line. The Corps considers habitat, active and passive recreation, agricultural, and equestrian uses to be appropriate below the 566-foot elevation line.

The Federal Emergency Management Act (FEMA) identifies the 100-year flood zones on their Flood Insurance Rate Maps (FIRM). Both the FIRM and the Flood Inundation Frequency Plan within the Prado Basin Master Plan and Environmental Impact Statement indicate that the 100-year floodplain coincides with the 552-foot elevation line, and that the areas around Mill Creek are prone to flooding.

5. Environmental Analysis

Regulatory Setting

Federal

Clean Water Act

Section 303 of the federal Clean Water Act requires states to adopt water quality standards for all surface waters of the United States. Standards are based on the designated beneficial use(s) of the water body. Where multiple uses exist, water quality standards must protect the most sensitive use. Water quality standards are attained when designated beneficial uses are achieved and water quality objectives are being met.

Section 402 of the Federal Clean Water Act mandates that certain types of construction activity must comply with the requirements of the Environmental Protection Agency's NPDES storm water program. Construction activities that disturb one or more acres of land must obtain coverage under the NPDES General Permit for Storm Water Discharges Associated with Construction Activity (General Permit), which is issued by the Santa Ana Regional Water Quality Control Board (RWQCB).

National Flood Insurance Program

FEMA administers the National Flood Insurance Program (NFIP) to provide subsidized flood insurance to communities complying with FEMA regulations. FEMA issues FIRMs for communities participating in NFIP. These maps delineate flood hazard zones in the community. Executive Order 11988 (Floodplain Management) addresses floodplain issues related to public safety, conservation, and economics. It requires:

- Avoidance of incompatible floodplain development;
- Consistency with the standards and criteria of the NFIP;
- Restoration and preservation of the natural and beneficial floodplain values.

State

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act of 1969, which became Division 7 of the California Water Code, authorized the State Water Resource Control Board (SWRCB) to provide comprehensive protection for California's waters through water allocation and water quality protection. The SWRCB implements the requirement of the CWA Section 303, indicating that water quality standards have to be set for certain waters by adopting water quality control plans under the Porter-Cologne Act. The Porter-Cologne Act established the responsibilities and authorities of the nine RWQCBs, which include preparing water quality plans for areas in the region, identifying water quality objectives, and Waste Discharge Requirements (WDRs). Water quality objectives are defined as limits or levels of water quality constituents and characteristics established for reasonable protection of beneficial uses or prevention of nuisance. Beneficial uses consist of all the various ways that water can be used for the benefit of people and/or wildlife. The Porter-Cologne Act was later amended to provide the authority delegated from the Environmental Protection Agency (EPA) to issue NPDES permits regulating discharges to surface waters of the United States.

5. Environmental Analysis

Regional

Santa Ana Regional Water Quality Control Board

As stated above, water quality objectives for surface water and groundwater resources are established in the water quality control plans of each RWQCB as mandated by the state Porter-Cologne Act and CWA. The Santa Ana RWQCB sets water quality standards for all ground and surface waters within its region. The City of Chino is within the jurisdiction of the Santa Ana RWQCB. The RWQCBs also implement the CWA Section 303(d) Total Maximum Daily Load (TMDL) process, which consists of identifying candidate water bodies where water quality is impaired by the presence of pollutants. The Santa Ana RWQCB has prepared a Water Quality Control Plan (Basin Plan) that includes 2,800 square miles of the inland watersheds of San Bernardino, Riverside, and Orange Counties. The RWQCBs are also responsible for administering the NPDES permit program, which is designed to manage and monitor point and nonpoint source pollution. Municipal NPDES stormwater permits are required for urban areas with populations greater than 100,000. The general NPDES storm water permits for general construction activities require project applicants to file a Notice of Intent (NOI) with the RWQCB to discharge stormwater, and to prepare and implement a SWPPP for projects that would disturb greater than one acre of soil. The SWPPP would include a site map, description of stormwater discharge activities, and BMPs that would be employed to prevent water pollution.

Chino Basin Watermaster

The Chino Basin Watermaster (CBWM), created in 1978, is the entity charged with administering adjudicated water rights and managing groundwater resources within the watershed and groundwater basin known as the Chino Groundwater Basin. The CBWM's mission is to manage the Chino Groundwater Basin in the most beneficial manner and to equitably administer and enforce the provisions of the Chino Basin Judgment.

Prado Basin Master Plan

The Prado Dam Basin is located at the confluence of the Santa Ana River, Chino Creek, Cucamonga Creek, and Temescal Wash. The Prado Dam Basin lies within portions of both Riverside and San Bernardino counties and is bordered by the City of Chino Hills to the northwest and west, the City of Corona to the south and east, and the City of Norco to the east. Although the project site is not in the Prado Dam Basin, site runoff travels into this basin. The Prado Basin Master Plan provides guidance for the balanced use, development, and management of the natural and manmade resources of the Prado Dam Basin. The Prado Basin Master Plan: 1) addresses flood reduction; 2) identifies environmentally sensitive areas and multiple-resource management areas for continued and future use; 3) provides conceptual guidance for recreation development for areas located primarily in upland portions of the Prado Dam Basin; and 4) addresses potential land uses on Corps lands.

Chino Creek Integrated Plan

The Chino Creek Integrated Plan (CCIP), prepared for the Inland Empire Utilities Agency (IEUA) and the Orange County Water District (OCWD), focuses planning attention on the lower Chino Creek area of the Prado Basin as a step toward preserving and restoring the Prado Basin and maximizing its value to the community. The goal of the plan is to identify “multi-barrier” strategies to reduce pollutants and provide multi-purpose opportunities. “Multi-barrier” refers to a series of measures from upstream to downstream along the individual

5. Environmental Analysis

creeks and drainage channels tributary to the Prado Dam Basin in the lower Chino Creek watershed that incrementally improve water quality by posing as a barrier to pollutants.

Mill Creek Wetlands Recreation Plan

The Mill Creek Wetlands Recreation Plan (MCWRP), proposed by the City of Ontario, is a plan to construct a 200-acre wetland recreation project that consists of a regional natural treatment system designed to provide water quality protection from first flush stormwater and urban runoff from portions of the Cucamonga Creek and Mill Creek watersheds before discharge into the Prado Basin. The intent of the MCWRP is to: 1) treat approximately 85 percent of the low flow from the Cucamonga Creek watershed; and 2) conserve natural open space for recreation as well as habitat restoration and ecological protection. It is anticipated that the MCWRP would provide capacity to accommodate City of Chino flows and treat first flush stormwater from the Modified Project and other developments within The Preserve. Construction on the MCWRP was completed in 2014.

Local

City of Chino Storm Water Program

The Federal Clean Water Act established the NPDES permit program in 1972. The 1987 Amendment to the Clean Water Act required municipalities to obtain NPDES permits for stormwater discharges to storm drain systems. San Bernardino County has been issued a municipal NPDES stormwater permit (Order No. R8-2010-0036, NPDES Permit No. CAS618036), and the City of Chino is included as a co-permittee under this permit. This regional permit specifies when and how Water Quality Management Plans (WQMPs) should be prepared, identifying site design, source control, and treatment control BMPs. During project review, approval, and permitting, the City of Chino requires new development to address the quality and quantity of stormwater runoff through the incorporation of permanent (postconstruction) BMPs in project design.

Would the Modified Project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Violate any water quality standards or waste discharge requirements?				X	
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)?				X	

5. Environmental Analysis

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site				X	
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 amount of surface runoff in a manner which would result in flooding on- or off-site?				X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X	
f) Otherwise substantially degrade water quality?				X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X	
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X	
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?				X	
j) Inundation by seiche, tsunami, or mudflow?				X	

Comments:

a) Violate any water quality standards or waste discharge requirements?

Minor Technical Changes or Additions. The Modified Project would reduce the total number of residential units, would have 24,988 fewer square feet of nonresidential space, and would provide a similar amount of open/recreational space. The main hydrological difference between the previous and Modified Projects is the elimination of the previously proposed detention lakes that would have been in the open space areas of the project site. All of the detention lakes would have been below the 566-foot elevation. These detention lakes were designed to retain and treat water on the project site before releasing it as sheet flow into Mill Creek. They would have also served recreational purposes, such as fishing. For the Modified Project, onsite stormwater would be detained onsite, leaving the project site in the same rate as in the existing condition, per NPDES requirements. Although there would not be any detention lakes, a combination of one retention basin (basin A) as well as two other basins that meet the WQMP requirements for dead storage (storage areas that treat low flows; basins B-1 and B-2) would be used to detain and treat stormwater flows before they leave the project site. The three basins are modeled to detain 100-year storm flows and would be placed on the project site in similar locations to the

5. Environmental Analysis

previous lakes. The majority of the post development runoff would be directed to retention basin A on the southwest side of the project and to WQMP basins B-1 and B-2 on the east side of the project. Basin A would have a total storage volume of 204.7 acre-feet. During a 100-year storm, runoff would contribute 47.5 acre-feet to the basin, which is 23.2 percent of its total volume. From detention basins B-1 and B-2, stormwater would flow at a controlled rate into the City's stormwater conveyance system or into Mill Creek on the east.

The Preserve EIR also includes mitigation measures that require all subsequent development projects to meet the City of Chino's requirements for BMPs for water quality. The PWQMP for the Edgewater project was revised to accommodate the removal of the lakes. The Modified Project results in minor modifications to the previously proposed storm drain system on the project site. It would not, however, result in new or substantially worsened impacts to water quality standards or waste discharge requirements. The Modified Project does not present any changes, as compared to the 2009 Approved Project, that would cause significant hydrology and water quality impacts.

- 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)?**

Minor Technical Changes or Additions. As discussed in Section 5.17, *Utilities and Service Systems*, the Modified Project would use approximately 546 acre-feet of water per year (236 potable and 310 nonpotable). This is less than the Approved Project. As with the Approved Project, the potable water would be obtained through an offsite well. As with the Approved Project, the water demand of the project site would not be expected to substantially lower groundwater levels.

Additionally, the Modified Project would increase the storage volume of the Prado Dam Basin. As discussed in Section 2.2.2 of this Addendum, the Prado Dam Basin improvements would increase the elevation of the inundation easement from 556 to 566 feet. The Corps has determined that this would require additional storage in the project area in order for the existing storage capacity to be maintained. The Modified Project would nominally increase storage by 5 percent over existing conditions, and therefore would not cause a loss in storage in the project area. The Modified Project would not cause any new impacts when compared to the previous 2009 Certified EIR.

- 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 a substantial erosion or siltation on- or off-site?**

Minor Technical Changes or Additions. The Modified Project would alter the existing drainage patterns on the project site. In addition, as discussed under 5.9.2 (a), the Modified Project would alter the proposed onsite collection system by removing the previously proposed detention lakes. The construction phase of the project may cause an increase in siltation and erosion, and the operational phase of the project may cause an increase in runoff and erosion as a result of an increase in impervious surface. The Modified Project must comply with state and local requirements. Per the NPDES permit (Order No. R8-2010-0036, NPDES Permit No. CAS618036) and the City's requirements, the Modified Project must prepare a WQMP and a SWPPP to control stormwater runoff

5. Environmental Analysis

and implement BMPs to improve water quality. The Modified Project results in minor modifications to the previously proposed storm drain system on the project site. It does not present any changes, as compared to the 2009 Approved Project, that would cause significant hydrology and water quality impacts.

- 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 amount of surface runoff in a manner which would result in flooding on- or off-site?**

Minor Technical Changes or Additions. The Modified Project would alter the existing drainage patterns on the project site. In addition, as discussed under 5.9.2 (a), the Modified Project would alter the proposed onsite collection system by removing the previously proposed detention lakes. The construction phase of the project may cause an increase in runoff, and the operational phase of the project may cause an increase in runoff and flooding as a result of an increase in impervious surface. The Modified Project must comply with state and local requirements. Per the NPDES permit (Order No. R8-2010-0036, NPDES Permit No. CAS618036) and the City's requirements, the Modified Project must prepare a WQMP and a SWPPP to control stormwater runoff and implement BMPs to improve water quality. The Modified Project results in minor modifications to the previously proposed storm drain system on the project site. It does not present any changes, as compared to the 2009 Approved Project, that would cause significant impacts related to drainage patterns.

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

Minor Technical Changes or Additions. As discussed under 5.9.2 (c) and (d), the Modified Project would alter the existing drainage patterns of the project site. As with the Approved Project, it would include the construction of an onsite stormwater drainage, which is described in more detail in Section 5.17, *Utilities and Service Systems*. The Modified Project must comply with local and state requirements for maintaining runoff and reducing water quality impacts. Compliance with these requirements would ensure project runoff doesn't exceed the runoff levels of the existing conditions, water quality meets local and state standards, and drainage systems would be adequate to accommodate project-generated runoff. Per the NPDES permit (Order No. R8-2010-0036, NPDES Permit No. CAS618036) and the City's requirements, the Modified Project must prepare a WQMP and a SWPPP to control stormwater runoff and implement BMPs to improve water quality. The Modified Project results in minor modifications to the previously proposed storm drain system on the project site. It does not present any changes, as compared to the 2009 Approved Project, that would cause significant impacts related to drainage patterns.

- f) Otherwise substantially degrade water quality?**

Minor Technical Changes or Additions. The previously prepared EIR did not identify any other impact of the project that would affect water quality. The Modified Project does not present any changes, as compared to the 2009 Approved Project, that would cause any other hydrology and water quality impacts.

- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

Minor Technical Changes or Additions. FEMA identifies the 100-year flood zones on their FIRM. Both the FIRM and the Flood Inundation Frequency Plan within the Prado Basin Master Plan and Environmental Impact

5. Environmental Analysis

Statement indicate that the 100-year floodplain coincides with the 552-foot elevation line and that the areas around Mill Creek are prone to flooding. Any portion of the project site below the 566-foot elevation line is subject to flooding during major storm events since these areas are below the high water elevation of the Prado Basin. The Modified Project would alter the topography of the site and adjust the 566-foot elevation line. No habitable structures would be placed below the 566-foot elevation line. The placement of this adjusted line would be similar between the previous and Modified Projects. The Modified Project does not present any changes, as compared to the 2009 Approved Project, that would cause significant impacts related to 100-year flood zones.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Minor Technical Changes or Additions. As discussed under 5.9.2 (g), the Modified Project would not place habitable structures below the 566-foot elevation; this area would only be used for recreational land uses. Since the 100-year floodplain coincides with the 552-foot elevation contour, no structures would be within the 100-year floodplain. The majority of the land uses below this elevation are riparian and wetland habitat associated with Mill Creek. No structures would be placed in these areas that would impede or redirect flood flows. The Modified Project does not present any changes, as compared to the 2009 Approved Project, that would cause significant impacts related to 100-year flood zones.

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?

Minor Technical Changes or Additions. As with the Approved Project, the Modified Project would place housing and other land uses on a site that is approximately 3.1 miles upstream from Prado Dam. The site is not located downstream of any major dam. A failure of Prado Dam would affect only downstream areas. Consistent with the analysis in the 2009 Certified EIR, the Modified Project would not result in significant impacts related to flooding of a levee or dam.

j) Inundation by seiche, tsunami, or mudflow?

Minor Technical Changes or Additions. The 2009 Certified EIR did not identify any potential impacts related to seiches, tsunamis, or mudflows. The Modified Project would not alter land uses in a way that would create new potential for impacts to occur.

5.9.3 Regulatory Requirements

- Section 303 of the Clean Water Act, Water Quality Standards and Implementation Plans
- Section 402 of the Clean Water Act, National Pollutant Discharge Elimination System
- NPDES Permit for San Bernardino County (Order No. R8-2010-0036, NPDES permit No. CAS618036)
- National Flood Insurance Program

5.9.4 Adopted Mitigation Measures Applicable to the Modified Project

There are no mitigation measures in the 2009 Certified EIR and no additional mitigation is needed.

5. Environmental Analysis

5.9.5 Level of Significance After Mitigation

The Modified Project would only result in minor changes or additions in comparison to the project as recorded, and would not result in significant impacts upon implementation of conditions of approval and mitigation measures.

Comparison to the 2009 Certified EIR

The 2009 Certified EIR analyzed the impacts of emissions from development of a master-planned residential community of 1,074 homes, 80,200 square feet of nonresidential development, and 130.84 acres of open space. When compared to the Approved Project, the Modified Project would have 251 fewer residential units, approximately 25,000 fewer square feet of nonresidential building space, and a similar amount of open/recreational space. The Modified Project would have similar construction and operational activities. Therefore, the hydrology and water quality impacts of the Modified Project, as compared to the Approved Project, are less than significant.

5.10 LAND USE

This section corresponds with Section 4.9, *Land Use and Planning*, of the certified 2009 Certified EIR.

5.10.1 Summary of Impacts Identified in the 2009 Certified EIR

Divide an Established Community

The 2009 Certified EIR found that the Approved Project would not divide an established community but would provide land uses that are compatible with the land uses in The Preserve. Impacts were determined to be less than significant.

Conflict with Land Use Plans

The 2009 Certified EIR completed a consistency analysis of the Approved Project with the City's General Plan, The Preserve Specific Plan, SCAG's Regional Comprehensive Plan (RCP), and SCAG's Regional Transportation Plan (RTP). Inconsistencies were found between the Modified Project and goals and/or policies of the General Plan, The Preserve Specific Plan, and the RCP. It was considered to be consistent with the RTP.

Conflict with a Conservation Plan

The Approved Project conflicted with provisions of the Resource Management Plan (RMP) for The Preserve, including provisions for candidate conservation/relocation areas, open space/open land below the 566-foot elevation, least Bell's vireo habitat, and urban buffers/transition areas.

Candidate Conservation/Relocation Area

The Preserve Final EIR and RMP Mitigation Measure B-3 required a 300-acre conservation area to be established for the purposes of providing high quality wildlife habitat. A 322-acre site was identified in Chino Hills State Park. However it does not provide habitat for burrowing owl (BUOW), a requirement of the RMP. Four Candidate Conservation/Relocation Areas with high-quality BUOW habitat were identified in the 2003 RMP. Portions of

5. Environmental Analysis

two of these four areas are contained within the project site (totaling approximately 177 acres. Development of the project site as proposed would reduce the amount of land available for additional constructed BUOW burrows. Mitigation measures, which would ensure that BUOW habitat is created and protected, have been created in Section 5.4, *Biological Resources*. In addition, the RMP has been amended to include new acreages of suitable habitat outside the project site.

Open Space/Open Land Below the 566-Foot Elevation

As mitigation for the development of 2,600 acres above the 566-foot elevation line, The Preserve Final EIR and RMP Mitigation Measure B-1 (Provision 1) designated as open space and agriculture uses the area below the 566-foot dam inundation line. At the time of the 2009 Certified EIR, land use designations below the 566-foot dam inundation line included Open Space-Recreational (OS-R), Agricultural (AG), Agricultural/Open Space-Natural (AG/OS-N), and Open Space Natural (OS-N). A General Plan Amendment and a Specific Plan Amendment were required to permit the proposed uses within the Edgewater site (already completed). By amending the General Plan and zoning designations to permit urban uses for the previous Edgewater project, the first provision of the Final EIR and RMP Mitigation Measure B-1 are no longer applicable, as determined in the 2009 Certified EIR.

Least Bell's Vireo Critical Habitat

Three territories of LBV, a federally and state endangered species, were identified along the portion of Mill Creek within and adjacent to the project site (see Figure 5.4-2, *Sensitive Biological Resources*, in Section 5.4, *Biological Resources*, of this Addendum). Approximately 56.5 acres of LBV critical habitat area on the project site, were mapped by the US Fish and Wildlife Service. Of these acres, 38.1 did not contain any suitable habitat for LBV due to the absence of any primary constituent elements, which generally include riparian vegetation. The remaining 18.4 acres of designated critical habitat provided suitable LBV habitat, but would have been avoided and buffered.

A Flood Easement Exchange was required between the project applicant and the Corps for development of any properties within the Prado Basin below the 566-foot elevation. The Corps may consult with the USFWS under Section 5.7 of the Endangered Species Act to ensure that the modification of designated critical habitat does not affect the species.

Urban Buffer/Transition Area

The development of the previously proposed Approved Project would necessitate relocating the urban buffer/transition area south, east, and west of the project site. As described in The Preserve Specific Plan, the intent of the urban buffer/transition area is to limit urban intrusion into areas with habitat value that are below the 566-foot dam inundation line. Implementation of the Approved Project, increasing the acreage above the 566-foot line from 35 acres to 155 acres, would result in the relocation of the urban buffer/transition area in order to separate Modified Project urban structures/uses from habitat areas within and surrounding the project site.

5. Environmental Analysis

5.10.2 Impacts Associated with the Modified Project

Environmental Setting

Land Use

Project Site

The project site is currently occupied by an active dairy known as the Stueve Dairy (with a cow population generally ranging from 600 to 800) and open land. The dairy is in the northern portion of the site and consists of three occupied residences, barns, and associated structures. Cattle holding pens make up the majority of the dairy area. Multiple small waste-discharge ponds are located in the southwestern portion of the dairy area, serving to collect and handle the wastewater associated with dairy operations. Wastewater and stormwater runoff from four adjacent dairies is currently accepted. Mill Creek and associated riparian area extend along the eastern portion of the project site. The open lands within the site contain several structures, including an unoccupied residence and a barn, several dirt access roads, irrigation pipelines, and a manmade pond located in the southeast corner containing dairy wastewater.

Surrounding Land Uses

To the east of the project site is Mill Creek and beyond that is an equestrian facility, a green waste recycling facility/fertilizer plant, and a nursery. To the north is the Land O' Lakes Dairy, two dairy residences, a mobile home, and other dairy operations. To the west is a property owned by Orange County Flood Control District (OCFCD), occupied by an active dairy operation and an onsite residence. West of Cucamonga Avenue are the GH Dairies Nos. 1 and 2. Prado Regional Park is also directly west of the project site. To the south is a property owned by the Corps, hunting clubs for ducks and pheasant, a remote-operated airplane facility, and a paintball facility.

General Plan and Zoning Designations

The City of Chino General Plan currently designates the project site as estate residential (ER), low-density residential (LDR), medium-density residential (MDR), open space water (OS-W), open space natural (OS-N), and open space recreation (OSR-P). The current zoning for the project site is implemented per The Preserve Specific Plan and reflects the general plan land use designations. The zoning for the site includes low density residential (LDR), medium density residential (MDR), high density residential (HDR), open space water (OSW-P), open space natural (OSN-P), and open space recreation (OSR-P). See Figure 2-3, *General Plan Zoning and Land Use Designations*, in Section 2, *Project Background*.

Regulatory Setting

Regional

SCAG Regional Comprehensive Plan

SCAG is the regional governing body for the south region including the counties of Orange, Los Angeles, San Bernardino, Riverside, and Imperial. Regional associations of governments were created by the state to guide land use decisions that overlap multiple local jurisdictions by creating joint powers of agreement between these

5. Environmental Analysis

localities, and to provide policy guidance in the region. SCAG is Southern California's forum for addressing regional issues concerning transportation, the economy, community development and the environment. As an MPO, SCAG's main responsibilities under state and federal law are completing the RTP and the Regional Housing Needs Assessment (RHNA). The RTP involves preparation of long-range transportation plans and development and adoption of transportation improvement programs that allocate state and federal funds for highway, transit, and other surface transportation projects. SCAG does not have formal regulatory authority and therefore cannot directly implement land use decisions, but guides land use planning for the Southern California region through intergovernmental coordination and consensus building.

SCAG Regional Comprehensive Plan contains policies addressing growth management, improving regional standard of living and quality of life, and providing social, political, and cultural equity in terms of air quality, open space and conservation, and water quality.

SCAG Regional Planning Policy - Jobs/Housing Balance. The SCAG RCP presents the region's forecasts and policies for dealing with anticipated growth including population, housing, and employment throughout Southern California. Growth projections contained in the RCP are based on a compilation of county and local projections. RCP forecasts are then used in the formulation of regional plans dealing with regional air quality, housing, transportation/circulation, and other infrastructure issues.

Regional Transportation Plan/Sustainable Communities Strategy. The RTP for 2010–2035 was adopted by SCAG in April 2012. Transportation investments in the SCAG region that receive state and federal funds or require federal approvals (such as environmental clearance) must be consistent with the RTP/SCS and must be included in SCAG's Federal Transportation Improvement Program (FTIP) when ready for funding. The FTIP is a four-year program and represents the immediate, near-term commitments of the RTP/SCS.

SCAG develops the RTP/SCS in close coordination with stakeholder agencies such as the county transportation commissions, subregional councils of governments, transit operators, Caltrans, local jurisdictions, port authorities, air quality management districts, state and federal resource agencies, and other transportation stakeholders. The RTP/SCS contains population, household, and employment forecasts for cities and counties in the SCAG region.

Local

City of Chino General Plan

The City of Chino General Plan is a blueprint for land use and development activities in the City of Chino. The General Plan is a long-range comprehensive planning document that embraces all aspects of existing and future physical development of the community, public and private. The City of Chino General Plan contains the following elements: A Healthy City; Land Use; Community Character; Housing; Transportation; Economic Development; Open Space and Conservation; Parks and Recreation; Public Facilities and Services; Air Quality; Safety; and Noise. Each General Plan element contains goals and policies to guide existing and future land use and development activities. The updated General Plan was adopted in July 2010.⁴

⁴The 2009 Certified EIR was certified before the updated General Plan was adopted. Therefore, the General Plan elements included here and in the analysis below have been changed to reflect the updated 2035 General Plan.

5. Environmental Analysis

City of Chino Measure M

Measure M was passed by the voters of the City of Chino on November 8, 1988, to ensure the quality of the residential environment and the quality of life in the City and prevent the increase of land designated for residential uses within the City. Municipal Code Section 20.07.010, General Plan Initiative, establishes maximum densities for residential lands in the City. However, the Modified Project is not subject to Measure M, because the project site was not included in the City limits at the time Measure M was adopted (1988).

Would the Modified Project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Physically divide an established community?				X	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X	

Comments:

a) Physically divide an established community?

Minor Technical Changes or Additions. The project site currently supports agricultural and open space land uses. The Modified Project would replace these with a residential community with low-, and medium-density residential land uses and some nonresidential land uses. As with the Approved Project, the proposed land uses would not divide an established community. No new impacts would occur and impacts would remain less than significant.

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

Minor Technical Changes or Additions. The Approved Project was found to be inconsistent with General Plan, the RCP, and The Preserve Specific Plan. It was considered to be consistent with the RTP. The analysis below addresses the Modified Project's consistency with the land use plans that the Approved Project was found to be inconsistent with in the 2009 Certified EIR.

5. Environmental Analysis

The City's 2010 General Plan and the 2008 RCP updates were adopted after the certification of the 2009 Certified EIR. For this reason, consistency with the new goals and policies for these two documents are provided in Tables 5.10-1 and 5.10-2.

City of Chino General Plan (2010)

The City's updated General Plan was adopted in July 2010. The Modified Project's consistency with its 12 elements is discussed in Table 5.10-1.

Table 5.10-1 City of Chino General Plan Consistency

General Plan Policy	Consistency
A Healthy City Element	
HC-1 Foster Chino residents' health.	<i>Consistent.</i> The Modified Project would remove contaminated agricultural soils and potentially hazardous materials (e.g., lead-based paint, asbestos, and pesticides) from the project site and develop the site with residential land uses, as discussed in Section 5.8, <i>Hazards and Hazardous Materials</i> , of this Addendum. The Modified Project would have fewer average daily vehicle trips when compared to the Approved Project and would not introduce additional air pollutants or noise pollution to the project site that has not already been analyzed in the 2009 Certified EIR. The project also includes the implementation of paseos and trails that connect between recreational land uses and other attractions and commercial land uses in The Preserve. These would encourage residents to walk or bike, rather than drive, to these land uses.
Land Use Element	
LU-1 Enhance the livability of Chino neighborhoods.	<i>Consistent:</i> Rancho Miramonte would be a mix of low and medium density housing, parks and recreational space, an neighborhood commercial land uses. Paseos and trails traverse the project site, creating recreational opportunities and a human-scaled sense of place. These would connect to the community core in The Preserve. The project site would offer a mix of recreational activities, a variety of residential areas, and retail land uses that enhance the livability of Chino.
LU-2 Foster the development of new industrial uses in Chino.	<i>Inconsistent:</i> The Modified Project does not include the development of industrial land uses.
LU-3 Revitalize older commercial and industrial areas in the center of Chino.	<i>Inconsistent:</i> The project site is currently used for agricultural and open space land uses. There are no commercial or industrial land uses on the site that would be revitalized by the project.
LU-4 Provide a clear transition for properties within the Sphere of Influence (SOI).	<i>Not Applicable:</i> The project site is not in the City's SOI.
LU-5 Reduce Chino's greenhouse gas emissions.	<i>Consistent:</i> The Modified Project includes mitigation measures to reduce energy and water use on the project site (see section 5.7, <i>Greenhouse Gas Emissions</i>). It would also meet the City's building code and Title 24 California Green Building Code Standards. Although it does not connect to public transit routes, it would encourage residents to bike to and from recreational, commercial, and entertainment land uses both on- and offsite via the proposed paseos and trails.
LU-6 Develop and implement comprehensive master plans for key sites and areas in Chino.	<i>Not Applicable:</i> This is not a project-level goal and does not apply to this project. However, the project is part of the larger,

5. Environmental Analysis

Table 5.10-1 City of Chino General Plan Consistency

General Plan Policy	Consistency
	comprehensive plan for The Preserve.
LU-7 Locate new development to create a consolidated pattern of urbanization, maximizing the use of existing services and facilities.	Not Applicable: This is not a project-level goal and does not apply to this project.
LU-8 Ensure convenient access to healthy foods for all residents.	Consistent: The Modified Project does not specifically include sources of healthy food (e.g., farmers' markets, grocery stores, or urban gardening). However, it does not prevent access to these sources of food or preclude these land uses from being placed on the project site in the future.
Community Character Element	
CC-1 Establish high standards of community design in Chino.	Consistent: Each of the land uses proposed by the project (Low Density, Medium Density, and Neighborhood Commercial) would accommodate a distinct character, style, and density of development. In addition, each of the project's land use designations accommodates a broad range of housing types, with the intent to encourage a variety of housing types and products that appeal to all segments of the market. As with the Approved Project, the development standards and design guidelines for Rancho Miramonte would ensure a variety of product design and densities and allow a diversity of product arrangements.
CC-2 Preserve and enhance areas that create community identity and support Chino's small-town character.	Consistent: The development concept for the project combines a mixture of uses—residential, neighborhood commercial, and open space—with primarily low-density residential uses to maintain the well-balanced suburban/rural character of Chino. In addition, the project would rely on the Community Core of The Preserve, north of the project site, for commercial services and uses instead of allowing a sprawl of commercial areas. This helps to maintain the heart of The Preserve, while also providing a convenient center to accommodate the needs of Rancho Miramonte residents.
CC-3 Create livable neighborhoods that feature pedestrian orientation, mixed uses, and a sense of place.	Consistent: See response to General Plan LU-1.
CC-4 Design new and existing neighborhoods to be pedestrian friendly.	Consistent: As with the Approved Project, paseos and trails traverse the project site, creating recreational opportunities and a human-scaled sense of place.
CC-5 Create public buildings that enhance community design in Chino.	Not Applicable: The Modified Project is a residential project that does not include public or municipal buildings. The nonresidential land uses—a church, private school, and retail space—would follow the Rancho Miramonte and The Preserve design guidelines.
CC-6 Preserve Chino's view corridors.	Consistent: As with the Approved Project, because of the distance of the Modified Project from Chino Hills and the San Gabriel Mountains and the small scale of the development, the Modified Project would not affect scenic vistas in the surrounding area. The proposed buildings would be of similar height to the previously proposed buildings.
CC-7 Provide high-quality art throughout Chino's public places.	Not Applicable: The Modified Project does not include any public spaces such as municipal buildings, plazas, or public schools or libraries.
Transportation Element	
TRA-1 A roadway system that meets the needs of Chino's residents and visitors, provides safe, convenient, and efficient travel in, around, and through the City, and preserves and/or enhances the City's distinctive qualities.	Consistent: As with the Approved Project, the roadway improvements for the project site would accommodate traffic generated by the project as well as through traffic along Chino Corona Road, with attention given to the relationship between the

5. Environmental Analysis

Table 5.10-1 City of Chino General Plan Consistency

General Plan Policy	Consistency
	Modified Project and The Preserve. The roadway system consists of several roadway classifications that accommodate varying amounts of traffic. See Section 5.16, <i>Transportation and Traffic</i> , for the discussion of project traffic.
TRA-2 Continue to integrate Chino into the broader regional street network and transportation system.	Consistent: The proposed roadways on the project site would connect with existing and proposed regional networks in The Preserve area. A transit system is planned for The Preserve and is envisioned as a one-way, continuous loop on dedicated, or prioritized lanes, thus minimizing the number of land use conflicts. Although no plans have been made to extend this loop within the project site, the project would not conflict with planned public transit systems. The project includes and is connected to an extensive trail and paseo system that would provide convenient access to all areas of the project site, The Preserve, and neighboring facilities.
TRA-3 Freight transportation that provides efficient service to businesses and industry while limiting impacts to residents and visitors.	Not Applicable: There are no truck routes proposed for the project site. This goal does not apply.
TRA-4 Maximize the efficiency of the existing transportation network throughout Chino with the use of Intelligent Transportation Systems (ITS) strategies.	Consistent: The Modified Project would implement ITS strategies to maximize the efficiency of the transportation network. See discussion in Section 5.16, <i>Transportation and Traffic</i> .
TRA-5 Facilitate safe, active and comfortable commutes to and from school for Chino's school children.	Consistent: The Modified Project would implement safe walking routes and street crossings for students coming to and from the proposed private school. The proposed school would be designed with a student drop-off for buses and/or parents to improve the flow of school traffic. As mentioned above, the roadway improvements for the project site would accommodate traffic generated by the project as well as through traffic along Chino Corona Road. This would maintain efficient commuting for the residents of the project and surrounding areas.
TRA-6 Improve the convenience, intuitiveness, and safety of Chino's street network.	Consistent: The proposed roadways on the project site would connect with existing and proposed regional networks in The Preserve area. The Modified Project has changed the previously proposed onsite loop road. However, this would not affect the convenience, intuitiveness, or safety of the onsite street network or its connections to the offsite regional networks.
TRA-7 Minimize the share of travel for single occupancy vehicles in Chino.	Inconsistent: The Modified Project does not include any high-occupancy-vehicle lanes nor does it provide any park and ride facilities that would encourage carpooling. The Approved Project would not have provided these types of facilities either so this would not be a new inconsistency.
TRA-8 Provide convenient and accessible parking to support economic and social vitality in Chino.	Consistent: The residential land uses of the Modified Project would include parking and the nonresidential land uses would include onsite parking. The City's Municipal Code provides the City's required parking spaces by land use (Chapter 20.18). The Modified Project would follow these requirements.
TRA-9 Foster public transit as an enjoyable, reliable, safe, convenient, equitable, healthy, environmentally-friendly and economical travel choice in Chino.	Consistent: A transit system is planned for The Preserve and is envisioned as a one-way, continuous loop on dedicated, or prioritized lanes, thus minimizing the number of land use conflicts. Although no plans have been made to extend this loop within the project site, the project would not conflict with planned public transit systems. As with the Approved Project, the project has been

5. Environmental Analysis

Table 5.10-1 City of Chino General Plan Consistency

General Plan Policy	Consistency
	designed to help reduce the number and length of vehicle trips by clustering residential land uses and by the planned installation of trails. The Rancho Miramonte site is in close proximity to The Preserve Community Core, which would provide convenient access to services, entertainment, employment, and cultural experiences. The project includes and is connected to an extensive trail and paseo system that would provide convenient access to all areas of the project site, The Preserve, and neighboring facilities. All of these features would promote alternative means of travel.
TRA-10 Foster bicycling as a convenient, healthy and environmentally-friendly travel choice in Chino.	Consistent: As discussed above, the project includes, and is connected to, an extensive trail and paseo system, which allows bicycle use and provides convenient access to all areas of the project site, The Preserve, and neighboring facilities. This would encourage bicycling as a convenient, healthy travel choice.
TRA-11 Enhance the convenience, intuitiveness, and safety of Chino's pedestrian network.	Consistent: The project site is in close proximity to The Preserve Community Core, which would provide convenient access to services, entertainment, employment, and cultural experiences. The project includes and is connected to an extensive trail and paseo system that would provide convenient access to all areas of the project site, The Preserve, and neighboring facilities. Having the connected paseo system would improve the convenience, intuitiveness, and safety of Chino's pedestrian network.
TRA-12 Increase the extent, connectivity and safety of the equestrian trail network in Chino.	Consistent: The Preserve Community Paseo and Open Space System is continued in the Modified Project, connecting the various features of the project site and project area. Equestrian paths and trails are also included in The Preserve and Modified Project.
TRA-13 Maintain Chino's access to air transport.	Consistent: The project would not affect the operations of the Chino Airport. There are no other airports in the area that would be affected by the Modified Project.
TRA-14 Reduce greenhouse gas emissions by reducing vehicle miles traveled and by increasing or encouraging the use of alternative fuels and transportation technologies.	Consistent: The Modified Project would increase the number of vehicles driving on local roadways. However, the total average number of daily trips is 383 less than the Approved Project. Mitigation measures are included with the Modified Project that would reduce GHG levels from vehicle sources.
Economic Development Element	
ED-1 Strengthen Chino's economy in order to provide jobs and maintain a fiscally-positive General Fund.	Consistent: As with the Approved Project, the Modified Project includes residential and nonresidential land uses. The neighborhood commercial uses would provide jobs for local residents. The project applicant would pay their fair share fees for impacts to offsite roadways, utilities, and school services, reducing the costs for the City.
ED-2 Maintain a good jobs-housing balance and jobs skills match.	Consistent: Jobs-housing balance is discussed in Section 5.13, <i>Population and Housing</i> . In year 2020, the City has projected a jobs-housing balance of 2.17, which is considered jobs-rich. With the implementation of the Modified Project, the balance would be 2.10, which is still jobs-rich. The County's projected jobs-housing balance in 2020 is 1.16. With the Modified Project, it would have the same balance. The project would not substantially affect the jobs-housing balance of the City or County.
Open Space and Conservation Element	
OSC-1 Protect Chino's biological resources.	Inconsistent: The project includes two open space land use designations that are intended to allow for the preservation of

5. Environmental Analysis

Table 5.10-1 City of Chino General Plan Consistency

General Plan Policy	Consistency
	natural resources: Open Space-Natural and Open Space-Recreation (122.08 acres total). The area retained as open space within the proposed project would include protected riparian habitat and restored native grassland habitat. While provision of these areas is considered a beneficial impact, project implementation would nevertheless result in a net loss in open space land from The Preserve Specific Plan of approximately 141 acres, similar as with the Approved Project.
OSC-2 Connect Chino's residents to historic agricultural uses and support appropriate ongoing agricultural uses.	Inconsistent: Implementation of the Modified Project would result in the conversion of 170.4 acres of Prime and Unique Farmland now designated by The Preserve Specific Plan for agricultural and open space uses into non-agricultural uses (see Section 4.2.5, Agricultural Resources). Conversion to urban uses was not anticipated by the City for this area. The Preserve Specific Plan locates the urban buffer/transition area generally along the northern boundary of the project site, extending below the existing area designated for Estate Residential uses as the buffer proceeds west. Project implementation would result in the relocation of the urban buffer/transition area in order to separate proposed Project urban structures/uses from habitat areas within and surrounding the project site. Agricultural land use designations are indicated in The Preserve Specific Plan for properties to the east, south and west. Existing agricultural uses currently lie to the east, west and north.
OSC-3 Conserve sand and gravel resources.	Not Applicable: There are no sand or gravel sources currently being mined on the project site. Past and current agricultural use of the site has created soil conditions that are not suitable for sand or gravel extraction.
OSC-4 Minimize the consumption of energy and nonrenewable resources, and promote environmental sustainability.	Consistent: See General Plan Goal LU-5.
OSC-5 Reduce greenhouse gas emissions by 15 percent below 2005 levels by 2030.	Not Applicable: The goal to reduce GHG emissions by 15 percent by 2030 is a City-wide goal and does not apply to individual projects.
OSC-6 Prepare Chino for the expected impacts of global climate change.	Consistent: Climate change could cause unexpected events such as storms or fires due to changing weather patterns. The City has an emergency response plan that would not be affected by the implementation of the Modified Project. This would be the same result as with the Approved Project.
OSC-7 Preserve Chino's connection to its history.	Inconsistent: The Modified Project would remove historic agricultural land uses from the project site, removing a land use that represents Chino's history. Although no significant historic resources are present on the project site, the new land uses do not represent the City's history. The Approved Project would result in similar conclusions.
Parks and Recreation Element	
PR-1 Maintain existing park and recreational areas and create new ones in and around the City.	Consistent: The Modified Project would include a 3.56-acre recreation center and 55.09 acres of recreational open space, including parks and pocket parks. Paseos and trails would traverse the site and connect it to existing and proposed paseos in The Preserve. The Modified Project would provide ample recreational activities for the residents of Chino.
PR-2 Provide a wide range of recreational opportunities in Chino that will meet the changing needs of the City.	Consistent: See the discussion for Goal PR-1 above.

5. Environmental Analysis

Table 5.10-1 City of Chino General Plan Consistency

General Plan Policy	Consistency
PR-3 Provide parks, public facilities and recreational programs that promote and support a healthy lifestyle in Chino.	Consistent: See the discussion for Goal PR-1 above. The paseos and trails on the project site would be accessible by pedestrians, bicyclists, and horses. They would connect to The Preserve's Community Core, where cultural and entertainment sites are located. This would promote use of the paseos and trails and healthier lifestyles in Chino.
Public Facilities and Services Element	
PFS-1 Provide excellent fire protection and emergency response services.	Consistent: The primary facility for the Chino Police Department is located at 13250 Central Avenue, Chino, California. A police substation is located on the grounds of the Chino Airport, closer to the project site than the primary facility. The project would be required to pay the City's mandatory Development Impact Fees, per City Ordinance 3.40.030. Like the Approved Project, the Modified Project would not affect police emergency response in the City. The nearest fire station to the project site is Station No. 3, at 7550 Kimball Avenue in the City of Chino, which is approximately 4 miles north of the project site. The project would increase the need for fire responses since it brings new residences and businesses to the area. The project developer would be required to pay the City's Fire Facility Fee, in accordance with City Ordinance 3.40.030, which requires individual projects to make a fair-share contribution toward fire facilities and equipment projects within the City. Like the Approved Project, the Modified Project would not affect fire emergency response in the City. See the discussion of police and fire service impacts in Section 5.14, <i>Public Services</i> .
PFS-2 Maintain a safe environment in Chino through law enforcement and crime prevention.	Consistent: As discussed under Goal PFS-1, the project would not affect police service effectiveness. The project would be required to pay the City's mandatory Development Impact Fees, per City Ordinance 3.40.030, which includes separate funds for police training and equipment. The project site would have safety features such as lighting around retail area parking lots, along roadways, and along highly-travelled pedestrian walkways. The project would not create an unsafe environment or prevent the police department from maintaining a safe environment.
PFS-3 Provide the highest possible level of educational services and facilities to meet the demands of existing and new development.	Consistent: The 2009 Certified EIR found that the Approved Project would generate students that could be absorbed by the existing schools in the area. The Modified Project would generate fewer students and would not adversely affect the quality of the educational facilities in the area. In addition, the project includes a private school in connection with the proposed church that would serve the residents in the area. The project would not conflict with this goal.
PFS-4 Improve individual and community health of Chino residents.	Consistent: The Modified Project would remove contaminated agricultural soils and potentially hazardous materials (e.g., lead-based paint, asbestos, and pesticides) from the project site and develop the site with residential land uses. The Modified Project would have fewer average daily vehicle trips when compared to the Approved Project and would not introduce additional air pollutants or noise pollution to the project site that has not already been analyzed in the 2009 Certified EIR. It would also include the implementation of community trails and paseos that encourage

5. Environmental Analysis

Table 5.10-1 City of Chino General Plan Consistency

General Plan Policy	Consistency
	healthy lifestyles.
PFS-5 Provide quality childcare services for Chino's residents.	Inconsistent: The project does not provide childcare services as currently proposed. However, these types of businesses could be included on the project site at a later date as part of the retail or church/school land uses.
PFS-6 Design and operate public buildings that are a source of civic pride for all residents.	Not Applicable: The Modified Project is a residential project that does not include public or municipal buildings.
PFS-7 Ensure an adequate supply of water for all types of users.	Consistent: The 2009 Certified EIR found that water supplies in the City would be available to serve the Modified Project (see Section 5.17, <i>Utilities and Service Systems</i> , of this Addendum). The project meets Title 24 building standards to reduce water and energy use, which would reduce the water demand.
PFS-8 Protect water quality in creeks and lakes.	Consistent: See the discussion of water quality in Section 5.9, <i>Hydrology and Water Quality</i> . The Modified Project would remove contaminated agricultural soils from the project site and would be required to meet the requirements of the San Bernardino County NPDES permit. A WQMP and a SWPPP are part of project implementation. As with the Approved Project, the Modified Project would be designed to help protect the groundwater and surface water quality of the area, including Mill Creek.
PFS-9 Meet all wastewater treatment demands and federal and State regulations.	Consistent: Stormwater from the project would meet treatment demands as required by the Santa Ana RWQCB and outlined in the San Bernardino County NPDES permit. Wastewater would be treated at Water Recycling Plant 5, operated by Inland Empire Utilities Agency, in Chino (see Section 5.17, <i>Utilities and Service Systems</i>).
PFS-10 Collect, convey, store, and dispose of stormwater to protect property from flooding and to recharge groundwater.	Consistent: As discussed in Section 5.9, <i>Hydrology and Water Quality</i> , the Modified Project would not cause impacts related to flooding or groundwater recharge. The project would alter the existing topography, but stormwater would be treated with BMPs and LID practices to limit impacts on offsite waterways, including water quality and flooding impacts, as required by the NPDES permit.
PFS-11 Provide effective storm drainage facilities for development projects.	Consistent: See the discussion under General Plan Goal PFS-10.
PFS-12 Reduce overall generation of solid waste in safe, sanitary, and environmentally acceptable ways.	Consistent: The Modified Project would be served by the City's solid waste and recycling hauling service. In accordance with AB 939, the City has ongoing programs to reduce solid waste, with which the Modified Project would be in compliance. The project would not affect the City's ability to meet its goals to reduce solid waste in landfills.
Air Quality Element	
AQ-1 Preserve and improve air quality in Chino and the region.	Inconsistent: Based on SCAQMD significance thresholds, both the original Approved Project and the Modified Project would result in significant potentially significant air quality impacts related to the AQMP, compliance with air quality standards (construction and operation), nonattainment (construction and operation), and construction local significance threshold. Even with the implementation of air quality mitigation measures, these impacts would remain significant.

5. Environmental Analysis

Table 5.10-1 City of Chino General Plan Consistency

General Plan Policy	Consistency
Safety Element	
SAF-1 Reduce the risk to the community from earthquakes and other geologic hazards.	<i>Consistent:</i> The project site is not on a known earthquake fault or within an Alquist-Priolo Earthquake Fault Zone. As with the Approved Project, the project site may be affected by several active or potentially active faults within close proximity, as designated by the California Geological Survey (CGS). The nearest of these faults is the Chino-Central Avenue Fault, which is located approximately 5.1 kilometers (1.8 miles) northwest of the project site and trends northwest-southeast. Impacts associated with seismic activity are analyzed in Section 5.6, <i>Geology and Soils</i> , and mitigation measures are provided to reduce impacts related to this issue.
SAF- Reduce hazards related to flooding and inundation.	<i>Consistent:</i> As with the Approved Project, the Modified Project would place housing and other land uses on a site that is approximately 3.1 miles upstream from Prado Dam. The site is not located downstream of any major dam. A failure of Prado Dam would affect only downstream areas. Also see the discussion of flooding impacts under Goal PFS-10.
SAF-2 Protect lives and properties from wildland fire hazards.	<i>Consistent:</i> As with the Approved Project, the Modified Project would place residential and nonresidential land uses in an area that is exposed to open space and potential wildland fires. The construction of the proposed housing, retail, and public land uses would be subject to the City's Building Standards and Fire Code. However, the CVIFD expressed concern in 2006 comment letter on the NOP that there may be a need for a 100-foot buffer around the project site to help reduce the risk of fire on the project site. Although the 2009 Certified EIR identified the potential to be significant and cited the ability of this measure to help reduce the risk of fire, it did not specifically include the use of a buffer as a mitigation measure. A new mitigation measure, 8-2, has been created to accommodate the CVIFD's request.
SAF-4 Protect the community from harmful effects of hazardous materials and waste.	<i>Consistent:</i> As with the Approved Project, the operational phase of the Modified Project would involve the use of typical household cleaners, paints, and automotive substances. It would not involve the routine transport, use, or disposal of hazardous materials. The construction phase of the Modified Project would require the demolition and removal of potentially hazardous materials, which may include agricultural chemicals, asbestos, and lead-based paint. The removal and transport of these materials would be temporary and would be subject to local, state, and federal regulations.
SAF-5 Minimize risks associated with aircraft operations at the Chino Airport.	<i>Consistent:</i> The project site is in the vicinity of the Chino Municipal Airport. Approximately 17 acres of the northern area of the project site is in Safety Zone III, as designated by The Preserve EIR. Buildings in this zone must meet height requirements. Most development types are allowed and the proposed housing would be compatible with the Safety Zone III restrictions. The remainder of the project site is contained within the 800- and 900-foot elevation safety zones, where building heights cannot be greater than 800 or 900 feet above sea level. The 2009 Certified EIR estimated permitted building heights within these areas by subtracting the ground elevation from either the 800- or 900-foot elevation. The Modified Project would have a maximum ground elevation of approximately 577 feet, which is 19 feet lower than the Approved Project. A maximum building height of 223 feet (800 feet

5. Environmental Analysis

Table 5.10-1 City of Chino General Plan Consistency

General Plan Policy	Consistency
	minus 577 feet) would be permitted within the 800-foot elevation. A maximum building height of 323 feet (900 feet minus 577 feet) would be permitted within the 900-foot elevation.
SAF-6 Reduce the risk to the community from natural and man-made disasters and terrorism events.	Consistent: The Modified Project would slightly change the alignment and layout of the proposed onsite roadways. However, like the Approved Project, it would provide emergency access to and from the project site via both Chino Corona Road and Cucamonga Avenue. Overall, with the modifications, the Modified Project would provide similar improvements to circulation, as with the Approved Project. The project would also be developed in compliance with the City Standardized Emergency System Multi-Hazard Functional Plan.
Noise Element	
N-1 Protect Chino residents from excessive noise.	<p>Consistent: As with the Approved Project, construction would occur over several phases and the grading footprint would cover a similar area. During operation, overall daily vehicle trips would be reduced from 8,284 to 7,901 (a reduction of 383 trips or approximately 4.6 percent). Other operational noises, such as HVAC units, children, and pets, would be similar to the Approved Project. The Modified Project would not create new sources of noise or substantially increase noise when compared to the Approved Project. As with the Approved Project, the Modified Project would be consistent with state and local noise standards during construction and operation.</p> <p>Permanent increases in ambient noise levels are generally caused by vehicle traffic. The 2009 Certified EIR determined vehicular traffic generated by the Approved Project would not cause local or state noise standards to be exceeded. The analysis in the 2009 Certified EIR found that none of the roadways would have noise levels that exceed 64 dBA and that none of the roadways closest to the project site would have sound levels greater than 60 dBA. The 2009 Certified EIR further found that there would be no roadway segments with noise increases at or above +3 dB, which was the significance threshold if the existing conditions were above 65 dBA CNEL. Thus, project-related roadway noise is not significant either on an absolute or a relative basis. Since the Modified Project would decrease the number of average daily trips when compared to the Approved Project, the Modified Project would cause slightly reduced traffic-related noise levels (as compared to the 2009 assessment).</p> <p>The calculations for construction noise in the 2009 Certified EIR determined that maximum construction noise levels are estimated to be 87 dB at the residences northeast and west of the project site along the north and south sides of Chino Corona Road, 84 dB at the residences west of the project site along Cucamonga Avenue, and 64.5 at the California Institution for Women. Construction noise would be variable and intermittent throughout the duration of construction, and it would be most noticeable during the initial months of intensive grading and building construction.</p> <p>With mitigation, the project would not cause significant noise impacts, and the project would be consistent with General Plan Goal N-1.</p>

5. Environmental Analysis

Table 5.10-1 City of Chino General Plan Consistency

General Plan Policy	Consistency
Housing Element	
HE-1 Maintain and improve the quality of the existing housing stock.	<i>Consistent:</i> The Modified Project would provide 520 low-density housing units, and 303 medium-density housing units. These designations can accommodate a variety of housing types, densities, and price ranges.
HE-2 Assist in the provision of adequate housing to meet the affordable housing needs of the community.	<i>Inconsistent:</i> As with the Approved Project, the Modified Project does not provide affordable housing to meet the City's Regional Housing Needs Assessment goals.

The Modified Project has inconsistencies with the City's current General Plan, the same as determined for the Approved Project in the 2009 Certified EIR. The Modified Project does not present any changes, as compared to the 2009 Approved Project, that would cause new significant impacts related to inconsistencies with the City's General Plan.

Regional Comprehensive Plan (2008)

Project consistency with the 2008 SCAG RCP is discussed in Table 5.10-2.

Table 5.10-2 Consistency with SCAG's 2008 Regional Comprehensive Plan

SCAG Policy	Consistency
Land Use And Housing Action Plan	
<i>Policy LU-4:</i> Local governments should provide for new housing, consistent with State Housing Element law, to accommodate their share of forecast regional growth.	<i>Consistent:</i> Implementation of the Modified Project would add up to 823 residential units to the City. The units that would be developed under the Modified Project would offer an array of low- and medium-density housing types, providing accommodating a range of income levels and lifestyles. Therefore, the Modified Project would help the City further meet its Regional Housing Needs Assessment (RHNA) through 2021. The Modified Project's impact on population and housing is addressed in Section 5.13, <i>Population and Housing</i> , of this Addendum.
<i>Policy LU-4.1:</i> Local governments should adopt and implement General Plan Housing Elements that accommodate housing needs identified through the Regional Housing Needs Assessment ("RHNA") process. Affordable housing should be provided consistent with RHNA income category distributions adopted for each jurisdiction. To provide housing, especially affordable housing, jurisdictions should leverage existing State programs such as HCD's Workforce Incentive Program and density bonus law and create local incentives (e.g., housing trust funds, inclusionary zoning, tax-increment-financing districts in redevelopment areas and transit villages) and partnerships with non-governmental stakeholders.	<i>Consistent:</i> See above response to RCP Policy LU-4.
<i>Policy LU-5:</i> Local governments should leverage federal and State and local funds to implement the Compass Blueprint.	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.
<i>Policy LU-5.1:</i> All stakeholders should leverage state infrastructure bond financing, including the Department of Housing and Community Development's Transit Oriented Development program and should support legislation that will target infrastructure bond	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.

5. Environmental Analysis

Table 5.10-2 Consistency with SCAG's 2008 Regional Comprehensive Plan

SCAG Policy	Consistency
funds for regions with adopted growth visions such as the Compass Blueprint and for projects consistent with these visions.	
Policy LU-5.2: Subregional organizations should leverage the federal transportation planning funds available at the subregional level, to complete projects that integrate land use and transportation planning and implement Compass Blueprint principles.	Not Applicable: This is not a project-specific policy and is therefore not applicable.
Policy LU-6: Local governments should consider shared regional priorities, as outlined in the Compass Blueprint, Regional Transportation Plan, and this Regional Comprehensive Plan, in determining their own development goals and drafting local plans.	Not Applicable: This is not a project-specific policy and is therefore not applicable.
Policy LU-6.1: Local governments should take a comprehensive approach to updating their General Plans, keeping General Plans up-to-date and providing progress reports on updates and implementation, as required by law.	Not Applicable: This is not a project-specific policy and is therefore not applicable.
Policy LU-6.2: Developers and local governments should integrate green building measures into project design and zoning such as those identified in the U.S. Green Building Council's Leadership in Energy and Environmental Design, EnergyStar Homes, Green Point Rated Homes, and the California Green Builder Program.	Consistent: The Modified Project's impact on energy use is addressed in Sections 5.7, <i>Greenhouse Gas Emissions</i> , and 5.17, <i>Utilities and Service Systems</i> , of this Addendum. All nonresidential development under the Modified Project would be required to comply with the energy-efficiency requirements outlined in the most recent California Building Code and the existing regulations, standard conditions, and mitigation measures outlined in Sections 5.7 of this Addendum. Individual project compliance with current and applicable green building standards and techniques would be assured during the City's entitlement and building plan check review process. Future development would also be required to comply with mitigation measures associated with waste reduction and recycling outlined in Section 5.17 of this Addendum.
Policy LU-6.3: Local governments and subregional organizations should develop ordinances and other programs, particularly in the older, more urbanized parts of the region, which will enable and assist in the cleanup and redevelopment of brownfield sites.	Not Applicable: This is not a project-specific policy and is therefore not applicable.
Policy LU-6.4: Local governments and subregional organizations should develop adaptive reuse ordinances and other programs that will enable the conversion of vacant or aging commercial, office, and some industrial properties to housing and mixed-use with housing.	Not Applicable: This is not a project-specific policy and is therefore not applicable.
Open Space and Habitat – Community Open Space Action Plan	
Policy OSC-7: Local governments should prepare a Needs Assessment to determine the adequate community open space level for their areas.	Not Applicable: This is not a project-specific policy and is therefore not applicable.
Policy OSC-8: Local governments should encourage patterns of urban development and land use, which reduce costs on infrastructure and make better use of existing facilities.	Inconsistent: The Modified Project's impact on facilities and infrastructure is addressed in Sections 5.14, <i>Public Services</i> , and 5.17, <i>Utilities and Service Systems</i> , of this Addendum. The Modified Project would require the construction of new public services and facilities systems, as discussed in Sections 5.14 and 5.17. Although the Modified Project is part of The Preserve Specific Plan, which proposes new urban development in the area, it was formerly designated as open space and it would require the conversion of open and agricultural space into urban development. This requires the construction of new infrastructure for transportation, water and wastewater conveyance, and electricity conveyance.

5. Environmental Analysis

Table 5.10-2 Consistency with SCAG's 2008 Regional Comprehensive Plan

SCAG Policy	Consistency
<i>Policy OSC-9:</i> Developers and local governments should increase the accessibility to natural areas lands for outdoor recreation.	Consistent: The provision of neighborhood park needs by the Modified Project is addressed in Sections 5.14, <i>Public Services</i> , and 5.15, <i>Recreation</i> , of this Addendum. Implementation of the Modified Project would include the establishment of 55.09 acres of recreational open space, 66.99 acres of natural open space, and a 3.56-acre recreation center. These land uses would allow access to new opportunities for accessibility to natural areas and open space.
<i>Police OSC-10:</i> Developers and local governments should promote infill development and redevelopment to revitalize existing communities.	Inconsistent: The Modified Project is in an unurbanized area of Chino. Open space and agricultural space would be developed upon implementation of the project. This represents the trend of development of The Preserve Specific Plan area.
<i>Policy OSC-11:</i> Developers should incorporate and local governments should include land use principles, such as green building, that use resources efficiently, eliminate pollution and significantly reduce waste into their projects, zoning codes and other implementation mechanisms.	Consistent: The CEQA process ensures that plans at all levels of government consider all environmental impacts. Sections 5.3, <i>Air Quality</i> , 5.7, <i>Greenhouse Gas Emissions</i> , and 5.17, <i>Utilities and Service Systems</i> , of this Addendum address the potential environmental impacts related to those subject matters. As outlined in those Addendum sections, the Modified Project would adhere to state and federal environmental and climate change policies to comply with strategies to eliminate pollution and reduce waste. See also above response to RCP Policy LU-6.2.
<i>Policy OSC-12:</i> Developers and local governments should promote water-efficient land use and development.	Consistent: Section 5.17, <i>Utilities and Service Systems</i> , of this Addendum addresses the availability of water for serving the Modified Project. As stated in Section 5.17, water conservation features would be incorporated into building and site design as projects are built in accordance with the proposed specific plan. Such features are required by the California Green Building Code, which has been adopted by the City and added to the Municipal Code as section 15.04. Water conservation practices would also be implemented per the City's Water Conservation Ordinance (Chino Municipal Code section 13.05).
<i>Policy OSC-13:</i> Developers and local governments should encourage multiple use spaces and encourage redevelopment in areas where it will provide more opportunities for recreational uses and access to natural areas close to the urban core.	Consistent: See above response to RCP Policy OSC-9.
Water Action Plan	
<i>Policy WA-9:</i> Developers and local governments should consider potential climate change hydrology and resultant impacts on available water supplies and reliability in the process of creating or modifying systems to manage water resources for both year-round use and ecosystem health.	Consistent: See above response to RCP Policy OSC-12. Also, refer to Section 5.9, <i>Hydrology and Water Quality</i> , of this Addendum for a discussion of local hydrology, and Section 5.17, <i>Utilities and Service Systems</i> , for a discussion of water supply and reliability.
<i>Policy WA-10:</i> Developers and local governments should include conjunctive use as a water management strategy when feasible.	Not Applicable: This is not a project-specific policy and is therefore not applicable.
<i>Policy WA-11:</i> Developers and local governments should encourage urban development and land uses to make greater use of existing and upgraded facilities prior to incurring new infrastructure costs.	Consistent: See above response to RCP Policy OSC-8.
<i>Policy WA-12:</i> Developers and local governments should reduce exterior uses of water in public areas, and should promote reduced use in private homes and businesses, by shifting to drought-tolerant native landscape plants (xeriscaping), using weather-based irrigation systems, educating other public agencies about water use, and installing related water pricing incentives.	Consistent: See above response to RCP Policy OSC-12.

5. Environmental Analysis

Table 5.10-2 Consistency with SCAG's 2008 Regional Comprehensive Plan

SCAG Policy	Consistency
<i>Policy WA-13:</i> Developers and local governments should protect and preserve vital land resources—wetlands, groundwater recharge areas, woodlands, riparian corridors, and production lands. The federal government's 'no net loss' wetlands policy should be applied to all of these land resources.	<i>Consistent:</i> Although the project would develop open space and agricultural land as urban development, it does not propose any grading or development in the riparian and wetland areas of Mill Creek. Mill Creek would be left as it is, in its natural state. No federal wetlands would be lost, as discussed in Section 5.4, <i>Biological Resources</i> . In addition, the project would leave 122.08 acres of the project site (about 45 percent) as open space, which would allow for groundwater recharge in these areas.
<i>Policy WA-14:</i> Local governments should amend building codes to require dual plumbing in new construction, and provide incentives for plumbing retrofits in existing development, to enable the safe and easy use of recycled water in toilets and for landscaping.	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.
<i>Policy WA-15:</i> Local governments should amend ordinances as necessary to allow municipal and private outdoor use of recycled water for all parks, golf courses, and outdoor construction needs.	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable. However, see above response to RCP Policy OSC-12.
<i>Policy WA-16:</i> Water agencies should incentivize the use of recycled water through pricing structures that make it an attractive alternative to fresh water in non-potable situations.	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable. However, see above response to RCP Policy OSC-12.
<i>Policy WA-17:</i> Water agencies should reduce salinity and remove contamination in major groundwater basins to increase conjunctive use of water resources and extend groundwater storage unless specific beneficial uses for contaminated groundwater are identified.	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.
<i>Policy WA-18:</i> Local governments should create stable sources of funding for water and environmental stewardship and related infrastructure sustainability, including purchase and implementation of green infrastructure.	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.
<i>Policy WA-19:</i> Water purveyors should develop and implement tiered water pricing structures to discourage water waste and minimize polluting runoff.	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.
<i>Policy WA-20:</i> Local governments should use both market and regulatory incentive mechanisms to encourage 'water wise' planning and development, including streamlining and prioritizing projects that minimize water demand and improve water use efficiencies.	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.
<i>Policy WA-21:</i> Local governments should develop comprehensive partnership approaches to remove and prevent water impairments, replacing the existing regulatory command and control approach that has created delays and distrust.	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.
<i>Policy WA-22:</i> Local governments should create opportunities for pollution reduction marketing and other market-incentive water quality programs.	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.
<i>Policy WA-23:</i> Local governments should encourage Low Impact Development and natural spaces that reduce, treat, infiltrate and manage runoff flows caused by storms and impervious surfaces.	<i>Consistent:</i> The Modified Project's impacts on hydrology and water quality are analyzed in Section 5.9, <i>Hydrology and Water Quality</i> , of this Addendum. Also, see above response to RCP Policy OSC-12. As outlined in Section 5.9, the Modified Project would be required to comply with all local, state, and federal requirements related to water quality, including the NPDES requirements established by the State Water Resources Control Board and best management practices (BMPs) required for the implementation of a Storm Water Pollution Prevention Plan (SWPPP). Low Impact Development (LID) is a BMP that may be used by the project.
<i>Policy WA-24:</i> Local governments should prevent development in flood hazard areas lacking appropriate protections, especially in	<i>Consistent:</i> Flood hazards are discussed in Section 5.9, <i>Hydrology and Water Quality</i> , of this Addendum. The 100-year flood zone is

5. Environmental Analysis

Table 5.10-2 Consistency with SCAG's 2008 Regional Comprehensive Plan

SCAG Policy	Consistency
alluvial fan areas.	on the eastern side of the project site and follows the contours of Mill Creek at the 550-foot contour line (as designated by the Federal Emergency Management Agency). The high water line of the Prado Dam is at the 566-foot contour line. Grading for the Modified Project would move this contour farther south. No habitable structures would be at an elevation below the 566-foot line. Implementation of the Modified Project would not place new development within a flood hazard area.
<i>Policy WA-25:</i> Local governments should implement green infrastructure and water-related green building practices through incentives and ordinances.	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.
<i>Policy WA-26:</i> Local governments should integrate water resources planning with existing greening and revitalization initiatives, such as street greening, tree planting, and conversion of impervious surfaces, to maximize benefits and share costs.	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.
<i>Policy WA-27:</i> Developers and local governments should maximize pervious surface area in existing urbanized areas to protect water quality, reduce flooding, allow for groundwater recharge, and preserve wildlife habitat. New impervious surfaces should be minimized to the greatest extent possible, including the use of in-lieu fees and off-site mitigation.	<i>Consistent:</i> The Modified Project's impacts on hydrology are analyzed in Section 5.9, <i>Hydrology and Water Quality</i> , of this Addendum. The project site is currently used for open space and agricultural land uses. Approximately 122.08 acres of the project site would be left as open space, which would allow groundwater recharge.
<i>Policy WA-28:</i> Local governments should maintain and update Best Management Practices for water resource planning and implementation.	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.
<i>Policy WA-29:</i> Local governments should coordinate with neighboring communities and watershed stakeholders to identify potential collaborative mitigation strategies at the watershed level to properly manage cumulative impacts within the watershed.	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.
<i>Policy WA-30:</i> Local governments should adopt MOUs and JPAs among local entities to establish participation in the leadership and governance of integrated watershed planning and implementation.	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.
<i>Policy WA-31:</i> Local governments should increase participation in the implementation of integrated watershed management plans, including planning effort initiated in neighboring communities that cross jurisdictional lines.	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.
<i>Policy WA-32:</i> Developers and local governments should pursue water management practices that avoid energy waste and create energy savings/supplies.	<i>Consistent:</i> See above response to RCP Policy LU-6.2.
Energy Action Plan	
<i>Policy EN-8:</i> Developers and local governments should include the following land use principles that use resources efficiently, eliminate pollution and significantly reduce waste into their projects, zoning codes and other implementation mechanisms: <ul style="list-style-type: none"> • Mixed-use residential and commercial development that is connected with public transportation and utilizes existing infrastructure. • Land use and planning strategies to increase biking and walking trips. 	<i>Partially Consistent:</i> See above responses to RCP Policies OSC-8 and OSC-9. The Modified Project would not be directly connected to public transportation. The Preserve Specific Plan includes public transit bus routes, but these do not extend onto the project site. However, the project includes paseos and trails that would allow bicycle, walking, and equestrian use. These routes would connect to existing and proposed trails in The Preserve. These paseos and trails are meant to encourage residents to walk or bike to destinations on the project site and The Preserve.
<i>Policy EN-9:</i> Local governments should include energy analyses in environmental documentation and general plans with the goal of	<i>Consistent:</i> Analysis relating to energy is found in Sections 5.7, <i>Greenhouse Gas Emissions</i> , and 5.17, <i>Utilities and Service</i>

5. Environmental Analysis

Table 5.10-2 Consistency with SCAG's 2008 Regional Comprehensive Plan

SCAG Policy	Consistency
<p>conserving energy through the wise and efficient use of energy. For any identified energy impacts, appropriate mitigation measures should be developed and monitored. SCAG recommends the use of Appendix F, Energy Conservation, of the California Environmental Quality Act.</p>	<p><i>Systems</i>, of this Addendum. A discussion of Appendix F of the CEQA guidelines is included in Section 5.17. See also above response to RCP Policy LU-6.2.</p>
<p>Policy EN-10: Developers and local governments should integrate green building measures into project design and zoning such as those identified in the U.S. Green Building Council's Leadership in Energy and Environmental Design, Energy Star Homes, Green Point Rated Homes, and the California Green Builder Program. Energy saving measures that should be explored for new and remodeled buildings include:</p> <ul style="list-style-type: none"> • Using energy efficient materials in building design, construction, rehabilitation, and retrofit. • Encouraging new development to exceed Title 24 energy efficiency requirements. • Developing Cool Communities measures including tree planting and light-colored roofs. These measures focus on reducing ambient heat, which reduces energy consumption related to air conditioning and other cooling equipment. • Utilizing efficient commercial/residential space and water heaters: This could include the advertisement of existing and/or development of additional incentives for energy efficient appliance purchases to reduce excess energy use and save money. Federal tax incentives are provided online. • Encouraging landscaping that requires no additional irrigation: utilizing native, drought tolerant plants can reduce water usage up to 60 percent compared to traditional lawns. • Encouraging combined heating and cooling (CHP), also known as cogeneration, in all buildings. • Encouraging neighborhood energy systems, which allow communities to generate their own electricity. • Orienting streets and buildings for best solar access. • Encouraging buildings to obtain at least 20% of their electric load from renewable energy. 	<p>Consistent: See above response to RCP Policy LU-6.2.</p>
<p>Policy EN-11: Developers and local governments should submit projected electricity and natural gas demand calculations to the local electricity or natural gas provider, for any project anticipated to require substantial utility consumption. Any infrastructure improvements necessary for project construction should be completed according to the specifications of the energy provider.</p>	<p>Not Applicable: This is not a project-specific policy and is therefore not applicable.</p>
<p>Policy EN-12: Developers and local governments should encourage that new buildings are able to incorporate solar panels in roofing and tap other renewable energy sources to offset new demand on conventional power sources.</p>	<p>Consistent: See above response to RCP Policy LU-6.2.</p>
<p>Policy EN-13: Local governments should support only the use of the best available technology including monitoring air, and water impacts for locating any nuclear waste facility.</p>	<p>Not Applicable: This is not a project-specific policy and is therefore not applicable.</p>
<p>Policy EN-14: Developers and local governments should explore programs to reduce single occupancy vehicle trips such as telecommuting, ridesharing, alternative work schedules, and parking</p>	<p>Consistent: See above response to RCP Policy EN-8.</p>

5. Environmental Analysis

Table 5.10-2 Consistency with SCAG's 2008 Regional Comprehensive Plan

SCAG Policy	Consistency
cash-outs.	
<i>Policy EN-15:</i> Utilities and local governments should consider the most cost-effective alternative and renewable energy generation facilities.	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.
<p><i>Policy EN-16:</i> Local governments and project implementation agencies should consider various best practices and technological improvements that can reduce the consumption of fossil fuels such as:</p> <ul style="list-style-type: none"> • Encouraging investment in transit, including electrified light rail • Expanding light-duty vehicle retirement programs • Increasing commercial vehicle fleet modernization • Implementing driver training module on fuel consumption • Replacing gasoline powered mowers with electric mowers • Reducing idling from construction equipment • Incentivizing alternative fuel vehicles and equipment • Developing infrastructure for alternative fueled vehicles • Increasing use and mileage of High Occupancy Vehicle (HOV), High Occupancy Toll (HOT) and dedicated Bus Rapid Transit (BRT) lanes • Implementing truck idling rule, devices, and truck-stop electrification • Requiring electric truck refrigerator units • Reducing locomotives fuel use • Modernizing older off-road engines and equipment • Implementing cold ironing at ports • Encouraging freight mode shift • Limit use and develop fleet rules for construction equipment • Requiring zero-emission forklifts • Developing landside port strategy: alternative fuels, clean engines, electrification 	<i>Consistent:</i> See above responses to RCP Policies LU-6.2 and EN-8.
<i>Policy EN-17:</i> Utilities should consider increasing capacity of existing transmission lines, where feasible.	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.
<i>Policy EN-18:</i> Utilities should install and maintain California Best Available Control Technologies on all power plants at the US-Mexico border.	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.
<i>Policy EN-19:</i> Subregional and local governments should explore participation in energy efficiency programs provided by their local utility such as the Ventura Regional Energy Office, South Bay Energy Savings Center, and the San Gabriel Valley Energy Wise program. These programs can offer customized incentives and public awareness campaigns to reduce energy consumption.	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.
Air Quality Action Plan	
<i>Policy AQ-5:</i> Local governments should implement control measures from local Air Quality Management Plans ("AQMPs") such as accelerating the turnover of older, more polluting mobile and stationary source equipment using AB 2766 funding per the State Implementation Plan ("SIP").	<i>Consistent:</i> Section 5.3, <i>Air Quality</i> , of this Addendum includes a detailed analysis of the air quality impacts due to development of the Modified Project. Section 5.3 outlines existing regulations, standard conditions, and mitigation measures that would assist in reducing air quality impacts and assist the City in implementing

5. Environmental Analysis

Table 5.10-2 Consistency with SCAG's 2008 Regional Comprehensive Plan

SCAG Policy	Consistency
	control measures.
<i>Policy AQ-6:</i> Local governments should support and pursue environmentally sustainable strategies that implement and complement climate change goals and outcomes such as updating their General Plans to help address the State's AB 32 mandate. This should be consistent with state guidelines and requirements.	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.
<i>Policy AQ-7:</i> Local governments should develop policies that discourage the location of sensitive receptors that expose humans to adverse air quality impacts such as amending General Plans, zoning ordinances, business licensing, and related land use permitting processes to minimize human health impacts from exposure of sensitive receptors to local sources of air pollution. Jurisdictions should consider applicable guidance documents, such as ARB's Air Quality and Land Use Handbook: A Community Health Perspective and the South Coast AQMD's Guidance Document for Addressing Air Quality Issues.	<i>Consistent:</i> The Modified Project's air quality impacts are addressed in Section 5.3, <i>Air Quality</i> , of this Addendum. As concluded in Section 5.3, the Modified Project would potentially expose sensitive receptors to substantial concentrations of air pollutants. However, future development within the Modified Project site would be required to comply with mitigation measures associated with air quality, as outlined in Section 5.3.
<i>Policy AQ-8:</i> Local governments should practice and promote sustainable building practices by:	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.
<i>Policy AQ-8.1:</i> Updating their General Plans and/or zoning ordinances to promote the use of green building practices, which include incorporating LEED design standards and utilizing energy efficient, recycled-content and locally harvested or procured materials.	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.
<i>Policy AQ-8.2:</i> Developing incentive programs (e.g. density bonuses) to encourage green building and resource and energy conservation in development practices.	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.
<i>Policy AQ-8.3:</i> Adopting policies that strive for carbon neutrality for their own facilities and operations	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.
Solid Waste Action Plan	
<i>Policy SW-9:</i> Local governments should update general plans to reflect solid waste sustainability issues such as waste reduction goals and programs (1996 RCP; 135).	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.
<i>Policy SW-10:</i> Local governments should discourage the siting of new landfills unless all other waste reduction and prevention actions have been fully explored. If landfill siting or expansion is necessary, landfills should be sited with an adequate landfill-owned, undeveloped land buffer to minimize the potential adverse impacts of the landfill in neighboring communities.	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.
<i>Policy SW-11:</i> Local governments should discourage exporting of locally generated municipal solid waste (destined for landfills) outside of the SCAG region. Disposal within the county where the waste originates should be encouraged as much as possible, when appropriate. Green technologies for long-distance transport of waste (e.g., clean engines, clean locomotives or electric rail for waste-by-rail disposal systems) and consistency with AQMP and RTP policies should be required.	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.
<i>Policy SW-12:</i> Local governments should maximize waste diversion goals and practices and look for opportunities for voluntary actions to exceed the 50% waste diversion target.	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.
<i>Policy SW-13:</i> Local governments should build local markets for waste prevention, reduction, and recycling practices.	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.

5. Environmental Analysis

Table 5.10-2 Consistency with SCAG's 2008 Regional Comprehensive Plan

SCAG Policy	Consistency
<p>Policy SW-14: Developers and local governments should integrate green building measures into project design and zoning including, but not limited to, those identified in the U.S. Green Building Council's Leadership in Energy and Environmental Design, Energy Star Homes, Green Point Rated Homes, and the California Green Builder Program. Construction reduction measures to be explored for new and remodeled buildings include:</p> <ul style="list-style-type: none"> • Reuse and minimization of C&D debris and diversion of C&D waste from landfills to recycling facilities. • An ordinance that requires the inclusion of a waste management plan that promotes maximum C&D diversion. • Source reduction through (1) use of building materials that are more durable and easier to repair and maintain, (2) design to generate less scrap material through dimensional planning, (3) increased recycled content, (4) use of reclaimed building materials, and (5) use of structural materials in a dual role as finish material (e.g. stained concrete flooring, unfinished ceilings, etc.). • Reuse of existing building structure and shell in renovation projects. <p>Building lifetime waste reduction measures that should be explored for new and remodeled buildings including:</p> <ul style="list-style-type: none"> • Development of indoor recycling program and space. • Design for deconstruction. • Design for flexibility through use of moveable walls, raised floors, modular furniture, moveable task lighting and other reusable components. 	<p>Consistent: See above responses to RCP Policies LU-6.2, OSC-12, and SW-17.</p>
<p>Policy SW-15: Local governments should develop ordinances that promote waste prevention and recycling such as: requiring waste prevention and recycling efforts at all large events and venues; implementing recycled content procurement programs; and instituting ordinances to divert food waste away from landfills and toward food banks and composting facilities.</p>	<p>Not Applicable: This is not a project-specific policy and is therefore not applicable.</p>
<p>Policy SW-16: Local governments should support environmentally friendly alternative waste management strategies such as composting, recycling, and conversion technologies.</p>	<p>Not Applicable: This is not a project-specific policy and is therefore not applicable.</p>
<p>Policy SW-17: Developers and local governments should develop and site composting, recycling, and conversion technology facilities that are environmentally friendly and have minimum environmental and health impacts.</p>	<p>Consistent: Section 5.13, <i>Utilities and Service Systems</i>, of this Addendum includes a detailed analysis of solid waste and recycling impacts and references relevant existing regulations and standard conditions associated with waste reduction and recycling. Compliance with those existing regulations would assist in minimizing impacts on the environment and conserving natural resources.</p>
<p>Policy SW-18: Developers and local governments should coordinate regional approaches and strategic siting of waste management facilities.</p>	<p>Not Applicable: This is not a project-specific policy and is therefore not applicable.</p>
<p>Policy SW-19: Developers and local governments should facilitate the creation of synergistic linkages between community businesses and the development of eco-industrial parks and materials exchange centers where one entity's waste stream becomes another entity's raw material by making priority funding available for projects that</p>	<p>Not Applicable: This is not a project-specific policy and is therefore not applicable.</p>

5. Environmental Analysis

Table 5.10-2 Consistency with SCAG's 2008 Regional Comprehensive Plan

SCAG Policy	Consistency
involve co-location of facilities.	
<i>Policy SW-20:</i> Developers and local governments should prioritize siting of new solid waste management facilities including recycling, composting, and conversion technology facilities near existing waste management or material recovery facilities.	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.
<i>Policy SW-21:</i> Local governments should increase education programs to increase public awareness of reuse, recycling, composting, and green building benefits and raise consumer education issues at the County and City level and if appropriate, at local school districts and education facilities.	<i>Not Applicable:</i> This is not a project-specific policy and is therefore not applicable.

Source: SCAG 2012.

Regional Transportation Plan/Sustainable Communities Strategy

Table 5.10-3 demonstrates the Modified Project's consistency with SCAG's 2012–2035 RTP/SCS.

Table 5.10-3 Consistency with SCAG's 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy Goals

RTP/SCS Goal	Project Compliance with Goal
RTP/SCS G1: Align the plan investments and policies with improving regional economic development and competitiveness.	Not Applicable: This is not a project-specific goal and is therefore not applicable.
RTP/SCS G2: Maximize mobility and accessibility for all people and goods in the region.	Not Applicable: This is not a project-specific goal and is therefore not applicable.
RTP/SCS G3: Ensure travel safety and reliability for all people and goods in the region.	Consistent: The Modified Project includes improvements to Chino Corona Road and Cucamonga Avenue that would improve safety and efficiency on those roadways. The project also includes a system of local streets and trails that link the project site with other portions of The Preserve and allow convenient travel between individual neighborhoods.
RTP/SCS G4: Preserve and ensure a sustainable regional transportation system.	
RTP/SCS G5: Maximize the productivity of our transportation system.	
RTP/SCS G6: Protect the environment and health of our residents by improving air quality and encouraging active transportation (non-motorized transportation, such as bicycling and walking).	Consistent: The Modified Project provides about two miles of multi-purpose trails would be provided throughout the project site. These trails are shown in Figure 3-2, <i>Community Paseos Map</i> , and specific uses may include hiking, equestrian, and biking (Class I bike facility). These multipurpose trails would connect the project site to other portions of The Preserve, allowing residents of Rancho Miramonte to access retail and other uses using non-motorized, active transportation.
RTP/SCS G7: Actively encourage and create incentives for energy efficiency, where possible.	Not Applicable: This is not a project-specific goal and is therefore not applicable.
RTP/SCS G8: Encourage land use and growth patterns that facilitate transit and non-motorized transportation.	Consistent: See response to RTP/SCS Goals G2 through G5.
RTP/SCS G9: Maximize the security of our transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies.	Not Applicable: This is not a project-specific goal and is therefore not applicable.

5. Environmental Analysis

Table 5.10-3 Consistency with SCAG's 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy Goals

RTP/SCS Goal	Project Compliance with Goal
Source: 2012-2305 SCAG Regional Transportation Plan/Sustainable Communities Strategy.	

In the 2009 Certified EIR, inconsistencies are identified between the Approved Project and the RCP. However, the Modified Project does not present any changes, as compared to the 2009 Approved Project, that would cause new significant impacts related to inconsistencies with the City's General Plan.

The Preserve Specific Plan

Originally, the Preserve Specific Plan designates properties below the 566-foot high water elevation line of the Prado Dam as open space or agricultural land use designations, including the Modified Project site. The Approved Project proposed to alter portions of the project site in order to raise areas proposed for residential development above the 566-foot Prado Dam Inundation line. In the existing condition, 35 acres are above the 566-foot elevation and 238 acres are below. In the developed condition of the Approved Project, 141 acres would be above the 566-foot elevation and 132 acres would be below. The Modified Project would have 155 acres above the 566-foot elevation line and 116 acres below the 566-foot elevation line. Through an amendment to The Preserve Specific Plan, the Approved Project removed the Estate Residential land use designation (permitting 7 dwelling units) and Agricultural/Open Space-Natural land use designation from the project site. Low-, medium-, and high-density residential land use designations and recreational space were proposed on the project site instead. Since the certification of the 2009 Certified EIR, and approval of the Approved Project, the City's General Plan has been updated to show the Approved Project.

The 2009 Certified EIR found the amendment of The Preserve Specific Plan to allow residential development of the Approved Project site to be a significant impact because of the increase in the acreage devoted to residential uses by 138.44 acres. This is a substantial deviation from what would have occurred under the original Preserve Specific Plan and would result in a net loss in open space land. The Modified Project would be altering land uses to the same extent as the Approved Project and the land uses of The Preserve would be modified to represent development similar to the Approved Project. The Modified Project does not present any changes, as compared to the 2009 Approved Project, that would cause new significant impacts.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Minor Technical Changes or Additions. The Preserve Final EIR and RMP have conservation requirements that are affected by the Modified Project. As described in Section 5.10.1, the Approved Project would affect The Preserve FEIR and RMP Mitigation Measure B-3, for candidate conservation areas for BUOW, and The Preserve FEIR and RMP Mitigation Measure B-1 for maintaining open space and agricultural lands below the 566-foot contour line.

The RMP has been amended to include new acreages of suitable habitat for BUOW to accommodate the loss of habitat on the project site. Additionally, the City's General Plan has been amended to permit urban land uses on the project site. However, since the project required these changes to the plans, impacts are determined to be

5. Environmental Analysis

significant in the 2009 Certified EIR. The Modified Project does not propose land uses that would worsen the significant impacts or create new impacts.

As with the Approved Project, the Modified Project would also potentially affect USFWS-designated critical habitat for LBV. The Corps would likely file a “No May Affect” determination due to the lack of primary constituent elements on the project site. However, this impact is still considered significant. The Modified Project does not present any changes, as compared to the 2009 Approved Project, that would cause new significant impacts related to conservation plans.

The urban buffer/transition area identified in The Preserve RMP would be altered by the Modified Project in a similar way as the Approved Project because the proposed land uses and buildout area would be similar. Impacts would be the same.

5.10.3 Regulatory Requirements

- City of Chino General Plan, Land Use Designations
 - City of Chino Zoning Code

5.10.4 Adopted Mitigation Measures Applicable to the Modified Project

The 2009 Certified EIR did not include any mitigation measures for land use and planning impacts. For the project impacts to conservation plans, the 2009 Certified EIR implements the mitigation measures for biological resources (included in Section 5.4 of this Addendum).

5.10.5 Level of Significance After Mitigation

The Modified Project would only result in minor changes or additions in comparison to the Approved Project. Impacts related to the division of an existing community would be less than significant, as with the Approved Project. Impacts related to conflicting with land use plans and conservation plans would be significant. The Modified Project does not present any changes, as compared to the 2009 Approved Project, that would cause new significant impacts related to land use and planning.

Comparison to the 2009 Certified EIR

The 2009 Certified EIR analyzed the impacts of land use and planning from development of a master-planned residential community of 1,074 homes, 80,200 square feet of nonresidential development, and 130.84 acres of open space. When compared to the Approved Project, the Modified Project would have 251 fewer residential units, approximately 25,000 fewer square feet of nonresidential building space, and a similar amount of open/recreational space. As analyzed in the 2009 Certified EIR, impacts related to consistency with adopted land use plans would be significant. However, no new significant impact would occur.

5. Environmental Analysis

5.11 MINERAL RESOURCES

This section corresponds with 4.10, *Mineral Resources*, of the certified 2009 Certified EIR for the Approved Project. This section of the Addendum addresses the potential impacts of the Modified Project compared to the Approved Project on mineral resources.

5.11.1 Summary of Impacts Identified in the 2009 Certified EIR

The 2009 Certified EIR did not identify any potentially significant impacts related to mineral resources. The project site has historically been used for agricultural purposes. There are no known mineral resources on the project site or within The Preserve. Project implementation would, therefore, not 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, or of a locally-important mineral resource recovery site. No individual or cumulative impacts were identified.

5.11.2 Impacts Associated with the Modified Project

Environmental Setting

Alluvial channels associated with Mill Creek exist on and east of the site, generally consisting of mixtures of light brown to brown silts and sands with some clays. These are likely derived from sediment deposited by Mill Creek. Sand and gravel resources are not associated with the project site.

There are currently no oil and gas production wells within the project site or adjacent properties, and no mining activities take place on the project site or adjacent properties.

The California Surface Mining and Reclamation Act of 1975 (SMARA) requires general plans to incorporate mapped mineral resources designations approved by the State Mining and Geology Board. In order to classify lands according to availability of mineral resources, the State Mining and Geology Board has established four designations, MRZ-1 through MRZ-4. MRZ-1 is defined as a zone where adequate information indicates that no significant mineral deposits are present or likely to be present. In MRZ-2 and MRZ-3, there is a higher likelihood for the presence of mineral resources. MRZ-4 is defined as a zone where there is insufficient data to assign any other MRZ designation. The project site is in an area designated as MRZ-3, but as mentioned above, the site does not have valuable resources such as sand, gravel, gas, or oil.

Regulatory Setting

Federal

Bureau of Land Management

The Bureau of Land Management (BLM), an agency within the United States Department of the Interior, administers 261 million surface acres of America's public lands, located primarily in 12 western states. The BLM sustains the health, diversity, and productivity of the public lands for the use and enjoyment of present and future generations. The public lands provide myriad opportunities for commercial activities. Commercially valuable natural resources include energy and mineral commodities, forest products, grazing, forage, and special uses such as rights-of-way for pipelines and transmission lines. The BLM is responsible for: 1) managing commercial energy

5. Environmental Analysis

and mineral production from the public lands in an environmentally sound and responsible manner; 2) the leasing of federal oil, gas and geothermal minerals; 3) supervising the exploration, development, and production operations of these resources on both federal and Indian lands; and 4) maintaining viable national policies and processes for solid mineral resources under federal jurisdiction (solid minerals include coal and non-energy leasable minerals, hard rock minerals on acquired lands, locatable minerals, and salable minerals).

State

Division of Oil, Gas, and Geothermal Resources

The Division of Oil, Gas, and Geothermal Resources (DOGGR) within the State Department of Conservation supervises the drilling, operation, maintenance, and abandonment of oil, gas, and geothermal wells to protect the environment, public health and safety, and encourage good conservation practices. DOGGR collects data on the location of groundwater, oil, gas, and geothermal resources, and records the location of all drilled and abandoned wells.

Division of Mines and Geology

The Division of Mines and Geology (DMG) within the State Department of Conservation has responsibility to identify and assist in the utilization of mineral deposits, and to identify geological hazards, including fault locations.

Surface Mining and Reclamation Act

The Surface Mining and Reclamation Act (SMARA), Chapter 9, Division 2 of the Public Resources Code, requires the State Mining and Geology Board to adopt State policy for the reclamation of mined lands and the conservation of mineral resources. These policies are prepared in accordance with the Administrative Procedures Act, (Government Code) and are found in California Code of Regulations, Title 14, Division 2, Chapter 8, Subchapter 1.

Would the Modified Project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				X	
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X	

5. Environmental Analysis

Comments:

- a) **Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?**

Minor Technical Changes or Additions. The project site is not used for mineral resource extraction and it is not identified as an area of high mineral resource value by the City or state. Implementation of the project would not affect the availability of mineral resources that are valuable on a regional or state level. The Modified Project does not present any changes, as compared to the 2009 Approved Project, that would cause significant mineral resource impacts.

- 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?**

Minor Technical Changes or Additions. The City's general plan identifies the project site as being in MRZ-3, which means there is higher likeliness that mineral resources exist on the site when compared to MRZ-1. However, as mentioned under "Environmental Setting" of this section, the project site does not have significant sand, gravel, oil, or gas resources. The Modified Project does not present any changes, as compared to the 2009 Approved Project, that would cause significant mineral resource impacts.

5.11.3 Regulatory Requirements

- Public Resources Code, Chapter 9, Division, 2, Surface Mining and Reclamation Act (SMARA)

5.11.4 Adopted Mitigation Measures Applicable to the Modified Project

There are no mitigation measures in the 2009 Certified EIR for mineral resources.

5.11.5 Level of Significance After Mitigation

The Modified Project would only result in minor changes or additions in comparison to the project as recorded, and would not result in significant impacts.

Comparison to the 2009 Certified EIR

The 2009 Certified EIR analyzed the impacts of emissions from development of a master-planned residential community of 1,074 homes, 80,200 square feet of nonresidential development, and 130.84 acres of open space. When compared to the Approved Project, the Modified Project would have 251 fewer residential units, approximately 25,000 fewer square feet of nonresidential building space, and a similar amount of open/recreational space. The development of the project site under the Approved Project would not affect the availability of mineral resources in the City. The Modified Project does not present any changes, as compared to the 2009 Approved Project, that would cause significant impacts.

5. Environmental Analysis

5.12 NOISE AND VIBRATION

This section corresponds with Section 4.11, Noise, of the certified 2009 Certified EIR. The thresholds of significance mentioned in this section are described in 5.12.2, *Environmental Setting (Regulatory Setting)*.

The analysis in this section is based in part on the following technical reports:

- *Noise Modeling*, prepared by Michael Brandman Associates, 2007

A complete copy of this report is included in Appendix I.

5.12.1 Summary of Impacts Identified in the 2009 Certified EIR

Consistency with Noise Standards

Construction

The 2009 Certified EIR found that the noise generated during construction activities would not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. This determination was based on the Section 9.40.060D of the Chino Municipal Code, which exempts construction activity from noise standards, provided that they are conducted between 7:00 a.m. and 8:00 p.m. Monday through Saturday,⁵ and provided the construction noise does not endanger the public health, welfare, and safety. The 2009 Certified EIR determined that all construction activity would be conducted in accordance with the City of Chino Municipal Code, and therefore construction noise would not expose persons to or generate noise levels in excess of standards. However, potentially significant construction noise levels prompted the application of mitigation measures to preclude the endangerment of the public health, welfare, and safety.

Long-Term Noise

Long-term noise sources included traffic flows, agricultural and recreational activities, and aircraft operations at the Chino Airport. The Chino General Plan Noise Element states that exterior noise levels are normally acceptable up to 70 dBA CNEL at residential land uses. The noise levels at the adjacent roadways, dairies, businesses, and recreational facilities are relatively low based on the assessment in the 2009 Certified EIR. In addition, the project site is not within the 65 dBA contours of the Chino Airport.

In the 2009 Certified EIR, the highest future noise level predicted in association with the project is at the intersection of Euclid Avenue at Edison Avenue (approximately 5 miles north of the project site), with a noise level of 64.0 dBA for AM peak-hour conditions with the project in 2030. All intersections predicted to result in future noise levels between 60.0 dBA and 64.0 dBA were not within the project vicinity.

The 2009 Certified EIR did not find significant impacts related to construction or operational noise levels exceeding established noise standards.

⁵ Note: no construction is allowed on Sundays or federal holidays.

5. Environmental Analysis

Construction Vibration

The 2009 Certified EIR assessed vibration impacts of construction on existing sensitive receptors (adjacent residences) and the proposed residences in Phase I and II of the project while the remainder of the site is being constructed. The primary sources of vibration during construction would be from bulldozers, backhoes, crawler tractors, and scrapers. Also, vibratory rollers could potentially be used at the project and these items would produce the greatest amount of vibration on the site. The maximum vibration at the nearest offsite residential receptor was projected to be 0.069 PPV.

Onsite residents in early phases could be impacted by construction vibration from activity associated with subsequent phases. However, based on the distance between phase locations, it was not anticipated that construction activities would result in vibration levels exceeding the significance threshold in the 2009 Certified EIR. Thus, construction-related vibration impacts on sensitive receptors were found to be less than significant in the 2009 Certified EIR. During operation, tractor-trailer deliveries to the site (at proposed retail land uses) would be limited and would not be expected to cause impacts.

Long-Term Increases in Ambient Noise Levels

The 2009 Certified EIR identified long-term noise sources as airport and traffic noise, agricultural and animal noises at adjacent dairies and the fertilizer plant, and recreational noises from the adjacent paintball and model airplane facilities. The Approved Project would contribute traffic noise to the area's general noise environment, but the increases were found to be less than significant.

Aircraft-Related Noise: Based on the distance from the airport (1.5 miles), the project site is well beyond the airport's 65 dBA contour. As such, aircraft noises primarily consist of occasional, short-term noise intrusions at the project site, but the projected contribution of aircraft flight noise averaged over a 24-hour CNEL exposure period would be insignificant.

Agricultural-, Recreational-, Commercial-, and Residential-Related Noise: Noise from agricultural and recreational activities was found to be insignificant. In addition, the noise from the fertilizer plant (2,000 feet from the nearest proposed resident) would not be continuous, nor would it result in excessive noise levels. Stationary operational noises would be typical to residential land uses and would include children playing, pets, home maintenance activities, and HVAC units. None of these sources would expose future residents of the project to substantial noise levels and, therefore, impacts would be less than significant.

Traffic-Related Noise: Traffic-generated noise was calculated in the 2009 Certified EIR based on a worst-case-scenario. Based in the calculations, future noise levels with the project for future buildout years would not experience a substantial increase in noise levels of 3 dB or greater when compared in the same year to conditions without the project. Four intersections were identified as having the greatest project-related contribution to traffic noise:

- Sultana Road at Pine Avenue (future intersection) with +1.4 dB in 2019 for AM peak-hour conditions and +1.3 dB in 2019 for PM peak-hour conditions

5. Environmental Analysis

- Cucamonga Avenue at Chino Corona Road with +2.3 dB in 2019 for AM peak-hour conditions, +1.6 dB in 2030 for AM peak-hour conditions, +2.1 dB in 2019 for PM peak-hour conditions, and +1.8 dB in 2030 for PM peak-hour conditions
- Chino Corona Road/Mill Creek Road at Pine Avenue with +1.0 dB in 2019 for PM peak-hour conditions
- Main Street/North East project site Access Road at Chino Corona Road (future intersection) with +1.4 dB in 2019 for AM peak-hour conditions, +1.5 dB in 2030 for AM peak-hour conditions, +1.3 dB in 2019 for PM peak-hour conditions, and +1.5 dB in 2030 for PM peak-hour conditions
- Mill Creek Road at Bickmore Avenue with +1.4 dB in 2019 for PM peak-hour conditions
- As discussed above under “Long-Term Noise,” none of the roadways would produce noise levels that exceed 64 dBA. All roadways with operational noise levels between 60 and 64 dBA are not in the vicinity of the project site. Long-term ambient noise levels were determined to be less than significant in the 2009 Certified EIR.

Temporary or Periodic Increase in Ambient Noise Level

Temporary periodic increases in the ambient noise level would occur during project construction. Based on the calculations for construction noise in the 2009 Certified EIR, maximum construction noise levels were estimated to be 87 dBA at the residences northeast and west of the project site along the north and south sides of Chino Corona Road, 84 dBA at the residences west of the project site along Cucamonga Avenue, and 64.5 dBA at the California Institution for Women. Construction noise would be generated at various levels throughout the construction phase of the project, although it would be most noticeable during the initial months of intensive grading and building construction. This estimated noise level represented a potentially significant impact under the 2009 Certified EIR.

5.12.2 Impacts Associated with the Modified Project

Environmental Setting

Existing Noise Levels

The primary sources of noise in the vicinity of the project site are vehicular traffic (along Chino Corona Road and Cucamonga Avenue, bounding the property on the north and west), commercial processes at the surrounding dairies, recreational activity at various other nearby facilities, aircraft operations associated with the Chino Airport, agricultural activity at the fertilizer plant, and sporadic wildlife sounds (mostly from birds). The nearest railroad line is approximately 3.5 miles south of the project site, and at this distance rail operations would not affect the noise environment in the project vicinity.

Vehicular Traffic Noise Levels

For the 2009 Certified EIR, future peak hour traffic noise levels were modeled using the Federal Highway Administration Noise Prediction Model (FHWA-RD-77-108). Table 5.12-1 gives the existing noise levels at local roadway segments.

5. Environmental Analysis

Table 5.12-1 Existing Noise Levels – Local Roadways (CNEL, dB)

Roadway Segment	Distance to Centerline (feet)	Existing Noise Level (AM Peak Hour)	Existing Noise Level (PM Peak Hour)
San Bernardino County			
Central Avenue at El Prado Road	75	59.2	59.2
Central Avenue at SR-71 NB Ramps	75	60.7	60.6
Central Avenue at SR-71 SB Ramps	75	60.6	61.1
SR-71 SB Ramps at Pine Avenue	75	53.9	53.4
SR-71 NB Ramps at Pine Avenue	75	51.8	49.8
El Prado Road at Kimball Avenue	75	56.0	55.1
Mountain Avenue at Kimball Avenue	65	52.8	52.2
Mountain Avenue at Bickmore Avenue	65	41.3	41.3
Euclid Avenue at Schaefer Avenue	75	60.0	59.9
Euclid Avenue at Edison Avenue	75	60.8	60.7
Euclid Avenue at Eucalyptus Avenue	75	59.5	58.9
Euclid Avenue at Merrill Avenue	75	60.1	59.4
Euclid Avenue at Kimball Avenue	75	60.0	58.9
Euclid Avenue at Bickmore Avenue	75	58.6	57.9
Euclid Avenue at Pine Avenue	75	59.9	59.6
Euclid Avenue at SR-71 Northbound Ramps	75	59.8	59.5
Euclid Avenue (SR-83)/Butterfield Ranch Road at SR-71 Southbound Off-Ramp/Shady View Drive	75	61.4	58.2
Mill Creek Road at Kimball Avenue	65	51.6	48.5
Mill Creek Road at Bickmore Avenue	65	51.5	47.9
Chino Corona Road/Mill Creek Road at Pine Avenue	65	55.7	56.1
Cucamonga Avenue at Chino Corona Road	65	52.1	52.5
West Preserve Loop at Bickmore Avenue	65	51.3	46.7
West Preserve Loop at Pine Avenue	65	55.2	54.6
Main Street at Kimball Avenue	65	48.6	46.1
Main Street at Preserve Loop	65	46.3	44.8
San Bernardino/Riverside Counties			
Hellman Avenue at Pine Avenue/Schleisman Road	65	55.6	54.4
Hellman Avenue at Chino Corona Road/Chandler Street	65	53.7	53.3
Hellman Avenue at River Road	65	51.9	51.4
Riverside County			
Archibald Street at Schleisman Road	75	58.6	58.3
Archibald Street at Chandler Street	75	58.7	57.5
Archibald Street at River Road	75	57.9	58.0
River Road at Bluff Street	75	58.1	58.3
River Road at Country Club Avenue/Second Street	75	59.1	59.4

5. Environmental Analysis

Table 5.12-1 Existing Noise Levels – Local Roadways (CNEL, dB)

Roadway Segment	Distance to Centerline (feet)	Existing Noise Level (AM Peak Hour)	Existing Noise Level (PM Peak Hour)
Lincoln Avenue at Pomona Road/SR-91 Westbound Ramps	75	59.9	60.1
Lincoln Avenue at SR-91 Eastbound Ramps	75	60.1	60.3
Harrison Avenue at Schleisman Road	65	54.3	53.7
Sumner Avenue at Schleisman Road	65	53.7	53.4
Cleveland Avenue at Schleisman Road	65	53.5	50.8
Hamner Avenue at Schleisman Road	65	56.5	57.1
I-15 Southbound Ramps at Limonite Avenue	75	60.9	61.3
I-15 Northbound Ramps at Limonite Avenue	75	60.4	61.1

Airport Noise Levels

The Chino Airport is located approximately 1.5 miles north of the project site. The Chino Airport is classified a Relief Airport⁶ due to its proximity to Ontario International Airport and John Wayne Airport. A Chino Airport Master Plan (2006) was prepared in order to plan for and predict future aviation demands and accommodate the development of new or expanded facilities. The Chino Airport Master Plan does not alter the airport noise contours reflected in Figure 5.12-1. The project site is outside the airport's 65 dBA CNEL noise contour, which extends only as far south as Kimball Avenue. The distance from the northern edge of the project site to the 65 dBA CNEL contour is approximately 1.5 miles. There are no other airports or airstrips in the project vicinity.

Other Noise Levels

The following noise sources are located in the immediate vicinity of the project site: existing dairy facilities, hunting club, paint ball facility, model airplane facility, equestrian facility, recycling/fertilizer plant, and small-scale plant nursery. There are two state correctional institutions located approximately 1,300 feet to the west and 2.25 miles to the northwest of the project site. It is expected that no single facility produces noise levels that dominate the existing ambient noise levels.

Sensitive Receptors

The City of Chino General Plan Noise Element identifies residences, hospitals, senior facilities, churches, and schools as noise-sensitive land uses. Sensitive receptors in the vicinity of the project site include:

- Rural, dairy-related residences along the north side of Chino Corona Road east of Comet Avenue (75 feet to the northeast of the project site);

⁶ A relief airport is an airport that is built or designated to provide relief or additional capacity to an area when the primary commercial airport(s) reach capacity.

5. Environmental Analysis

- Rural, dairy-related residences along the south side of Chino Corona Road between Comet Avenue and Cucamonga Avenue (75 feet to the west);
- Rural, dairy-related residences along Cucamonga Avenue south of Chino Corona Road (100 feet to the west), and;
- Residents at the California Institution for Women (1,000 feet to the northwest).

Regulatory Setting

State

CCR Title 24

A maximum interior sound level of 45 dBA CNEL is mandated by the State of California Noise Insulation Standards (CCR, Title 24, Part 6, Section T25-28) for multiple-family dwellings and hotel/motel rooms. A 45 dBA CNEL is also typically applied as a maximum noise exposure for single-family dwelling units. Since typical noise attenuation within residential structures with closed windows is about 20 to 25 dB, an exterior noise exposure of 65 dBA CNEL is generally the noise land use compatibility guideline for noise-sensitive receiver sites in California. In many communities where a quiet environment is considered an important asset that enhances the natural scenic values, a somewhat more stringent land use compatibility guideline has often been adopted. Further, communities often adopt the guidelines of the California Department of Housing and Community Development that specify that residential buildings or structures require an acoustical analysis if they are to be located within exterior contours of 60 dBA L_{dn} (or CNEL) or greater of an existing or adopted freeway, expressway, parkway, major street, thoroughfare, rail line, rapid transit line, or industrial noise source. The analysis in such an acoustical study must show that the proposed residential building has been designed to limit intruding noise to an interior level of 45 dBA L_{dn} (or less).

Local

City of Chino General Plan

The City of Chino noise standards are established in the City of Chino General Plan Noise Element (2010), Table N-3, and they are similar to the State of California Office of Noise Control model element guidelines. Under the Noise Element, exterior noise levels for residential land uses⁷ are normally compatible at 65 dBA L_{dn} .

Chino Airport Comprehensive Land Use Plan

The Chino Airport Comprehensive Land Use Plan designates various noise impact zones surrounding the airport facility. The State of California has adopted a standard (PUC Section 21669) for the acceptable level of aircraft noise in residential areas near airports. This standard is 65 dBA CNEL. For the Chino Airport, there is a potential noise impact anywhere aircraft fly below 500 feet, including those used for the application of agricultural chemicals (i.e., crop dusters). Land use restrictions within the 60 dBA CNEL zone may include prohibiting residential development or limiting development to low-density uses.

⁷ Residential land uses includes single-family, duplex, multi-family, and mobile home structures. For mobile homes, "exterior noise levels should be such that interior noise levels will not exceed 45 dB L_{dn} ."

5. Environmental Analysis

Chino Municipal Code

The City of Chino Municipal Code Section, 9.40, Noise Ordinance, provides for allowable acoustic levels for daytime (7:00 a.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) periods for residential properties. The basic noise ordinance is in terms of the L_{50} noise metric, which is the sound level that is exceeded 50 percent of the time (or for 30 minutes in any given measurement hour). Other noise metrics include the L_{25} level (the sound level that is exceeded 25 percent of the time or for 15 minutes in any given measurement hour, the $L_{8.3}$ level (the sound level that is exceeded 8.3 percent of the time or for 5 minutes in any given measurement hour, the $L_{1.7}$ noise metric (the sound level that is exceeded 1.7 percent of the time or for 1 minute in any given measurement hour, and the L_{max} noise level. For residential land uses, the basic L_{50} noise level limits are 55 dBA during the daytime and 50 dBA during the nighttime. For shorter duration noise sources, the allowable noise limits increase (by 5 dB increments as the duration decreases). Thus, the daytime and nighttime noise level limits can be summarized as follows:

Table 5.12-2 City of Chino Exterior Noise Ordinance Criteria for Residential Properties (Zone 1)

Noise Level Metric	Daytime Noise Level Limit, dBA (7 a.m. to 10 p.m.)	Nighttime Noise Level Limit, dBA (10 p.m. to 7 a.m.)
L_{50} (noise level exceeded for more than 30 minutes in any given hour)	55	50
L_{25} (noise level exceeded for more than 15 minutes in any given hour)	60	55
$L_{8.3}$ (noise level exceeded for more than 5 minutes in any given hour)	65	60
$L_{1.7}$ (noise level exceeded for more than 1 minute in any given hour)	70	65
L_{max} (maximum noise level in any given hour)	75	70

Notes: Each of these noise limits shall be reduced by 5 dB for impulse noises or simple-tone noises, or for noises consisting of speech or music. If the existing ambient environment already exceeds these limits, then the ambient becomes the standard.

Criteria for Substantial Noise Increase

The CEQA Guidelines and the City of Chino General Plan provide no definition of what constitutes a substantial noise increase. However, the California Department of Transportation (Caltrans) provides guidance that can be used to define substantial changes in noise levels that may be caused by a project. These thresholds apply to transportation noise that is usually expressed in terms of average noise exposure during a 24-hour period, such as the Day/Night Average Level (L_{dn}) or the Community Noise Equivalent Level (CNEL).⁸ Project-

⁸ For general community/environmental noise, CNEL and Ldn values rarely differ by more than 1 dB. As a matter of practice, Ldn and CNEL values are considered to be equivalent/interchangeable and are treated as such in this assessment.

5. Environmental Analysis

generated increases in noise levels that exceed those outlined in the thresholds below and that affect existing noise sensitive land uses (receptors) are considered substantial, and therefore would constitute a significant noise impact. Thus, the project would create a significant noise-related impact if it would:

- Increase noise levels by 5 dB or more where the existing noise level is less than 65 dBA L_{dn} /CNEL
- Increase noise levels by 3 dB or more where the existing noise level is 65 to 70 dBA L_{dn} /CNEL

Based on the City of Chino's maximum residential exterior noise threshold of 70 dBA, a noise level increase of 3 dB or more would be considered significant in areas where ambient conditions are greater than 70 dBA.

Criteria for Groundborne Vibration Impacts

Groundborne vibration consists of rapidly fluctuating motions within the ground that have an average motion of zero. The effects of groundborne vibration typically cause a nuisance only to people, but at extreme vibration levels, damage to buildings may occur. Although groundborne vibration can be felt outdoors, it is typically an annoyance only indoors, where the associated effects of the shaking of a building can be notable. Peak particle velocity (PPV, in terms of inches per second of vibration velocity) relates to the maximum instantaneous peak of the vibration signal and is often used in measuring the magnitude of vibration. Based on the structural damage thresholds presented in the Caltrans Transportation- and Construction-Induced Vibration Guidance Manual, the Modified Project would create a significant vibration impact if it generated groundborne vibration levels on sensitive receptors in excess 0.3 PPV.

Would the Modified Project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
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?				X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	

5. Environmental Analysis

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
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?				X	

Comments:

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?

Minor Technical Changes or Additions. Compared to the Approved Project, the Modified Project would have 251 fewer residential units, approximately 25,000 fewer square feet of nonresidential building space, and a similar amount of open/recreational space. As with the Approved Project, construction would occur over several phases and the grading footprint would cover the same area. During operation, overall daily vehicle trips would be reduced from 8,284 to 7,901 (a reduction of 383 trips or approximately 5.5 per cent). Other operational noises, such as HVAC units, children, and pets, would be similar to the Approved Project. The Modified Project would not create new sources of noise or substantially increase noise when compared to the Approved Project. As with the Approved Project, the Modified Project would be consistent with state and local noise standards during construction and operation. Therefore, the noise impacts of the Modified Project, as compared to the Approved Project, are not expected to be significant.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Minor Technical Changes or Additions. For the previous Approved Project, groundborne vibration occurred mostly during construction activities, when heavy construction equipment would be used on the project site. Vibrations generated during the construction of the project site were projected to not exceed the significance threshold at offsite and future onsite sensitive receptor locations during all phases of construction. The construction impact was considered less than significant. The Modified Project would have similar phasing, and the grading footprint would be the same distance from offsite receptors as the Approved Project. Operation of the project does not include heavy trucks or equipment that would cause groundborne vibration. No new impacts would occur nor would they worsen with the Modified Project. As with the Approved Project, impacts are less than significant.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Minor Technical Changes or Additions. Permanent increases in ambient noise levels are generally caused by vehicle traffic. The 2009 Certified EIR determined vehicular traffic generated by the Approved Project would not cause local or state noise standards to be exceeded. The analysis in the 2009 Certified EIR found that none of the

5. Environmental Analysis

roadways would have noise levels that exceed 64 dBA and that none of the roadways closest to the project site would have sound levels greater than 60 dBA. The 2009 Certified EIR further found that there would be no roadway segments with noise increases at or above +3 dB, which was the significance threshold if the existing conditions were above 65 dBA CNEL. Thus, project-related roadway noise is not significant either on an absolute or a relative basis. Since the Modified Project would decrease the number of average daily trips when compared to the Approved Project, the Modified Project would cause slightly reduced traffic-related noise levels. Other long-term, operational noise sources, such as HVAC units, recreational activities, children, and pets, would not cause substantial increases in the ambient noise environment, as discussed in the previous 2009 Certified EIR. Therefore, the ambient noise level impacts of the Modified Project, as compared to the Approved Project, are not expected to be significant.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Minor Technical Changes or Additions. As discussed under Section 5.12.1, the calculations for construction noise in the 2009 Certified EIR determined that maximum construction noise levels are estimated to be 87 dB at the residences northeast and west of the project site along the north and south sides of Chino Corona Road, 84 dB at the residences west of the project site along Cucamonga Avenue, and 64.5 at the California Institution for Women. Construction noise would be variable and intermittent throughout the duration of construction, and it would be the most noticeable during the initial months of intensive grading and building construction.

This assessment would be similar for the Modified Project because the grading footprint would be the same and the phasing of the construction would be similar. The temporary increase in ambient noise levels during construction would be potentially significant, and mitigation measures from the 2009 Certified EIR are included in Section 5.12.4. The Modified Project, when compared to the Approved Project, would not present any changes that would result in new impacts related to temporary increases in the ambient noise level.

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?

Minor Technical Changes or Additions. As discussed in Section 5.12.1, based on the distance from the airport, aircraft-related noise constitutes an occasional short-term noise intrusion at the project site. The expected contribution of aircraft fly-over flight noise, when averaged over a 24-hour CNEL exposure period, would be insignificant at the project site. Because airport noise levels would not exceed 65 dBA in the project area, residents of the Modified Project would not be exposed to excessive noise levels. Consistent with the analysis in the 2009 Certified EIR, the Modified Project would not result in significant impacts related to noise from public use airports.

5. Environmental Analysis

- 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?**

Minor Technical Changes or Additions. There are no other private airstrips in the project area. Consistent with the analysis in the 2009 Certified EIR, the Modified Project would not result in significant impacts related to noise from private use airports.

5.12.3 Regulatory Requirements

- California Code of Regulations, Title 24, Part 6, Sections T25-28, State of California Noise Insulation Standards
- City of Chino General Plan Noise Element (2010), Table N-3
- City of Chino Municipal Code Section, 9.40, Noise Ordinance

5.12.4 Adopted Mitigation Measures Applicable to the Modified Project

The following mitigation measures have been carried through from the 2009 Certified EIR. Modifications to the original mitigation measures are identified in ~~strikeout text~~ to indicate deletions and **bold underlined** to signify additions.

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

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

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

5. Environmental Analysis

5.12.5 Level of Significance After Mitigation

The Modified Project would only result in minor changes or additions in comparison to the project as recorded. As with the Approved Project, the implementation of mitigation measures N-1 and N-2 would reduce impacts to levels that are less than significant.

Comparison to the 2009 Certified EIR

The 2009 Certified EIR analyzed the impacts of emissions from development of a master-planned residential community of 1,074 homes, 80,200 square feet of nonresidential development, and 130.84 acres of open space. When compared to the Approved Project, the Modified Project would have 251 fewer residential units, approximately 25,000 fewer square feet of nonresidential building space, and a similar amount of open/recreational space. Construction-related noise impacts would be similar between the previously proposed and Modified Project because of the similar construction phasing and the same development footprint. The operational impacts would be slightly reduced because the Modified Project would have fewer vehicle trips. However, the 2009 Certified EIR did not find operational impacts to be significant. When compared with the Approved Project, the Modified Project would not present changes that would alter the conclusions of the prior analysis or result in a new or substantially more severe project or cumulative noise impact.

5.13 POPULATION AND HOUSING

This section corresponds with Section 4.12, Population and Housing, of the certified 2009 Certified EIR for the Approved Project. This section of the Addendum describes the impacts of the Modified Project on population and housing compared to the approved Edgewater project.

5.13.1 Summary of Impacts Identified in 2009 Certified EIR

Population Growth

The Approved Project involved the development of 1,074 dwelling units. Based upon the City of Chino's current adopted persons to household ratio of 3.61 persons per household, implementation of the Approved Project would have allowed a population of 3,877 additional persons within the project site. Based on the 3.61 person per household ratio, existing land use designations would yield approximately 25 persons on the project site. The Edgewater project would have caused an increase in population of 3,852 people.

When compared to the SCAG projections used in the 2009 Certified EIR, the Approved Project would increase the projection for 2015 by 10 percent, the projection for 2020 by 9 percent, the projection for 2025 by 8 percent, and the projection for 2030 by 7 percent. Table 5.13-1 details the amount of change for each projected year.

5. Environmental Analysis

Table 5.13-1 City of Chino Population Comparison between Edgewater and 2004 SCAG Data

	2015	2020	2025	2030
2004 SCAG Population Projection for Chino	90,563	98,703	106,500	113,977
Edgewater Project	3,534 ¹	3,877	3,877	3,877
2004 SCAG + Edgewater Project	94,097	102,580	110,377	117,854
Percent Increase over 2004 SCAG Projections	4%	4%	4%	3%

Source: Chino 2009.

¹ The first two phases of development, which would have been completed by 2015, would have included the construction of 979 units, resulting in 3,534 people.

The 2009 Certified EIR did not find that the population increase associated with the Approved Project would result in a substantial impact to the City or region. In addition, the previous project would not cause indirect population growth due to the lack of developable adjacent space.

Jobs-to-Housing Ratio

The jobs-housing ratio of The Preserve, which includes 13,376 jobs and 9,779 housing units, would be 1.37. The 2009 Certified EIR assumed 10 jobs would be created with the previously proposed retail, museum, and church land uses. With the Edgewater project, the jobs-housing ratio of The Preserve would lower to 1.23 $([13,376 + 10 \text{ jobs}] / [9,779 + 1,074 \text{ housing units}])$. The San Bernardino County jobs-housing projection at the time of the 2009 Certified EIR by project buildout (2020) would have been 1.28. The 2009 Certified EIR found that the Approved Project would be similar to San Bernardino County's ratio and impacts would not be significant.

Housing Displacement/Replacement Housing

The project site consists of an active dairy operation and open land. Three occupied residential units are located onsite (a fourth unit is unoccupied), housing approximately 11 persons (3 units x 3.61 persons) who are employed by the existing dairy operation. Implementation of the Modified Project would result in removal of the existing dairy operation and associated residential units. Removal of three to four homes is not considered a substantial displacement in the 2009 Certified EIR. The City of Chino currently has 19,978 residential units that include attached, detached, and mobile homes (California Department of Finance). The vacancy rate is 3.32 percent, which equates to 663 vacant homes. Therefore, the removal of the three to four residential units from the project site did not result in a significant environmental impact, and no mitigation was required.

5.13.2 Impacts Associated with the Modified Project

Environmental Setting

At the time of the 2009 Certified EIR, the most recent population figures available were from the 2004 SCAG forecasts in the RTP. The more recent projections from the 2012–2035 RTP are used for this Addendum and shown below in Table 5.13-2.

5. Environmental Analysis

Table 5.13-2 City and Regional Growth Forecasts, 2012–2035 RTP/SCS

	2008	2020	2035
SCAG Region			
Population	17,895,000	19,663,000	22,091,000
Households	5,814,000	6,458,000	7,325,000
Employment	7,738,000	8,414,000	9,441,000
San Bernardino County			
Population	2,016,000	2,268,000	2,750,000
Households	606,000	698,000	847,000
Employment	701,000	810,000	1,059,000
City of Chino			
Population	75,600	88,800	107,200
Households	20,100	24,600	29,200
Employment	48,500	53,500	67,700

Source: SCAG 2012.

The 2009 Certified EIR included population, housing, and employment info from the 2000 US Census for the census tract that contains the project site (Tract 19.03). The population was 18,326, the number of households was 4,820, and the number of employed adults was 26,981.

Based on updated information from the 2010 US Census, Chino’s population is 77,983, the number of households is 20,722, and the number of employed adults is 37,232. Between the 2000 and 2010 censuses, Chino expanded to include the area that is now The Preserve, resulting in an increase in population, housing, and employment for the City.

Regulatory Setting

Southern California Association of Governments

See section 5.10 of this Addendum for a description of SCAG, the RCP, and the RTP/SCS.

Regional Housing Needs Assessment

The RHNA is a key tool for SCAG and its member governments to plan for growth. The RHNA quantifies the need for housing within each jurisdiction. Communities then plan, consider, and decide how they will address this need through the process of completing the housing elements of their General Plans. The RHNA does not necessarily encourage or promote growth but allows communities to anticipate growth so that they can grow in ways that enhance quality of life; improve access to jobs, transportation, and housing; and not adversely impact the environment.

5. Environmental Analysis

Would the Modified Project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
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)?				X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	

Comments:

- 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)?**

Minor Technical Changes or Additions.

Population Growth

Since the Modified Project proposes fewer residential units than the Approved Project, it would result in a smaller onsite population increase (2,807) compared to the increase generated by the Approved Project (3,877). Table 5.13-2 shows the SCAG-projected population forecasts for the SCAG region, San Bernardino County, and the City of Chino based on the adopted 2012–2035 RTP/SCS. When the 2004 SCAG data (see Table 5.13-1) is compared to the 2012–2035 SCAG data (Table 5.13-2), the 2004 data is higher for all projected years.

As shown in Table 5.13-3, the number of residents generated by the Modified Project represents a 3.2 percent increase in the City’s 2020 projected population and a 2.6 percent increase in the City’s 2035 projected population. These residents would have a smaller impact on the City’s overall growth when compared to the Approved Project’s 3,877 residents.

Table 5.13-3 Effect on City Growth Forecasts

	2020	2035
2012–2035 SCAG Population Projection for Chino	88,800	107,200
Rancho Miramonte Project	2,807	2,807
2008 SCAG + Rancho Miramonte Project	91,607	110,007
Percent Increase over SCAG Projections	3.2%	2.6%

Source: SCAG 2012.

5. Environmental Analysis

The Modified Project would not have a substantial effect on the population of the City and would not cause an increase in population that is greater than the Approved Project. When compared with the Approved Project, the Modified Project does not present any changes that would cause significant population impacts.

Jobs-to-Housing Ratio

When compared to the Approved Project, the Modified Project would have 251 fewer residential units, approximately 25,000 fewer square feet of nonresidential building space, and a similar amount of open/recreational space. It is assumed that the proposed neighborhood commercial uses would have a similar number of employees as assumed for the retail uses and church in the Approved Project (10 employees). Therefore, the Modified Project would have 22 employees and 823 housing units.

As shown in Table 5.13-4, the Modified Project's buildout would cause slight changes to the jobs-housing ratios for The Preserve and the City. It would have little to no effect on the jobs-housing ratio of San Bernardino County when compared to the Approved Project. The project would make all three ratios less jobs-rich, which is not considered a substantial impact. For the City, this would indicate that more people could live and work within the City rather than commute from neighboring communities. Although the number of employees is different for the Modified Project, the modifications do not present new significant population and housing impacts when compared to the Approved Project.

Table 5.13-4 Jobs-to-Housing Ratio Comparison

	The Preserve (at buildout)	City of Chino (2020)	San Bernardino County (2020)
Without Rancho Miramonte Project			
Employees	13,376	53,500	810,000
Housing	9,779	24,600	698,000
Jobs-to-Housing Ratio	1.37	2.17	1.16
With Rancho Miramonte Project (at buildout)			
Employees	13,386	53,510	810,010
Housing	10,602	25,423	698,823
Jobs-to-Housing Ratio	1.26	2.10	1.16

Source: SCAG 2012; Chino 2009.

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

Minor Technical Changes or Additions. As with the Approved Project, the Modified Project would require the displacement of four residences (three occupied, one unoccupied). In the 2010 Census, the City had approximately 21,787 total housing units, 20,772 occupied housing units, and 1,075 unoccupied housing units (a vacancy rate of 4.9 percent). There are available units in the City for occupancy, and additional units would not have to be constructed. When compared with the Approved Project, the Modified Project does not present any changes that would cause significant displacement impacts.

5. Environmental Analysis

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Minor Technical Changes or Additions. As stated under 5.13.2(b), the only people currently on the project site are in the three occupied housing units. As described, the City has a housing vacancy rate of 4.9 percent, and additional housing is not necessary. When compared with the Approved Project, the Modified Project does not present any changes that would cause significant displacement impacts.

5.13.3 Regulatory Requirements

There are no regulatory requirements for population or housing that apply to this project.

5.13.4 Adopted Mitigation Measures Applicable to the Modified Project

The previous 2009 Certified EIR did not identify any potentially significant impacts and no mitigation measures are contributed to this project.

5.13.5 Level of Significance After Mitigation

The Modified Project would only result in minor changes or additions in comparison to the project as recorded, and would not result in significant impacts.

Comparison to the 2009 Certified EIR

The 2009 Certified EIR analyzed the impacts of emissions from development of a master-planned residential community of 1,074 homes, 80,200 square feet of nonresidential development, and 130.84 acres of open space. When compared to the Approved Project, the Modified Project would have 251 fewer residential units, approximately 25,000 fewer square feet of nonresidential building space, and a similar amount of open/recreational space. Population and housing impacts would be similar between the Approved Project and Modified Project because the projected project population would only slightly decrease. No impacts were identified as potentially significant in the 2009 Certified EIR. When compared with the Approved Project, the Modified Project would not present changes that would alter the conclusions of the prior analysis or result in a new or substantially more severe project or cumulative population and housing impact.

5.14 PUBLIC SERVICES

This section corresponds with Section 4.13, *Public Services*, of the certified 2009 Certified EIR for the Approved Project. This section of the Addendum addresses the potential impacts of the Modified Project compared to the Approved Project, including: fire protection and emergency services, police protection, school services, and parks, and other public services.

5. Environmental Analysis

5.14.1 Summary of Impacts Identified in the 2009 Certified EIR

Fire Services

The Edgewater project would incrementally increase call volume for fire protection services, and based upon this increase, the project could potentially impact fire protection services. For the 2009 Certified EIR, CVIFD indicated that the project site is outside of areas which have been previously intended for development, and therefore not anticipated in previous CVIFD planning. Response times to the project site were expected to exceed the five-minute emergency response standard. The project developer would be required to pay developer impact fees that would contribute to fire facilities and equipment. The 2009 Certified EIR found that the project would not cause significant impacts related to the construction of new fire stations.

Police Service

Responses to calls received from the project area typically take about 7 minutes and 14 seconds, which exceeds the 5-minute standard. The City of Chino Police Department estimate that implementation of the Edgewater project would have resulted in a need for four new sworn officers in order to maintain the existing officer-to-population ratio. The addition of new officers/staff would also require the need for a fractional increase in civilian support staff, as well as the purchasing of new equipment, including two new police vehicles. The existing police facilities were appropriately sized to accommodate such an increase in staff and would not require the construction of physical improvements. Because the project would not require construction of new facilities, no environmental impacts were identified. The project would be required to pay the City's mandatory Development Impact Fees, per City Ordinance 3.40.030, which includes separate funds for police training and equipment.

School Services

The 2009 Certified EIR estimated the Edgewater project's student population based on the generation rates from Chino Valley Unified School District (CVUSD), shown in Table 5.14-1. Based on these rates, the project would generate approximately 561 students. School capacities are shown in Table 5.14-2.

Table 5.14-1 CVUSD Student Generation Rates

School Type	Generation Rate
Elementary Schools	SFD – 0.386
	MFA – 0.207
	APT – 0.138
Middle Schools	SFD – 0.099
	MFA – 0.172
	APT – 0.029
High Schools	SFD – 0.204
	MFA – 0.138
	APT – 0.083
Subtotal	SFD – 0.689
	MFA – 0.517
	APT – 0.250

Source: Chino 2009.

5. Environmental Analysis

The 2009 Certified EIR found that remaining capacities at the junior high and high school levels suggested that the Edgewater students could be absorbed, although Chino Hills High School cited capacity concerns in their comment letter on the NOP in 2006. For the Edgewater project, adding elementary students to the Rhodes Elementary current school population would have put the school over capacity. The project would be required to pay SB 50 fees, which would be used to fund improvements to existing or planned schools in the district. No mitigation measures were proposed.

Impacts to parks are discussed in Section 4.15, *Recreation*.

Library Services

The San Bernardino County Public Library has a branch in Chino, which serves as the public library for the City. In the 2009 Certified EIR, the Chino Branch Library indicated that existing library facilities were not sufficient for the existing population and there were no plans for expansion. The additional population that would result from buildout of the Approved Project would increase demand for library services and would contribute to the lack of available materials due to demand. The County Library receives a share of the basic 1 percent property tax levy that is used to pay for annual operating and maintenance costs. This share is estimated at 1.4 percent of the basic 1 percent levy. The proposed increase in the City's population resulting from the project would have resulted in a corresponding increase in the tax base from which the Chino Library receives funding. Additionally, 2009 Certified EIR found that the project would be required to pay mandatory development impact fees per City Ordinance 3.40.030, which includes Public Facilities and Equipment Fees that provide for the construction of public facility improvements. Impacts were determined to be less than significant.

5.14.2 Impacts Associated with the Modified Project

Environmental Setting

Fire Services

Based on the 2011 CVIFD report, the project site is now within the fire department's service area (CVIFD 2011). Chino Valley Independent Fire District (CVIFD) facilities consist of seven fire stations, one training facility, and administrative offices that house the offices of the Fire Chief, Fire Marshal, Division Chief(s) and Battalion Chief(s). The seventh fire station (Station No. 67 at 5980 Riverside Drive) was constructed in 2011, after the certification of the 2009 Certified EIR. CVIFD participates in the State of California Master Mutual Aid System. A Mutual Aid agreement has been established by the City of Chino with the City of Ontario in the event that an emergency exceeds the capacity of either city's resources. At the time of the 2009 Certified EIR, a total of 28 personnel operate on three shifts to provide 24-hour emergency and nonemergency services. The CVIFD response standard is a five-minute travel time. Based on the 2011 CVIFD's Annual Report, there are still three shifts, each with eight firefighters plus the three battalion chiefs (27 total). In 2011, CVIFD responded to 8,915 service calls; the majority (6,136 or 68.7 percent) were for medical aid (CVIFD 2011).

Police Services

The City of Chino General Plan specifies a goal of maintaining a 5-minute police emergency response at all times, and for this level of protection to be available at the time of occupancy of new residential developments. The

5. Environmental Analysis

average emergency response time was 7 minutes 14 seconds for the project area during calendar year 2006, and 5 minutes 16 seconds Citywide for the same year. The Chino Police Department currently provides 1.23 sworn officers for every 1,000 residents and employs a total of 102 sworn officers, 51 full-time civilian support staff members, and 95 volunteers (Chino 2009; Chino 2010). The Chino Police Department uses the officer-to-population ratio, which also corresponds to response time, as a measure of service capacity.

School Services

The project site is located within the CVUSD. CVUSD operates a total of 36 schools, which includes 22 elementary schools, 7 middle schools, 6 high schools, and 3 adult/alternative schools (CVUSD 2013). CVUSD enrollment for school year 2010–2011 was recorded as 31,608 students in (CDE 2013).

The three schools to serve the project site include Rhodes Elementary, Wood Crest Jr. High School, and Chino Hills High School. In addition, the community college, Chaffey College Chino Center, and its new technical school, Information Center in Chino, will serve project area. Table 5.14-2 provides student and capacity information for school year 2013–2014.

Table 5.14-2 Current Student Enrollment

School	Capacity	Current Enrollment (2013–2014)	Available Space
Rhode Elementary School	720	780	-60
Woodcrest Jr. High School	1,000	430	570
Chino Hills High School	3,200	3,063	137

Source: Chino 2009; CVUSD 2013; California Department of Education 2013.

As shown in Table 5.14-2, Rhode Elementary School is currently operating above capacity, while Woodcrest Junior High School and Chino Hills High School are operating within capacity.

Parks

The City of Chino has a total of 15 neighborhood and community parks. Prado Regional Park and Chino Hills State Park, as well as many other recreational facilities, are in the Prado Basin. Prado Regional Park is the closest park to the project site, covers 2,280 acres, and features campgrounds, golf courses, sports fields, and other recreational activities.

Library Services

The City of Chino is currently served by the Chino Branch Library facility located at 13180 Central Avenue. The Chino Branch Library is owned by the City of Chino with library services provided by the San Bernardino County Library. The Chino Branch Library facility is currently not sufficient to meet the needs of the population and no plans exist for the expansion of the library.

5. Environmental Analysis

Regulatory Setting

City of Chino – Development Impact Fees

City of Chino Municipal Code Section 3.45.030, Development Impact Fees, identifies development impact fees for police training and equipment fees, fire facilities and equipment fees, public facilities and equipment fees, storm drain collection system fees, water facilities systems fees, sewer collection systems fees, park development fees, and a fee for bridges, signals, and thoroughfares.

Would the Modified Project result in:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a) Fire protection?				X	
b) Sheriff protection?				X	
c) Schools?				X	
d) Parks?				X	
e) Libraries?				X	

Comments:

a) Fire protection?

No Impact. The Modified Project modifies the Approved Project by changing the mix of housing units and reducing the amount of nonresidential land uses by 24,998 square feet. As with the Approved Project, fire services would be potentially impacted by the proposed development. The project developer would be required to pay development impact fees in accordance with City Municipal Code Section 3.45.030. Contribution of impact fees would contribute to the need for new staff and equipment. No new fire stations would need to be constructed and no environmental impacts would occur. Consistent with the analysis in the 2009 Certified EIR, the Modified Project would not result in significant impacts related to fire services.

5. Environmental Analysis

b) Police protection?

No Impact. As with the Approved Project, the Modified Project would introduce new housing units and commercial square footage that would require additional police staff and equipment. The project would not require the construction of new facilities. The project developer would be required to pay development impact fees in accordance with City Municipal Code Section 3.45.030, which includes separate funds for police training and equipment. Consistent with the analysis in the 2009 Certified EIR, the Modified Project would not result in significant impacts related to police services.

c) Schools?

Minor Technical Changes or Additions. The Modified Project would have a different housing mix compared to the Approved Project. Where the Approved Project was estimated to generate 561 students, the Modified Project would generate approximately 518 students, as shown in Table 5.14-3. This is due to the fact that the Modified Project has more low-density housing units—which generate more students than other housing types—but also fewer housing units overall.

Table 5.14-3 Rancho Miramonte Student Generation

School	Maximum Proposed Dwelling Units	Student Generation Rate	Total Number of Students
Rhodes Elementary School	SFD – 520 MFA – 303	SFD – 0.386 MFA – 0.207	SFD – 201 MFA – 63
Wood Crest Jr. High School	SFD – 520 MFA – 303	SFD – 0.099 MFA – 0.172	SFD – 52 MFA – 53
Chino Hills High School	SFD – 520 MFA – 303	SFD – 0.204 MFA – 0.138	SFD – 107 MFA – 42
Subtotal	SFD – 520 MFA – 303	SFD – 0.689 MFA – 0.517	SFD – 360 MFA – 158
Total	823	N/A	518

Source: Chino 2009.

The Modified Project would generate approximately 264 elementary students, 105 middle school students, and 149 high school students. Rhodes Elementary School is over capacity by 60 students (see Table 5.14-2). This means there is not enough remaining capacity at Rhodes to absorb the elementary students generated by the Modified Project. Both middle and high school students can be absorbed by Woodcrest Junior High School and Chino Hills High School, respectively. As under the Approved Project, project applicants who implement the Modified Project must pay SB 50 fees. Overall, the Modified Project generates fewer students than the Approved Project. The Modified Project does not present any changes, as compared to the 2009 Approved Project, that would cause significant school service impacts.

d) Parks?

No Impact. The 2009 Certified EIR did not include a discussion of impacts to parks in the public services section. The parks impacts are discussed in Section 5.15, *Recreation*.

5. Environmental Analysis

e) Libraries?

No Impact. As with the Approved Project, the proposed Modified Project would require additional library services to support the proposed population. The San Bernardino County Library system receives a share of the basic 1 percent property tax levy that is used to pay for annual operating and maintenance costs. This share is estimated at 1.4 percent of the basic 1 percent levy. The proposed increase in the City's population resulting from the project would result in a corresponding increase in the tax base from which the Chino Library branch receives funding. The project would also be required to pay developer impact fees per City Municipal Code Section 3.45.030. As with the 2009 Certified EIR, the Modified Project does not cause significant library service impacts.

5.14.3 Regulatory Requirements

- City of Chino Municipal Code Section 3.45.030, Development Impact Fees

5.14.4 Adopted Mitigation Measures Applicable to the Modified Project

There are no mitigation measures in the 2009 Certified EIR.

5.14.5 Level of Significance After Mitigation

The Modified Project would only result in minor changes or additions in comparison to the project as recorded and would not result in significant impacts upon implementation of conditions of approval.

Comparison to the 2009 Certified EIR

The 2009 Certified EIR analyzed the impacts of emissions from development of a master-planned residential community of 1,074 homes, 80,200 square feet of nonresidential development, and 130.84 acres of open space. When compared to the Approved Project, the Modified Project would have 251 fewer residential units, approximately 25,000 fewer square feet of nonresidential building space, and a similar amount of open/recreational space. Public services impacts would be similar between the previously proposed and Modified Project because the population would increase by the same amount. No impacts were identified as potentially significant in the 2009 Certified EIR. When compared with the Approved Project, the Modified Project would not present changes that would alter the conclusions of the prior analysis or result in a new or substantially more severe project or cumulative public service impacts.

5.15 RECREATION

This section of the Addendum corresponds to Section 4.14, *Recreation*, of the 2009 Certified EIR. It evaluates the potential for implementation of the Modified Project to impact recreational amenities and/or facilities in the county compared to the Approved Project.

5. Environmental Analysis

5.15.1 Summary of Impacts Identified in the 2009 Certified EIR

Deterioration of Existing Recreational Facilities

The City Municipal Code (Sections 18.01.050 and 18.01.120) and The Preserve Specific Plan require park lands to be developed for active recreational uses in order to receive credit towards the City park requirement. The Edgewater project did not include park lands intended for active recreational uses that would satisfy project requirements. Based on the generated population, the project required 11.63 acres of park and recreational facilities. This need was not met, and existing facilities would be used by residents of the Approved Project.

Recreational Facilities: Impacts on Biological Resources

The Approved Project would have created a 68.59-acre open space recreational (OS-R) area adjacent to the open space natural (OS-N) area along Mill Creek. The OS-R areas would not have been developed with active recreational land uses and did not meet the City's requirements for park space. The remaining 2.80 acres of OS-R was located along Chino Corona Road, combining for the total 71.39 acres of OS-R. The project designated a 20.23-acre area for open space natural (OS-N) land use between Mill Creek and the OS-R area. Design of recreational facilities within the OS-R designation adjoining the open space natural area along Mill Creek would need to ensure that these recreational facilities and their ongoing public use would not negatively affect biological resources within and adjacent to Mill Creek, either during the construction or operational phases of the project. Recreational sport fields or structures would need to be restricted within a defined distance of riparian habitat suitable to least Bell's vireo. The 2009 Certified EIR considered this expansion of recreational facilities near sensitive biological resources to be a potentially significant impact.

Planned recreational uses within the project area are addressed in the Prado Basin Master Plan, Chino Creek Integrated Plan, and Mill Creek Wetland Recreation Plan. The 2009 Certified EIR determined that implementation of the Approved Project would not conflict with any of these cited regional plans.

5.15.2 Impacts Associated with the Modified Project

Environmental Setting

The City of Chino maintains 15 neighborhood and community parks, including Ruben S. Ayala Community Park, located at the southeast corner of Edison and Central Avenue. Neighborhood and pocket parks are being established within the residential neighborhoods north of the project site within The Preserve.

The closest regional park to the project site is Prado Regional Park, a multiple-facility park within the Prado Flood Control Basin that is maintained by the San Bernardino County Department of Public Works, Regional Parks Division. Prado Regional Park is a 2,280-acre park that is located along State Route 83/Euclid Avenue, south of Pine Avenue, approximately one mile west of the project site.

The project site, as a dairy operation and vacant property, currently generates very limited demand for park and recreational facilities, based on the few residents that occupy onsite residences associated with the dairy operation.

5. Environmental Analysis

Regulatory Setting

The Preserve Specific Plan and EIR

The Preserve Land Use Plan designates 423 acres for Open Space-Recreation (OS-R). The OS-R land use designation is intended to establish open space areas for active and passive recreation and to provide protection from environmental hazards. The recommended park system for The Preserve includes one 39-acre Community Park and eight Neighborhood Parks ranging in size from 5 to 10 acres. The Preserve Specific Plan Conceptual Parks and Schools Plan identifies the suggested location and recommended concept of each of the park sites based on the expected population within the various areas of the Specific Plan area. The actual location and size of the parks are to be determined upon approval of final tract or parcel maps.

The City's standard for parks and recreational facilities, as per the Quimby Act, is 3 acres per 1,000 residents. Multi-purpose trails (pedestrian, equestrian, and bicycle) are being implemented in accordance with The Preserve Specific Plan Conceptual Parks and Schools Plan, Bicycle Plan, and Equestrian Plan.

Would the Modified Project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?				X	
b) 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?				X	

Comments:

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?**

Minor Technical Changes or Additions. The Modified Project would generate a smaller population increase compared to the Approved Project and would, therefore, generate a lesser need for park acreage. Furthermore, the Modified Project would provide a 3.56-acre recreation area in the central section of the project site, a 1.4-acre park in the northern portion of the site, and four pocket parks within residential neighborhoods (see Figure 18 of the Specific Plan). As described in Section V of the revised Specific Plan under "Park Plan," the 8.4 acres of proposed public parks would satisfy the City's requirement for 8.4 acres based on its parkland standard of 3 acres per 1,000 residents. Overall, the project area would provide 55.09 acres of recreational open space, which would include parks. Although this represents a 16.3-acre decrease in recreational open space compared to the Approved

5. Environmental Analysis

Project, the amount of recreational space provided would be expected to prevent substantial deterioration of existing offsite recreational facilities. The Modified Project, as compared to the Approved Project, does not present any changes that would cause new significant recreational impacts on existing parks and recreational facilities.

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?

Minor Technical Changes or Additions. As with the Approved Project, recreational open space is proposed adjacent to Mill Creek and the associated wetlands. The potential uses of this recreational space may affect sensitive biological species that reside in this habitat, including LBV. Impacts are potentially significant and the mitigation measures from the 2009 Certified EIR are included in Section 5.15.3. The Modified Project, as compared to the Approved Project, does not present any changes that would cause new significant recreational impacts on adjacent wildlife.

5.15.3 Regulatory Requirements

- Quimby Act, California Government Code §66477

5.15.4 Adopted Mitigation Measures Applicable to the Modified Project

The following mitigation measures have been carried through from the 2009 Certified EIR.

The 2009 Certified EIR includes implementation of Mitigation Measure BR-6, from Section 5.4, *Biological Resources*, to reduce impacts to sensitive biological resources adjacent to recreational areas.

5.15.5 Level of Significance After Mitigation

The Modified Project would only result in minor changes or additions compared to the project as recorded. The significant and unavoidable impact related to the deterioration of existing recreational facilities would be avoided due to the provision of active park facilities.

Comparison to the 2009 Certified EIR

The 2009 Certified EIR analyzed the impacts of emissions from development of a master-planned residential community of 1,074 homes, 80,200 square feet of nonresidential development, and 130.84 acres of open space. Recreational impacts related to effects on biological resources would be similar between the Approved Project and Modified Project because both scenarios designate OSR land uses adjacent to Mill Creek. The impacts related to the deterioration of existing recreational facilities would be avoided with the Modified Project because of the 3.56-acre recreation center, other public park space (including pocket parks), and 55.09 acres of recreational open space provided by the Modified Project. When compared with the Approved Project, the Modified Project would not present changes that would result in a new or substantially more severe project or cumulative recreation impacts.

5. Environmental Analysis

5.16 TRANSPORTATION/TRAFFIC

5.16.1 Summary of Impacts Identified in the 2009 Edgewater EIR

The traffic impact analysis (TIA) for the 2009 Certified EIR was prepared by Urban Crossroads. Vehicle trips were calculated per the Institute of Traffic Engineers (ITE) Trip Generation Manual (7th Edition, 2003). Residential development within the Approved Project was anticipated to generate a total of 8,736 trip-ends per day, with 694 vehicles per hour (VPH) during the AM peak hour and 864 VPH during the PM peak hour. The higher total peak hour trips generated by the project occur in the PM peak hour.

Intersection Level of Service Analysis

The study area in the 2009 Certified EIR includes the following streets and intersections. Level of service analysis included all 51 intersections, also shown in Figure 5.16-1, *Study Area Intersections*.

City of Chino

- Central Avenue (NS) at:
 1. El Prado Road (EW)
 2. State Route (SR-) 71 Freeway Northbound Ramps (EW)
 3. SR-71 Freeway Southbound Ramps (EW)
- SR-71 Freeway Southbound Ramps (NS) at:
 4. Pine Avenue (EW)
- SR-71 Freeway Northbound Ramps (NS) at:
 5. Pine Avenue (EW)
- El Prado Road (NS) at:
 6. Kimball Avenue (EW)
 7. Pine Avenue (EW)
- Mountain Avenue (NS) at:
 8. Kimball Avenue (EW)
 9. Bickmore Avenue (EW)
- Euclid Avenue (SR-83) (NS) at:
 10. Schaefer Avenue (EW)
 11. Edison Avenue (EW)
 12. Eucalyptus Avenue (EW)
 13. Merrill Avenue (EW)
 14. Kimball Avenue (EW)
 15. Bickmore Avenue (EW)
 16. Pine Avenue (EW)
 17. SR-71 Freeway Northbound Ramps (EW)
- Euclid Avenue (SR-83)/Butterfield Ranch Road (NS) at:
 18. SR-71 Freeway Southbound Off-Ramp/Shady View Drive (EW)
- Sultana Avenue (NS) at:
 19. Pine Avenue (EW) [Future intersection]
- Mill Creek Road (NS) at:
 20. Kirnball Avenue (EW)
 21. Bickmore Avenue (EW)
- Chino Corona Road / Mill Creek Road (NS) at:

5. Environmental Analysis

- 22. Pine Avenue (EW)
- Cucamonga Avenue (NS) at:
 - 23. Chino Corona Road (EW)
 - 52. project site Access Road (EW) [Future Intersection]
- West Preserve Loop (NS) at:
 - 24. Bickmore Avenue (EW)
 - 25. Pine Avenue (EW)
- North West project site Access Road (NS) at:
 - 53. Chino Corona Road (EW) [Future intersection]
- Main Street (NS) at:
 - 26. Kimball Avenue (EW)
 - 27. Preserve Loop (EW)
 - 28. Bickmore Avenue (EW) [Future intersection]
 - 29. Pine Avenue (EW) [Future intersection]
- Main Street/North East project site Access Roadway (NS) at:
 - 30. Chino Corona Road (EW) [Future intersection]
- East Preserve Loop (NS) at:
 - 31. Bickmore Avenue (EW)
 - 32. Pine Avenue (EW)

Counties of San Bernardino/Riverside

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

County of Riverside

- Archibald Street (NS) at:
 - 37. Schleisman Road (EW)
 - 38. Chandler Street (EW)
 - 39. River Road (EW)
- River Road (NS) at:
 - 40. Bluff Street (EW)
 - 41. Country Club Avenue/Second Street (EW)
- Lincoln Avenue (NS) at:
 - 42. Pomona Road / SR-91 Freeway Westbound Ramps (EW)
 - 43. SR-91 Freeway Eastbound Ramps (EW)
- Harrison Avenue (NS) at:
 - 44. Schleisman Road (EW)
- Sumner Avenue (NS) at:
 - 45. Schleisman Road (EW)
- Cleveland Avenue (NS) at:
 - 46. Schleisman Road (EW)
- Hamner Avenue (NS) at:
 - 47. Schleisman Road (EW)
- Interstate (I-15) Freeway Southbound Ramps (NS) at:

5. Environmental Analysis

- 48. Limonite Avenue (EW)
- 49. 49. Schleisman Road (EW)
- I-15 Freeway Northbound Ramps (NS) at:
 - 50. Limonite Avenue (EW)
 - 51. Schleisman Road (EW)

Interim Year (2019) Without Project Conditions

Of these intersections, 20 would operate at unacceptable levels of service without the Edgewater project at interim year 2019.

City of Chino

- SR-71 Freeway NB Ramps (NS) at:
 - 1. Pine Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- El Prado Road (NS) at:
 - 7. Pine Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = 67.4 [LOS F])
- Euclid Avenue (SR-83) (NS) at:
 - 11. Edison Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = 33.4 [LOS C])
 - 12. Eucalyptus Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
 - 13. Merrill Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = 9.2 [LOS A])
 - 14. Kimball Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
 - 15. Bickmore Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
 - 16. Pine Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- Euclid Avenue (SR-83) / Butterfield Ranch Road (NS) at:
 - 18. SR-71 Freeway SB Off-Ramp/Shady View Drive (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = 20.5 [LOS C])
- Chino Corona Road/Mill Creek Road (NS) at:
 - 22. Pine Avenue (EW) (AM Peak Hour delay = 41.6 [LOS D]/PM Peak Hour delay = >100 [LOS F])
- Main Street (NS) at:
 - 29. Pine Avenue (EW) (AM Peak Hour delay = 57.1 [LOS F]/PM Peak Hour delay = >100 [LOS F])

5. Environmental Analysis

County of San Bernardino

- East Preserve Loop (NS) at:
 - 32. Pine Avenue
- Hellman Avenue (NS) at:
 - 33. Kimball Avenue (EW) (AM Peak Hour delay = 17.0 [LOS C]/PM Peak Hour delay = 37.4 [LOS E])
 - 34. Pine Avenue/Schleisman Road (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
 - 35. Chino Corona Road/Chandler Street (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])

County of Riverside

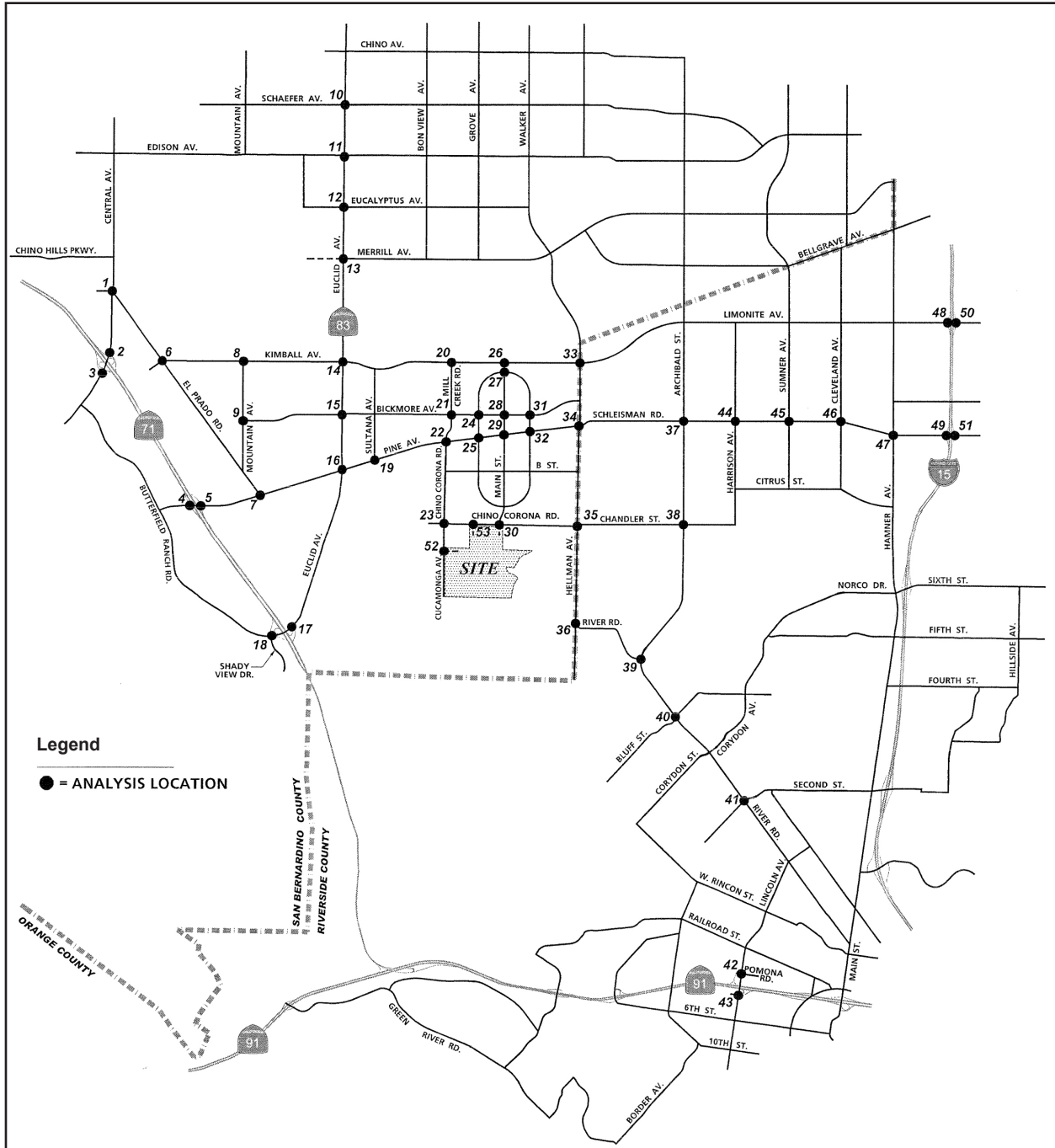
- Archibald Street (NS) at:
 - 37. Schleisman Road (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
 - 39. River Road (EW) (AM Peak Hour delay = 81.1 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- Harrison Avenue (NS) at:
 - 44. Schleisman Road (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- Sumner Avenue (NS) at:
 - 45. Schleisman Road (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = 29.4 [LOS D])
- Cleveland Avenue (NS) at:
 - 46. Schleisman Road (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = 20.3 [LOS C])

Improvements were identified that would provide acceptable traffic operations at each of the deficient intersections under 2019 without-project conditions.

Interim Year (2019) With-Project Conditions

Intersection analysis with project conditions for interim year 2019 indicated that the following intersections would require improvements to maintain acceptable levels of service.

Figure 5.16-1 - Study Area Intersections
5. Environmental Analysis



5. Environmental Analysis

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5. Environmental Analysis

City of Chino

- SR-71 Freeway Northbound Ramps (NS) at:
 5. Pine Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- El Prado Road (NS) at:
 7. Pine Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- Euclid Avenue (SR-83) (NS) at:
 11. Edison Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = 34.8 [LOS C])
 12. Eucalyptus Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
 13. Merrill Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = 10.4 [LOS B])
 14. Kimball Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
 15. Bickmore Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
 16. Pine Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- Euclid Avenue (SR-83)/Butterfield Ranch Road (NS) at:
 18. SR-71 Freeway Southbound Off-Ramp/Shady View Drive (EW) (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = 20.6 [LOS C])
- Mill Creek Road (NS) at:
 20. Kimball Avenue (EW) (EW) (AM Peak Hour delay = 27.0 [LOS D]/PM Peak Hour delay = 12.9 [LOS B])
- Chino Corona Road / Mill Creek Road (NS) at:
 22. Pine Avenue (EW) (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- Cucamonga Avenue (NS) at:
 23. Chino Corona Road (EW) (EW) (AM Peak Hour delay = 45.2 [LOS E]/PM Peak Hour delay = >100 [LOS F])
- Main Street (NS) at:
 29. Pine Avenue (EW) [Future intersection] (EW) (AM Peak Hour delay = 62.8 [LOS F]/PM Peak Hour delay = >100 [LOS F])

San Bernardino County

- Hellman Avenue (NS) at:
 33. Kimball Avenue/Limonite Avenue (EW) [Future Intersection] (AM Peak Hour delay = 17.0 [LOS C]/PM Peak Hour delay = 37.4 [LOS E])
 34. Pine Avenue/Schleisman Road (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
 35. Chino Corona Road/Chandler Street (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])

5. Environmental Analysis

Riverside County

- Archibald Street (NS) at:
 - 37. Schleisman Road (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
 - 39. River Road (EW) (AM Peak Hour delay = 83.3 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- Harrison Avenue (NS) at:
 - 44. Schleisman Road (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- Sumner Avenue (NS) at:
 - 45. Schleisman Road (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = 35.9 [LOS E])
- Cleveland Avenue (NS) at:
 - 47. Schleisman Road (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = 25.8 [LOS D])

The TIA for the 2009 Certified EIR assumed that the connection between Pine Avenue and SR-71, the connection between Schleisman Road and I-15, and various improvements associated with The Preserve Specific Plan would be in place prior to project occupancy. However, not all of The Preserve improvements would be complete prior to project buildout. The 2009 Certified EIR includes mitigation measures requiring the project applicant to either make the improvements needed or pay a fair share fee. The improvements have been incorporated into this Addendum and are shown in Table 5.16-1 as **bold and underlined**. Only the intersections requiring improvements are included on this table.

Table 5.16-1 Interim Year 2019 Offsite Intersection Improvements

Intersection	Traffic Control ²	Intersection Approach Lanes ¹											
		Northbound			Southbound			Eastbound			Westbound		
		L	T	R	L	T	R	L	T	R	L	T	R
SR-71 Freeway Northbound Ramps (NS) at:													
5 Pine Avenue (EW) ³	TS	1	0	1	0	0	0	1	1	0	0	1	1
El Prado Road (NS) at:													
7 Pine Avenue	TS	0	0	0	0	1	0	1	1	0	0	1	1
Euclid Avenue (SR-83) (NS) at:													
11 Edison Avenue	TS	1	2	1	2	3	1	2	2	1	1	2	1
12 Eucalyptus Avenue	TS	2	3	1	1	3	1	1	1	1>	1	1	1
13 Merrill Avenue	TS	1	2	1	1	3	0	0	0	0	1	0	1
14 Kimball Avenue (EW)	TS	1	3	0	1	3	1>	2	1	1	1	1	1>
15 Bickmore Avenue (EW)	TS	1	4	2	2	4	1	1	1	1	2	0.5	1.5
16 Pine Avenue (EW)	TS	1	2	1>>	2	3	0	1	2	1>>	2	1	1
Euclid Avenue (SR-83)/Butterfield Ranch Road (NS) at:													
18 SR-71 Fwy. SB Off-Ramp/Shady View Drive (EW)	TS	0	3	1	2	2	1>>	1.5	0.5	1	1	0	2>
Mill Creek Road (NS) at:													
20 Kimball Avenue (EW)	TS	1	0	1	0	0	0	0	1	0	1	1	0

5. Environmental Analysis

Table 5.16-1 Interim Year 2019 Offsite Intersection Improvements

Intersection	Traffic Control ²	Intersection Approach Lanes ¹												
		Northbound			Southbound			Eastbound			Westbound			
		L	T	R	L	T	R	L	T	R	L	T	R	
Chino Corona Road/Mill Creek Road (NS) at:														
22	Pine Avenue (EW)													
	- split phasing improvements	TS	<u>1.5</u>	0.5	0	1	1	0	1	<u>2</u>	1	1	<u>2</u>	0
	- standard phasing improvements	TS	<u>2</u>	1	0	1	1	0	1	<u>2</u>	1	1	<u>2</u>	0
Cucamonga Avenue (NS) at:														
23	Chino Corona Road (EW)	TS	<u>1</u>	1	0	<u>1</u>	1	0	<u>1</u>	1	0	<u>1</u>	1	0
Main Street (NS)														
29	Pine Avenue (EW)	TS	<u>1</u>	1	0	<u>1</u>	1	0	<u>1</u>	1	0	<u>1</u>	<u>2</u>	0
Main Street/North East Site Access (NS)														
30	Chino Corona Road	CSS	0	<u>1</u>	0	0	<u>1</u>	0	0	<u>1</u>	0	<u>1</u>	<u>1</u>	0
Hellman Avenue (NS) at:														
33	Kimball Avenue (EW)	TS	<u>1</u>	1	0	<u>1</u>	1	1	<u>1</u>	1	0	<u>1</u>	1	0
34	Pine Avenue/Schleisman Road (EW)	TS	<u>1</u>	1	0	<u>1</u>	1	0	<u>1</u>	<u>2</u>	0	<u>1</u>	<u>2</u>	0
35	Chino Corona Road/Chandler Street (EW)	TS	<u>1</u>	1	0	<u>1</u>	1	0	<u>1</u>	<u>1</u>	0	<u>1</u>	1	0
Archibald Street (NS) at:														
37	Schleisman Road (EW)	TS	1	1	1	1	<u>2</u>	0	1	1	1	1	<u>2</u>	0
39	River Road (EW)	TS	<u>2</u>	1	0	0	1	1	1	0	1	0	0	0
Harrison Avenue (NS) at:														
44	Schleisman Road (EW)	TS	1	1	1	<u>1</u>	1	0	<u>1</u>	<u>1</u>	0	<u>1</u>	<u>1</u>	0
Sumner Avenue (NS) at:														
45	Schleisman Avenue (EW)	TS	<u>1</u>	1	0	<u>1</u>	1	0	1	<u>1</u>	0	<u>1</u>	1	0
Cleveland Avenue (NS) at:														
46	Schleisman Road (EW)	TS	<u>1</u>	1	0	<u>1</u>	<u>1</u>	0	<u>1</u>	1	0	1	1	0
I-15 Fwy. SB Ramps (NS) at:														
49	Schleisman Road (EW)	TS	0	0	0	<u>1</u>	0	<u>1</u>	0	<u>1</u>	<u>1>></u>	<u>2</u>	<u>1</u>	0
I-15 Fwy. NB Ramps (NS) at:														
51	Schleisman Road (EW)	TS	<u>1</u>	0	<u>1</u>	0	0	0	<u>1</u>	<u>2</u>	0	0	<u>1</u>	<u>1</u>

Source: Chino 2009.

Notes: L = left; T = through; R = right; >> = free right turn; > = right turn overlap

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

² TS = traffic signal; CSS = cross street stop

³ Without improvements, configuration reflects Pine Avenue extension to El Prado Road.

Horizon Year (2030) Without-Project Conditions

The following study area intersections would experience unacceptable traffic operations during the peak hours without the project at horizon year 2030, without improvements, as determined in the 2009 Certified EIR. They are, therefore, deficient per City of Chino, County of San Bernardino, County of Riverside, or Caltrans criteria.

5. Environmental Analysis

City of Chino

- Central Avenue (NS) at:
 - 3. SR-71 Freeway SB Ramps (EW) (AM Peak Hour delay = 11.1 [LOS B]/PM Peak Hour delay = >100 [LOS F])
- SR-71 Freeway SB Ramps (NS) at:
 - 4. Pine Avenue (EW) (AM Peak Hour delay = 46.1 [LOS D]/PM Peak Hour delay = >100 [LOS F])
- SR-71 Freeway NB Ramps (NS) at:
 - 5. Pine Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- El Prado Road (NS) at:
 - 7. Pine Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- Euclid Avenue (SR-83) (NS) at:
 - 10. Schaefer Avenue (EW) (AM Peak Hour delay = 40.1 [LOS D]/PM Peak Hour delay = >100 [LOS F])
 - 11. Edison Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
 - 12. Eucalyptus Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
 - 13. Merrill Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = 10.2 [LOS B])
 - 14. Kimball Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
 - 15. Bickmore Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
 - 16. Pine Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- Euclid Avenue (SR-83) 1 Butterfield Ranch Road (NS) at:
 - 18. SR-71 Freeway SB Off-Ramp/Shady View Drive (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = 19.6 [LOS B])
- Sultana Avenue (NS) at:
 - 19. Pine Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- Mill Creek Road (NS) at:
 - 20. Kimball Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = 16.2 [LOS C])
- Chino Corona Road/Mill Creek Road (NS) at:
 - 22. Pine Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- West Preserve Loop (NS) at:
 - 25. Pine Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- Main Street (NS) at:
 - 28. Bickmore Avenue (EW) (AM Peak Hour delay = 12.1 [LOS B]/PM Peak Hour delay = >100 [LOS F])

5. Environmental Analysis

- 29. Pine Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- East Preserve Loop (NS) at:
 - 32. Pine Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])

San Bernardino County

- Hellman Avenue (NS) at:
 - 33. Kimball Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
 - 34. Pine Avenue/Schleisman Road (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
 - 35. Chino Corona Road/Chandler Street (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
 - 36. River Road (EW) (AM Peak Hour delay = 70.2 [LOS F]/PM Peak Hour delay = >100 [LOS F])

Riverside County

- Archibald Street (NS) at:
 - 37. Schleisman Road (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
 - 39. River Road (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- River Road (NS) at:
 - 40. Bluff Street (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- Lincoln Avenue (NS) at:
 - 43. SR-91 Freeway EB Ramps (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = 27.5 [LOS C])
- Harrison Avenue (NS) at:
 - 44. Schleisman Road (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- Sumner Avenue (NS) at:
 - 45. Schleisman Road (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- Cleveland Avenue (NS) at:
 - 46. Schleisman Road (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- Hamner Avenue (NS) at:
 - 47. Schleisman Road (EW) (AM Peak Hour delay = 43.4 [LOS D]/PM Peak Hour delay = >100 [LOS F])

Horizon Year (2030) With-Project Conditions

At General Plan buildout in 2030, the Edgewater project would contribute to cumulative impacts at 33 intersections. The following study area intersections would experience unacceptable traffic operations during the

5. Environmental Analysis

peak hours with the project at horizon year 2030, without improvements, as determined in the 2009 Certified EIR. They are, therefore, deficient per City of Chino, County of San Bernardino, County of Riverside, or Caltrans criteria.

City of Chino

- Central Avenue (NS) at:
 3. SR-71 Freeway SB Ramps (EW) (AM Peak Hour delay = 11.7 [LOS B]/PM Peak Hour delay = >100 [LOS F])
- SR-71 Freeway SB Ramps (NS) at:
 4. Pine Avenue (EW) (AM Peak Hour delay = 58.1 [LOS E]/PM Peak Hour delay = >100 [LOS F])
- SR-71 Freeway NB Ramps (NS) at:
 5. Pine Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- El Prado Road (NS) at:
 7. Pine Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- Euclid Avenue (SR-83) (NS) at:
 10. Schaefer Avenue (EW) (AM Peak Hour delay = 41.4 [LOS D]/PM Peak Hour delay = >100 [LOS F])
 11. Edison Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
 12. Eucalyptus Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
 13. Merrill Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = 11.0 [LOS B])
 14. Kimball Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
 15. Bickmore Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
 16. Pine Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- Euclid Avenue (SR-83) 1 Butterfield Ranch Road (NS) at:
 18. SR-71 Freeway SB Off-Ramp/Shady View Drive (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = 19.7 [LOS B])
- Sultana Avenue (NS) at:
 19. Pine Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- Mill Creek Road (NS) at:
 20. Kimball Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = 17.7 [LOS C])

5. Environmental Analysis

- Chino Corona Road/Mill Creek Road (NS) at:
 - 22. Pine Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- Cucamonga Avenue (NS) at:
 - 23. Chino Corona Road (EW) (AM Peak Hour delay = 22.9 [LOS C]/PM Peak Hour delay = >100 [LOS F])
- West Preserve Loop (NS) at:
 - 25. Pine Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- Main Street (NS) at:
 - 28. Bickmore Avenue (EW) (AM Peak Hour delay = 12.5 [LOS B]/PM Peak Hour delay = >100 [LOS F])
 - 29. Pine Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- Main Street/North East Site Access (NS)
 - 30. Chino Corona Road (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- East Preserve Loop (NS) at:
 - 32. Pine Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])

San Bernardino County

- Hellman Avenue (NS) at:
 - 33. Kimball Avenue (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
 - 34. Pine Avenue/Schleisman Road (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
 - 35. Chino Corona Road/Chandler Street (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
 - 36. River Road (EW) (AM Peak Hour delay = 81.6 [LOS F]/PM Peak Hour delay = >100 [LOS F])

Riverside County

- Archibald Street (NS) at:
 - 37. Schleisman Road (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
 - 39. River Road (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- River Road (NS) at:
 - 40. Bluff Street (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- Lincoln Avenue (NS) at:

5. Environmental Analysis

- 43. SR-91 Freeway EB Ramps (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = 32.3 [LOS C])
- Harrison Avenue (NS) at:
 - 44. Schleisman Road (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- Sumner Avenue (NS) at:
 - 45. Schleisman Road (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- Cleveland Avenue (NS) at:
 - 46. Schleisman Road (EW) (AM Peak Hour delay = >100 [LOS F]/PM Peak Hour delay = >100 [LOS F])
- Hamner Avenue (NS) at:
 - 47. Schleisman Road (EW) (AM Peak Hour delay = 44.1 [LOS D]/PM Peak Hour delay = >100 [LOS F])

For the majority of these intersections, improvements included in the General Plan buildout would reduce impacts to less than significant levels. For six of the identified intersections, the Edgewater project would need to construct additional improvements to reduce impacts:

- Euclid Avenue (SR-83) (NS) at
 - 14. Kimball Avenue (EW)
 - 16. Pine Avenue (EW)
- Chino Corona Road (NS) at
 - 22. Pine Avenue (EW)
- Cucamonga Avenue (NS) at
 - 23. Chino Corona Road (EW)
 - 52. West Site Access (EW)
- Main Street/North East Site Access (NS) at:
 - 30. Chino Corona Road (EW)

The mitigation measures included in the 2009 Certified EIR require fair share fees to be paid to the City for the improvement to the Post-2030 circulation network accommodating the Edgewater project. Table 5.16-2 lists the improvements in **bold and underlined**.

Table 5.16-2 Horizon Year 2030 Offsite Intersection Improvements

Intersection	Traffic Control ²	Intersection Approach Lanes ¹												
		Northbound			Southbound			Eastbound			Westbound			
		L	T	R	L	T	R	L	T	R	L	T	R	
Central Avenue (NS) at:														
3	SR-71 Fwy. SB Ramps (EW)	TS	0	3	1>>	0	3	1>>	2	0	<u>2</u>	0	0	0
SR-71 Fwy. SB Ramps (NS) at:														
4	Pine Avenue	TS	0	0	0	<u>1.5</u>	0.5	1	0	1	1	1	2	0

5. Environmental Analysis

Table 5.16-2 Horizon Year 2030 Offsite Intersection Improvements

Intersection	Traffic Control ²	Intersection Approach Lanes ¹												
		Northbound			Southbound			Eastbound			Westbound			
		L	T	R	L	T	R	L	T	R	L	T	R	
SR-71 Fwy. NB Ramps (NS) at:														
5	Pine Avenue (EW) ³	TS	1	0	1	0	0	0	1	1	0	0	1	1
El Prado Road (NS) at:														
7	Pine Avenue	TS	0	0	0	0	1	0	1	1	0	0	2	1
Euclid Avenue (SR-83) (NS) at:														
10	Schaefer Avenue (EW)	TS	1	2	1	1	2	1	1	2	1	0.5	0.5	1
11	Edison Avenue	TS	1	3	1	2	3	1	2	2	1	2	3	1
12	Eucalyptus Avenue	TS	2	3	1	1	3	1	2	1	1>>	1	1	0
13	Merrill Avenue	TS	1	2	1	1	3	0	0	0	0	1	0	1
14	Kimball Avenue (EW)	TS	1	3	1	1	3	1>>	2	1	1	2	1	1>>
15	Bickmore Avenue (EW)	TS	1	4	2	2	4	1	1	1	1	2	0.5	1.5
16	Pine Avenue (EW)	TS	1	3	1>>	2	3	1	1	3	1>>	2	2	1
Euclid Avenue (SR-83)/Butterfield Ranch Road (NS) at:														
18	SR-71 Fwy. SB Off-Ramp/Shady View Drive (EW)	TS	0	3	1	2	2	1>>	1.5	0.5	1	1	0	2>
Sultana Avenue (NS) at:														
19	Pine Avenue (EW)	TS	0	0	0	0	1	0	1	2	0	0	2	0
Mill Creek Road (NS) at:														
20	Kimball Avenue (EW)	TS	1	0	1	0	0	0	0	1	0	1	1	0
Chino Corona Road/Mill Creek Road (NS) at: ⁴														
22	Pine Avenue (EW)													
	- split phasing improvements	TS	1	1	0	1	1	0	1	3	0	1	3	0
	- standard phasing improvements	TS	1	1	0	1	1	0	1	3	0	1	3	0
Cucamonga Avenue (NS) at:														
23	Chino Corona Road (EW)	TS	1	1	0	1	1	0	1	1	0	1	1	0
West Preserve Loop (NS) at:														
25	Pine Avenue	TS	1	1	0	1	1	0	1	2	0	1	2	0
Main Street (NS)														
28	Bickmore Lane (EW)	AWS	0	1	0	0	1	0	0	1	0	0	1	0
29	Pine Avenue (EW)	TS	1	1	0	1	1	0	1	2	0	1	2	0
Main Street/North East Site Access (NS)														
30	Chino Corona Road	TS	1	1	0	1	1	0	1	1	0	1	1	0
East Preserve Loop (NS) at:														
32	Pine Avenue (EW)	TS	1	1	0	1	1	0	1	2	0	1	2	0
Hellman Avenue (NS) at:														
33	Kimball Avenue (EW)	TS	1	2	0	1	2	0	1	1	1>	1	1	0
34	Pine Avenue/Schleisman Road (EW)	TS	2	2	1	2	2	1	2	3	1	2	3	1
35	Chino Corona Road/Chandler Street (EW)	TS	1	2	0	1	2	0	1	1	0	1	1	0

5. Environmental Analysis

Table 5.16-2 Horizon Year 2030 Offsite Intersection Improvements

Intersection		Traffic Control ²	Intersection Approach Lanes ¹											
			Northbound			Southbound			Eastbound			Westbound		
			L	T	R	L	T	R	L	T	R	L	T	R
Archibald Street (NS) at:														
37	Schleisman Road (EW)	TS	1	1	1	<u>2</u>	<u>2</u>	0	1	<u>3</u>	0	1	<u>3</u>	0
39	River Road (EW)	TS	<u>2</u>	1	0	0	1	1	1	0	<u>1>></u>	0	0	0
River Road (NS) at:														
40	Bluff Street (EW)	TS	1	<u>2</u>	0	1	2	0	<u>1</u>	<u>1</u>	0	<u>1</u>	<u>1</u>	0
Lincoln Avenue (NS) at:														
43	SR-91 Fwy. EB Ramps (EW)	TS	1	2	<u>1></u>	1	2	0	0	1	0	0.5	0.5	<u>1></u>
Harrison Avenue (NS) at:														
44	Schleisman Road (EW)	TS	1	1	1	<u>1</u>	1	0	<u>1</u>	<u>3</u>	0	<u>1</u>	<u>2</u>	0
Sumner Avenue (NS) at:														
45	Schleisman Avenue (EW)	TS	<u>1</u>	1	0	<u>1</u>	1	0	1	<u>3</u>	0	<u>1</u>	<u>2</u>	0
Cleveland Avenue (NS) at:														
46	Schleisman Avenue (EW)	TS	<u>1</u>	1	0	<u>1</u>	<u>1</u>	<u>1></u>	<u>1</u>	<u>3</u>	0	1	<u>2</u>	0
Hamner Avenue (NS) at:														
47	Schleisman Avenue (EW)	TS	1	<u>3</u>	1	1	<u>3</u>	1	1	<u>3</u>	0	1	1	0
I-15 Fwy. SB Ramps (NS) at:														
49	Schleisman Road (EW)	TS	0	0	0	<u>1</u>	0	<u>1</u>	0	<u>2</u>	<u>1>></u>	<u>2</u>	<u>2</u>	0
I-15 Fwy. NB Ramps (NS) at:														
51	Schleisman Road (EW)	TS	<u>1</u>	0	<u>1</u>	0	0	0	<u>1</u>	<u>2</u>	0	0	1	<u>1</u>
Cucamonga Avenue (NS) at:														
52	West Site Access (EW)	CSS	0	<u>1</u>	0	0	<u>1</u>	0	0	0	0	0	<u>1</u>	0
Northwest Site Access (NS) at:														
53	Chino Corona Road (EW)	CSS	0	<u>1</u>	0	0	0	0	0	<u>1</u>	0	<u>1</u>	<u>1</u>	0

Source: Chino 2009; Urban Crossroads 2012

Notes: L = left; T = through; R = right; >> = free right turn; > = right turn overlap

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

² TS = traffic signal; CSS = cross street stop; AWS = all-way stop

³ Without improvements, configuration reflects Pine Avenue extension to El Prado Road.

⁴ Intersection 22 improvements are based on the revised 2012 Urban Crossroads traffic memo, not the previously proposed improvements in the 2009 Certified EIR.

Even with these improvements, not all impacts would be reduced to less than significant levels. As stated in the 2009 Certified EIR, no mechanisms or interagency agreements exist to address full funding and construction of offsite intersection improvements needed to accommodate cumulative projects and regional growth.

The TIA prepared by Urban Crossroads for the Approved Project (2007) did not analyze project impacts on freeway segments, nor was a project fair share contribution identified to offset impacts to freeway segments. It assumed that the project would negatively contribute to mainline freeway congestions on the SR-91 freeway and stated that no mechanisms were in place for individual projects to contribute to specific freeway improvements. It concluded that the project would significantly contribute to cumulative impacts to freeway segments identified in The Preserve Specific Plan EIR.

5. Environmental Analysis

Air Traffic Patterns

The 2009 Certified EIR found that the proposed building heights would not be high enough to affect air traffic patterns at Chino Airport. See the discussion on airport hazards in Section 5.8, *Hazards and Hazardous Materials*, in this Addendum.

Hazards Due to a Design Feature

The 2009 Certified EIR determined that the circulation system had been designed in accordance with the City of Chino roadway standards and avoided potential roadway and traffic-related hazards. Project Mitigation Measure 16-2 specifies that the line of sight at project access points shall be incorporated into project landscape plans to ensure that fences, signs, trees, shrubs, etc. do not block the line of sight. No project design features resulted in traffic hazards.

Emergency Access

The 2009 Certified EIR determined that the project circulation network would be connected to developing areas north of Chino Corona Road. Cucamonga Avenue will be extended south of Chino Corona Road as a local collector, typically two-lanes, within a 66-foot right-of-way. Although the project would create a new demand for emergency service, project design permitted adequate emergency access. Impacts were determined to be less than significant.

Parking

The Edgewater project would provide parking in accordance with the City's parking requirements and no impacts would occur (City of Chino Municipal Code Section 20.18.030).

5.16.2 Impacts Associated with the Modified Project

The analysis in this section is based in part on the following technical reports and documents:

- *Approved Project Traffic Impact Analysis (Revised)*, prepared by Urban Crossroads, August 28, 2007
- *Rancho Miramonte (Edgewater) Specific Plan Amendment Transportation Assessment (Revised)*, prepared by Urban Crossroads, March 27, 2015
- *Rancho Miramonte (Edgewater) Specific Plan Amendment Transportation Planning Impact Summary (Revised)*, prepared by Urban Crossroads, January 11, 2016

A complete copy of the 2007 traffic impact analysis is included as Appendix J to this Addendum, and the 2015 traffic assessments are both included in Appendix K.

As discussed below, the Modified Project is anticipated to generate a net total of approximately 7,901 trip-ends per day with 615 AM peak hour trips and 743 PM peak hour trips. The proposed Rancho Miramonte Specific Plan Amendment project trip generation is also compared to the previously approved Edgewater Specific Plan traffic study trip generation data on Table 5.16-3. The data in the approved traffic study was used to determine the potential project impacts and is therefore the appropriate basis for comparison. The proposed Rancho

5. Environmental Analysis

Miramonte project will reduce external trip generation by 13% for the AM peak hour, 6% for the PM peak hour, and 10% for daily conditions.

Since the proposed project trip generation is lower than the trip generation previously used to evaluate project impacts for all time frames and for each direction of travel for each time frame, no further focused traffic analysis is necessary. Therefore, the analysis contained in the original traffic study is overly conservative and is still suitable as the basis for evaluating project impacts.

Existing Conditions

The same existing traffic conditions of the 2009 Certified EIR are assumed for the Addendum. Existing peak hour traffic operations were evaluated for both the AM and PM peak hours of traffic at the study area intersections. All of the study area intersections operate at acceptable LOS during the peak hours except for the following intersections:

- Euclid Avenue (SR-83) (NS) at:
 - 15. Bickmore Avenue (EW)
- Euclid Avenue (SR-83)/Butterfield Ranch Road (NS) at:
 - 18. SR-71 Freeway Southbound Off-Ramp/Shady View Drive (EW)
- Hellman Avenue (NS) at:
 - 34. Pine Avenue/Schleisman Road (EW)
 - 35. Chino Corona Road/Chandler Street (EW)
- Archibald Street (NS) at:
 - 39. River Road (EW)

Traffic signal warrant analysis indicates that the following intersections appear to currently warrant a traffic signal:

- Euclid Avenue (SR-83) (NS) at:
 - 15. Bickmore Avenue (EW)
- Hellman Avenue (NS) at:
 - 34. Pine Avenue/Schleisman Road (EW)
- Archibald Street (NS) at:
 - 39. River Road (EW)
- Harrison Avenue (NS) at:
 - 44. Schleisman Road (EW)
- Sumner Avenue (NS) at:
 - 45. Schleisman Road (EW)

Additional signal warrant analysis was conducted for intersections potentially requiring traffic signal installation. The additional analysis indicates that no other traffic signals are currently warranted.

Definition of Deficiency

The following definitions of deficiencies have been developed in accordance with the City of Chino, County of San Bernardino CMP, and County of Riverside requirements.

5. Environmental Analysis

The definition of an intersection deficiency has been obtained from the City of Chino General Plan. The City of Chino General Plan states that peak hour intersection operations of LOS “D” or better are generally acceptable. Therefore, any City of Chino intersection operating at LOS “E” or LOS “F” is considered deficient. In addition, if an individual lane goes from LOS D to LOS E/F as a result of the Modified Project, this is also considered as potential project responsibility for mitigation.

For the County of Riverside, LOS “C” must be maintained along all County maintained roadways and state highways. As an exception, LOS “D” may be permitted in Community Development areas, at the intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways, conventional state highways or freeway ramp intersections. All Riverside County analysis locations are located within Community Development areas.

The CMP is a State of California mandated program implemented in the project area by the San Bernardino Associated Government (SANBAG). The purpose of the CMP is to provide comprehensive long-range traffic planning on a regional basis. Per CMP direction, state-controlled facilities (state highways, freeway ramp intersection, etc.) are subject to local jurisdiction traffic operations requirements with no greater than a 45-second average stopped delay per vehicle during peak hour operations (middle of LOS “D” range).

Existing intersection level of service (“LOS”) calculations are based upon manual AM and PM peak hour turning movement counts conducted specifically for Urban Crossroads, Inc. The AM peak hour traffic volumes were determined by counting the two-hour period from 7:00 to 9:00 AM on a typical weekday. Similarly, the PM peak hour traffic volumes were identified by counting the two-hour period from 4:00 to 6:00 PM on a typical weekday. Per City direction, the counts include the vehicle classification as shown below per the requirements of SANBAG and the San Bernardino CMP.

Would the Modified Project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
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?				X	
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?				X	

5. Environmental Analysis

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
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?				X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X	
e) Result in inadequate emergency access?				X	
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X	
g) Result in inadequate parking capacity?				X	

Comments:

- c) **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?**

Minor Technical Changes or Additions. The Modified Project would use the same existing and proposed offsite intersections as the Approved Project. Therefore, the revised TIA for the Modified Project focuses on enhanced transportation features related to non-motorized and neighborhood electric vehicle (NEV) transportation, along with an evaluation of the changes in the Modified Project land uses and resulting project trip generation.

Trip Generation

The Modified Project includes 823 residential units, 21,780 square feet of commercial land uses, 26,780 square feet for a church with a private school, and 132.27 acres of open space. Based on these land uses, the project would generate approximately 7,901 trips, a decrease of 383 when compared to the Approved Project, as shown in Table 5.16-3.

Table 5.16-3 Proposed Rancho Miramonte Trip Generation

Land Use	Quantity	Units	Peak Hour						Daily
			AM			PM			
			In	Out	Total	In	Out	Total	
Single-family Detached	823	DU	156	461	617	518	305	823	7,835
Church	26,780	SF	9	6	15	7	8	15	244
County Park	6.71	Acres	0	0	0	0	0	0	15

5. Environmental Analysis

Table 5.16-3 Proposed Rancho Miramonte Trip Generation

Land Use	Quantity	Units	Peak Hour						Daily
Subtotal Non-Retail (no internal capture)			165	467	632	525	313	838	8,094
Internal Capture (based on retail capture)			-47	-43	-90	-29	-37	-66	-579
Subtotal Non-Retail (with internal capture)			118	424	542	496	276	772	7,515
Specialty Retail Center	21,780	SF	71	78	149	61	48	109	965
Retail Internal Capture (60%)			-43	-47	-90	-37	-29	-66	-579
Subtotal Retail (with internal capture)			28	31	59	24	19	43	386
Rancho Miramonte Total Before Internal Capture			236	545	781	586	361	947	9,059
Rancho Miramonte Overall Internal Capture			-90	-90	-180	-66	-66	-132	-1,158
Rancho Miramonte Overall Internal Capture Percentage			-38%	-17%	-23%	-11%	-18%	-14%	-13%
Rancho Miramonte Total With Internal Capture			146	455	601	520	295	815	7,901
Previous Approved Project Total			152	504	656	520	285	805	8,284
Difference (New v. Previous)			-6	-49	-55	0	+10	+10	-383
Percent Change			-4%	-10%	-8%	0%	+3%	+1%	-5%

Source: Urban Crossroads 2016

Since the Modified Project would generate 383 fewer overall trips than the Approved Project, a detailed assessment of all intersections affected by the project is not included. It is assumed that project traffic would be similar or less significant than the previous analysis.

Pedestrian and Bicycle Networks

The project site is not currently served by bus or other public transit service. Upon project completion, the nearest bus routes would be north of the project site, in The Preserve Community Core. The 2009 Certified EIR analyzed the effect of the Edgewater project on existing and proposed public transit networks. The project would modify The Preserve Specific Plan, the Specific Plan Community Paseo and Open Space System, and the Bicycle Plan, but would not adversely affect long-range implementation of these recreational facilities that provide alternative transportation opportunities.

As discussed in the revised transportation assessment by Urban Crossroads (2013), the project has been designed to support a pedestrian network to provide safe access to the proposed onsite church and school, club house, retail areas, and recreational space. They would also connect to offsite trails and paseos in The Preserve.

The Mill Creek Bikeways network provides for connectivity between the local and regional bike networks. This Bikeways Plan, which was developed in accordance with City goals and policies, includes on-street bicycle lanes, off-street bikeways, connectivity and relation to future land use patterns, and bicycle amenities.

Design standards for the construction of Mill Creek bikeways are based upon guidelines established by Chapter 1000, "Bikeway Planning and Design" of the Caltrans Highway Design Manual (DOT 2006). The Mill Creek Bikeways Plan includes the following types of bikeways:

5. Environmental Analysis

- Class I Bikeway: Provides for bicycle travel on a paved right-of-way completely separated from streets or highways. Often referred to as an off-street bike trail.
- Class II Bikeway: A striped on-street bike lane for one-way bicycle travel within the roadway.

For Mill Creek, the following width design standards for Class I and Class II bikeways are recommended:

- Class I, two-way bike trails: a minimum right-of-way of 14 feet, and a minimum paved width of 10 feet
- Class II, one-way on-street bike lane: a minimum width of 5 feet

The Modified Project would not conflict with policies regarding the effectiveness of public transit facilities, including bus transit, pedestrian walkways, and bikeways. As with the 2009 Certified EIR, the Modified Project would not result in significant impacts related to transportation plans, policies, and ordinances.

- d) 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?**

Minor Technical Changes or Additions. The San Bernardino CMP was used to select intersections used in the original 2007 TIA. Per the CMP's deficiency standards, the project would individually and cumulatively contribute traffic that would impair CMP intersections (intersections with freeway ramps). In addition, the 2009 Certified EIR concluded that the project would contribute to cumulative SR-91 freeway segment impacts identified in The Preserve Specific Plan EIR. The Modified Project would generate fewer overall traffic trips, which would reduce but not avoid the project's impacts to CMP designate roads or highways. The Modified Project does not present any changes, as compared to the 2009 Approved Project, that would cause new significant impacts related to CMP roadways.

- e) 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?**

Minor Technical Changes or Additions. The Modified Project would not have buildings that are high enough to conflict with air traffic patterns. At most, buildings would reach approximately 55 feet. As with the 2009 Certified EIR, the Modified Project would not result in significant impacts related to air traffic control patterns.

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

Minor Technical Changes or Additions. The Modified Project would follow the City's design standards in regards to circulation networks, as with the Approved Project. Project Mitigation Measure 16-2 specifies that the line of sight at project access points shall be incorporated into project landscape plans to ensure that fences, signs, trees, shrubs, etc., do not block the line of sight. No project design features would result in traffic hazards. Additionally, all farm equipment currently on the project site would be removed with the Modified Project, eliminating the risks associated with incompatible land uses. As with the 2009 Certified EIR, the Modified Project would not result in significant impacts related to circulation hazards.

5. Environmental Analysis

g) Result in inadequate emergency access?

Minor Technical Changes or Additions. The Modified Project circulation network would be connected to developing areas north of Chino Corona Road. Cucamonga Avenue would be extended south of Chino Corona Road as a local collector, typically two lanes, within a 66-foot right-of-way. Although the project would create a new demand for emergency service, project design permits adequate emergency access. As with the 2009 Certified EIR, the Modified Project would not result in significant impacts related to emergency access.

h) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Minor Technical Changes or Additions. See the discussion under 5.16.2(a) regarding impacts to public transit, pedestrian, and bikeway facilities. The Modified Project would not have onsite bus facilities but would be connected to bus routes and facilities in The Preserve Community Core via bike and pedestrian paseos. No impacts to the facilities would occur. The project also has extensive plans for safe bikeways and pedestrian routes. There are no bikeways or established pedestrian routes currently on the project site. The expansion of these facilities would improve access for residents in the City. As with the 2009 Certified EIR, the Modified Project would not result in significant impacts related to public transit plans.

i) Result in inadequate parking capacity?

Minor Technical Changes or Additions. Residential, commercial, and public parking would be provided onsite in accordance with City code (City of Chino Municipal Code Section 20.18.030). As with the Approved Project, adequate parking would be provided with the Modified Project and impacts are less than significant.

5.16.3 Regulatory Requirements

- City of Chino Municipal Code Section 20.18.030, Parking
- City of Chino General Plan, Transportation Element, Section D, Indicators (acceptable LOS), Objective TRA-1.2
- County of Riverside Congestion Management Plan

5.16.4 Adopted Mitigation Measures Applicable to the Modified Project

The following mitigation measures have been carried through from the 2009 Certified EIR. Modifications to the original mitigation measures are identified in ~~strikeout text~~ to indicate deletions and **bold underlined** to signify additions.

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

City of Chino

5. Environmental Analysis

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

Counties of San Bernardino/Riverside

5. Environmental Analysis

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

County of Riverside

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

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

- Landscape plans shall incorporate the line of sight at project access points to ensure that fences, signs, trees, shrubs, etc. do not block the line of sight.
- Internal traffic signing/stripping shall be implemented in conjunction with detailed construction plans for the project.
- Stop sign control for the project site access driveways shall be provided.
- The project internal spine road shall be constructed to Specific Plan/collector roadway standards.
- Cucamonga Avenue shall be constructed from project entry to Chino Corona Road to match the planned street section north of Chino Corona Road, which is a Local Collector (two lanes) with Paseo (83' right-of-way).
- Chino Corona Road adjacent to the site shall be constructed at its half section width as a local collector (66' right-of-way) in conjunction with project development.

5. Environmental Analysis

T-3 The project applicant shall pay fair share fees, to be established by the City of Chino **or as directed by the City Engineer**, for improvements to the Post-2030 circulation network to accommodate project traffic. **[Note: Updated fair-share calculations are provided in Table 5 of the Rancho Miramonte Transportation Planning Impact Summary (Revised) dated January 11, 2015, included as Appendix K in this Addendum.]**

5.16.5 Level of Significance After Mitigation

The Modified Project would only result in minor changes or additions in comparison to the project as recorded and does not create new or worsened impacts. Impacts that are significant and unavoidable in the 2009 Certified EIR would remain significant and unavoidable for the Modified Project.

Comparison to the 2009 Certified EIR

The Modified Project reduces overall trips by 383 trips and impacts would be similar. The proposed modifications would not negatively change the project analysis of the 2009 Certified EIR, alter the conclusions of the prior analysis, or result in a new or substantially more severe project or cumulative transportation or traffic impact.

5.17 UTILITIES AND SERVICE SYSTEMS

The analysis in this section is based in part on the following technical reports:

- *Air Quality Analysis*, prepared by Michael Brandman Associates, March 2008
- *Water Supply Assessment*, prepared by Dudek, October 26, 2007
- *Water System Master Plan Update*, prepared by MWH, October 2007
- *Sewer Master Plan Update Report*, prepared by Bureau Veritas, November 2007
- *Storm Drain Master Plan Update Report*, prepared by Bureau Veritas, November 2007

A complete copy of these studies is included in Appendix L.

- *Water System Master Plan Update for Rancho Miramonte SPA*, Sidawi & Associates (as updated by RMB), January 2016
- *Rancho Miramonte SPA Sewer Master Plan Update*, RMB, September 2015

A complete copy of these studies is included in Appendix M.

- *Water Supply Assessment for Rancho Miramonte*, PENCO Engineering, Inc., January 2016

A complete copy of this study is included in Appendix Q.

5. Environmental Analysis

5.17.1 Summary of Impacts Identified in the 2009 Certified EIR

Water Supply

The Edgewater project would have a dual (potable and recycled) water system. A standalone potable system was described in the 2009 Certified EIR for the project. Based on the 2007 Water System Master Plan Update (WSMPU) (Appendix L of this Addendum), this system would obtain water from a water well. The specific location of this well was not determined but it would have been sized to meet the Maximum Day Demand (MDD) of the Approved Project. New water distribution pipelines, 8 and 12 inches in size, would have been installed within the project site to deliver potable water to all residences.

Table 5.17-1 Approved Project Projected Potable Water Use

Use	Units/Acres	Consumption Factor ¹	Total Demand (AFY)
Low Density Residential	537 units (97.76 acres)	0.50 AFY/DU	267.00 AFY
Medium Density Residential	287 units (28.70 acres)	0.36 AFY/DU	103.50 AFY
High Density Residential	250 units (15.63 acres)	0.37 AFY/DU	93.10 AFY
Open Space – Recreation (irrigated)	71.39 acres	0.16 AFY/acre	11.60 AFY
Open Space – Natural (unirrigated)	39.22	NA	NA
Open Space - Water	20.23	NA	NA
Total	NA	NA	484.20 AFY

Source: Chino 2009.

¹ Water consumption factors taken from Kern County, California, Moore Dairy EIR, October 2001.

² Neither the 2009 Certified EIR nor the 2007 WSA provided the consumption factor for the proposed land uses. However, a total demand was provided for each residential and open space land use. The consumption factor here was derived from the total demand divided by the number of units. Retail and public land uses were not accounted for in the 2009 Certified EIR.

In 2009, the City's average total water demand was approximately 21,000 acre-feet per year (AFY). The WSA for the Approved Project estimated that buildout of the project would increase water demand by approximately 1,094 AFY of water (484 AFY of potable water and 610 AFY of recycled water), yielding a total projected City demand of 31,048 AFY by 2021. Combined with buildout of The Preserve Specific Plan area and College Park, which were included in the water demand in the WSA, water demand was anticipated to increase to 31,429 AFY by 2030.

The WSA for the 2009 Certified EIR identified the total supply and demand of potable and recycled water for the City over the next two decades (until 2030). In 2030, the City would have a total potable demand of 21,906 AFY, including the Approved Project demand. The total recycled water demand would be 9,523 AFY. The available supplies for potable water in 2030 totaled 23,987, a surplus of 2,081 compared to demand. Potable supply sources included City groundwater (13,189 AFY), conversion of project site from agriculture to urban land uses (445 AFY),⁹ desalted water (5,000 AFY), and imported water 5,353 AFY. Recycled water supply was based on the

⁹ The conversion of the project site from agricultural land uses to urban land uses allows water rights per the Chino Basin Adjudication to be applied to the project. Total available groundwater rights from the Project area are based on the Land Use Conversion of Water Rights defined in the Adjudication. This allows the amount of water rights converted from agricultural land to urban use up to 2.0 AF per acre as allocated between initial shares of safe yield and the service provider, all of which is allocated upon

5. Environmental Analysis

entitlements in the Regional Recycled Water System, which has no maximum entitlement. Therefore, the recycled water supply equals the demand.

The 2009 Certified EIR and the WSA identified sufficient water supplies to meet project potable and recycled water demands.

Infrastructure Improvements

The Approved Project required infrastructure improvements that are listed in the 2007 WSMPU. Table 5.17-2 lists the improvements required by the Approved Project.

Table 5.17-2 Required Infrastructure Projects of the Approved Project

Description	Size
Potable Water	
Supply Well (drilled and equipped)	1.43 MGD
Reverse Osmosis Plant	1.03 MGD
Ion Exchange Plant	0.35 MGD
Bypass (Disinfection)	0.07 MGD
Land Acquisition for Well and Treatment	1 acre
8-inch Brine Discharge Line to Santa Ana River Interceptor (SARI) Connection	22,400 feet
Brine Disposal Capacity in SARI Line	0.21 MGD
Storage Reservoir	1.94 MG
Land Acquisition for Storage Reservoir	1 acre
790 Zone Booster Station	140 horsepower
18-inch Transmission Pipeline to Edgewater	30,400 feet
Pressure Reducing Valve Station (4-inch valve for normal flow, 14-inch for fireflow)	1 station
12-inch Diameter Pipeline on project site	11,000 feet
8-inch Diameter Pipeline on project site	12,500 feet
8-inch Diameter Pipeline on project site	2,800 feet
Nonpotable Water	
12-inch Diameter Pipeline on project site	8,700 feet
8-inch Diameter Pipeline on project site	4,300 feet
6-inch Diameter Pipeline on project site	2,400 feet
4-inch Diameter Pipeline on project site	1,000 feet
8-inch Diameter Pipeline on project site	400 feet
6-inch Diameter Pipeline on project site	1,900 feet

conversion of the land to the Appropriate Pool member, City of Chino, and based on determination of available water supplies by the Watermaster. Total project acreage (272.93 acres) less area outside allowable conversion area (50.58 acres) (272.93 – 50.58 = 222.35 acres x 2.0 AF/acre = 444.70).

5. Environmental Analysis

Wastewater

Since The Preserve Specific Plan did not assume residential land uses for the project site, a Sewer Master Plan Update Report for Subareas 1 and 2, which include the project site, was prepared in November 2007 by Bureau Veritas North America, Inc. (Appendix L of this Addendum). The Edgewater project site comprises Service Area D in the Sewer Update Report. According to the Sewer Update Report, the previous project would generate an estimated 270,837 gallons of wastewater per day. Wastewater generated from the project would be channeled via the internal project sewer collection system to two lift stations. Sewer systems below the modified 566-foot elevation would need to be designed as sealed systems to mitigate the potential high inflow and infiltration into the sewer system (see mitigation measures 16-1 through 16-3). Project flows would be conveyed to IEUA's Reclamation Plant NO. 5 (RP-5) via a proposed force main and the Kimball Avenue Sewer Interceptor System. RP-5 has a daily capacity of 15 million gallons per day (mgd). The plant would have a capacity of 60 mgd when the expansion is complete in 2050. The conveyance of wastewater to RP-5 would be a beneficial impact for the groundwater on the project site, which currently receives wastewater from not only the onsite dairy operation but also neighboring dairies. With incorporation of Mitigation Measure 17-2, wastewater impacts are less than significant.

Stormwater

A Storm Drain Master Plan Update Report, Subarea 2 ("Storm Drain Report") was prepared in December 2007 by Bureau Veritas North America, Inc. (Appendix L to this Addendum) to incorporate the previously proposed Approved Project. New storm drain facilities would need to be constructed on the project site to drain stormwater through 42-inch-, 48-inch-, and 72-inch-diameter pipelines to the Prado Flood Control Basin. The storm drainage plan would be designed to meet the requirements of the San Bernardino County Flood Control District (SBCFCD) and the National Pollution Discharge Elimination System (NPDES). The 2009 Certified EIR identified the following potentially significant impacts associated with the Edgewater project:

- Portions of the drainage network may be located below the 100-year flood elevation of the Prado Flood Control Basin (equivalent to the 566-foot elevation line). The potential therefore exists that flood waters could add pressure to storm drains and manhole covers and possibly force covers and manholes from their locations.
- Stormwater would be discharged from the onsite lakes into the Prado Flood Control Basin. Because the areas receiving stormwater discharge within the Prado Basin are earthen and unprotected, increased downstream erosion may occur.

Solid Waste

The 2009 Certified EIR estimated the solid waste generation of the Approved Project to be 6.78 tons per day, as shown in Table 5.17-3.

5. Environmental Analysis

Table 5.17-3 Approved Project Projected Solid Waste Generation

Use	Units/Area	Generation Factor ¹	Total Solid Waste Generation (tpd)
Residential	1,074 units	12.23 lbs/DU/day	6.57
Church/School	15,200 sf	0.007 lbs/sf/day	0.05
Museum/Retail	65,000 sf	5 lbs/ksf/day	0.16
Total	NA	NA	6.78

Source: Chino 2009.

Notes: tpd = tons per day

ksf = 1,000 square feet

¹ Solid waste generation rate is based on California Department of Resources and Recycling's (CalRecycle) rates for residential, public/institutional, and commercial land uses, 2008.

Solid waste generated within the City is collected by Waste Management of Inland Empire. Solid waste is then transferred to the El Sobrante Landfill located in the City of Corona, which is owned and operated by the Riverside County Solid Waste Management Department and is expected to remain open to waste disposal until approximately 2030. The remaining capacity of the landfill was 118,573,540 tons (California Integrated Waste Management Board, 2008). The maximum amount of solid waste that can be deposited at the landfill is approximately 10,000 tons per day, of which 6,000 tons per day is dedicated to refuse generated from jurisdictions outside of Riverside County. The solid waste generated by the previous proposed project represented less than 1 percent of the maximum daily capacity. This increase is considered nominal and is considered a less than significant impact.

Electricity and Natural Gas

The Approved Project would have created a demand for 6.98 million kWh per year. Table 5.17-4 summarizes the Approved Project's electricity demand.

Table 5.17-4 Approved Project Projected Electricity Demand

Use	Units/Area	Demand Factor ¹	Annual Demand (million kWh/yr)
Residential	1,074 units	5,526.50 kWh/du/yr	5.94
Church/School	15,200 sf	10.50 kWh/sf/yr	0.16
Museum/Retail	65,000 sf	13.55 kWh/sf/yr	0.88
Total	NA	NA	6.98

Source: Chino 2009.

Notes: sf = square foot

kWh = kilowatt hours

yr = year

Total natural gas demanded by the Approved Project would have been 45.57 million cubic feet per year. Table 4.17-5 summarizes the Approved Project's demand rate.

5. Environmental Analysis

Table 5.17-5 Approved Project Projected Natural Gas Demand

Use	Units/Area	Demand Factor ¹	Annual Demand (million cf/yr)
Single-family Residential	537 units	6,665.0 cf/mo/du	42.95
Multifamily Residential	537 units	4,011.5 cf/mo/du	25.85 ¹
Church/School	15,200 sf	2.0 cf/mo/sf	0.36
Museum/Retail	65,000 sf	2.9 cf/mo/sf	2.26
Total	NA	NA	71.42¹

Source: Chino 2009

Notes:

sf = square foot

kWh = kilowatt hours

yr = year

¹ The 2009 Certified EIR mistakenly did not include the 537 multifamily units in the total demand. The total demand in the 2009 Certified EIR (42.95) only reflects the single-family residential land use and not multifamily. The correction has been made in this table.

For both electricity and natural gas, the 2009 Certified EIR did not identify any potentially significant impacts. Southern California Edison (SCE) and the Southern California Gas Company (SCGC) would be able to serve the project site.

5.17.2 Impacts Associated with the Modified Project

Existing Conditions

Water Supply

The City of Chino Water Utility is the water purveyor for the project site. The City currently receives approximately 27 percent of its water supply from groundwater, 17 percent from imported water, 21 percent from desalted water, and 35 percent from recycled water. Groundwater is produced from the Chino Groundwater Basin. The Basin was adjudicated in 1978, which allocated water production rights to water producers. The City's current groundwater production right as a share of the safe yield of the Basin is 4,034 acre-feet per year. The City does, however, have the ability to obtain annual adjustments to its allocated production capability.

City of Chino Projected Water Supply and Demand

Projections for City water supplies and demands identified in the 2010 Urban Water Management Plan have been updated by the WSA for the Modified Project. During normal years, the City's projected water supply is projected to be 27,594 AFY in 2015 and 32,198 AFY by 2035 (PENCO Engineering, Inc. 2016). The demand during these years is projected to be 24,789 AFY and 28,511 AFY, respectively, resulting in a surplus of supply. In multiple dry year scenarios where the Chino Groundwater Basin safe yield is 140,000 AFY, the City is projected to have a supply of 28,099 AFY in 2015 and 30,512 AFY in 2030. The demand during these years is projected to be 25,127 AFY and 26,626 AFY, respectively, resulting in a surplus of supply. As noted in the 2016 WSA for the Modified Project (see Appendix Q), a reduction of the basin's safe yield to 113,000 AFY—identified as a possible scenario by the Watermaster in 2013—would result in demand that is greater than available supplies.

5. Environmental Analysis

Recycled Water

Recycled water is supplied to the City by IEUA through the Regional Recycled Water Distribution System. The IEUA operates four regional wastewater treatment plants. These are RP-1, RP-4, RP-5, and the Carbon Canyon Water Recycling Facility, which is the predominant supplier of recycled water to Chino and has a capacity in excess of 11,000 AFY of non-potable recycled water.

Existing Onsite Water Use

Table 5.17-6 provides the existing onsite water use (779.1 AFY) based on water demand factors for dairy farms.

Table 5.17-6 Existing Onsite Water Use

Use	Units/Acres	Consumption Factor ¹	Total Demand (AFY)
Residences	3 DU (occupied)	0.002 AF/du/day	2.2 AFY
Dairy	52 acres	0.006 AF/acre/day	113.9 AFY
Agricultural Land (when no fallow)	221 acres	3.0 AF/acre/year	663.0 AFY
Total	NA	NA	779.1 AFY

Source: Chino 2009.

Notes:

¹ Water consumption factors taken from Kern County, California, Moore Dairy EIR, October 2001.

² Utilizes lowest factor for typical agricultural water use based on blending of liquid dairy waste with water to irrigate agricultural fields.

Wastewater

The project site presently contains a system for the collection and handling of wastewater associated with dairy operations. Wastewater and stormwater runoff from four adjacent dairies is also currently accepted. Water is managed using onsite percolation/evaporation and/or irrigation through the use of manmade ponds. Onsite homes have residential leach fields as septic systems. No wastewater is collected from the site for conveyance and treatment.

The City of Chino owns, operates, and maintains the wastewater collections system within the City. IEUA operates a regional wastewater collection system for the delivery of sewage from member cities or water districts to treatment plants. Wastewater services provided by IEUA include collection through regional wastewater interceptors, two non-reclaimable waste pipeline systems, treatment at four regional treatment plants, biosolids management, and other related utility services. The City of Chino is a member agency with IEUA, which accepts and treats all wastewater produced within the City. IEUA RP-5, located at the southeast corner of Kimball Avenue and El Prado Road, is the closest to the project site. Currently, RP-5 has a design capacity to treat 15 million gallons per day (mgd) of wastewater. As the plant is expanded, it would ultimately have a treatment capacity of 60 mgd of wastewater and process 68 mgd of solids combined from RP-5 and IEUA's Carbon Canyon Waste Recycling Facility.

5. Environmental Analysis

Stormwater and Drainage

Currently, stormwater on the project site, as well as wastewater from the onsite and adjacent dairies, is managed using the manmade ponds. The Storm Drain Master Plan Update Report prepared by Bureau Veritas North America, Inc. in 2007 (see Appendix L) addresses stormwater and drainage on the project site.

Solid Waste

Waste Management of the Inland Empire provides solid waste collection and disposal for the City of Chino. Waste Management owns three operating facilities located in Riverside and San Bernardino Counties. After the waste is collected and processed by Waste Management, it is disposed of at El Sobrante Landfill, located at 10910 Dawson Canyon Road, Corona, which is owned and operated by the Riverside County Solid Waste Management Department and is expected to remain open to waste disposal until approximately 2030.

The project site currently generates approximately 0.15 tons of solid waste per day, as shown on Table 5.17-7.

Table 5.17-7 Existing Solid Waste Generation

Land Use	Units/Area	Generation Factor	Total Generation (tons/day)
Residences	3 DU (occupied)	12.23 lbs/DU/day	0.02
Dairy	50,000 sf	5 lbs/ksf/day	0.13
Total	NA	NA	0.15

Source: Chino 2009.

Electricity

Electricity on the project site is provided by Southern California Edison (SCE). Existing electricity demands (0.55 million kilowatt hours [kwh] per year) are given in Table 5.17-8.

Table 5.17-8 Existing Electricity Demand

Land Use	Units/Area	Generation Factor	Total Demand (million kwh/yr)
Residences	3 DU (occupied)	5,526.50 kwh/DU/yr	0.02
Dairy	50,000 sf	10.50 kwh/sf/yr	0.53
Total	NA	NA	0.55

Source: Chino 2009.

Natural Gas

The Southern California Gas Company provides natural gas service to the area, including the project site. The existing natural gas demand of the project is 2.25 million cubic feet (mcf) per year, as shown in Table 5.17-9.

5. Environmental Analysis

Table 5.17-9 Existing Natural Gas Demand

Land Use	Units/Area	Generation Factor	Total Demand (million kwh/yr)
Residences	3 DU (occupied)	6,665 cf/DU/yr	0.24
Dairy	50,000 sf	110.0 cf/day/1,000 cf	2.01
Total	NA	NA	2.25

Source: Chino 2009.

sf = square foot

cf = cubic feet

Would the Modified Project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?				X	
b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	
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?				X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X	
e) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X	
h) Result in electricity or natural gas demands that exceed local utility capacities?				X	

5. Environmental Analysis

Comments:

a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?

Minor Technical Changes or Additions. The 2009 Certified EIR analyzed wastewater impacts from the development of 1,074 homes, up to 80,200 square feet of non-residential land uses, and 130.84 acres of open/recreational space. The Modified Project would reduce the number of residential units to 823; have 24,988 fewer square feet of nonresidential space, and a similar amount of open/recreational space. Since the proposed land uses are similar, the amount of wastewater is similar between the Approved and Modified Projects. The modifications to the land use plan require revisions to the proposed onsite sewer system, as outlined in the 2015 Sewer Master Plan prepared by RMB (Appendix M to this Addendum). Wastewater lines (varying in diameter of 8 to 21 inches) would be constructed in road rights-of-way and would meet the capacity and design standards in the updated wastewater master plan for the Modified Project (RMB 2015). Wastewater would be directed to IEUA's RP-5. Consistent with the analysis in the 2009 Certified EIR, the Modified Project would not result in significant impacts related to wastewater treatment.

b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Minor Technical Changes or Additions. The Approved Project required the expansion of existing water or wastewater facilities to accommodate the Approved Project's water demand. The necessary improvements are described in the Capital Improvements Program (CIP) for Water Master Plan Update for the Approved Project (see Table 5.17-2). The Modified Project's water demand would be within the potable and recycled water demands of the Approved Project. Based on the water demand factors in the City of Chino's 2004 Water System Master Plan Update, the Modified Project would use approximately 339,999 gpd (381 AFY) of potable water (see Appendix Q of this Addendum) and 456 AFY of recycled water (see Page 17 of the Water System Master Plan Update in Appendix M). The total water demand would be 837 AFY (potable plus non-potable), which is 257 AFY less than the Approved Project's overall demand for 1,094 AFY (484 potable plus 610 non-potable).

The replacement of the water detention lakes with two water features for the Modified Project would require minor modifications to the onsite piping of recycled water. The two water features are estimated to annually need 18-acre feet of replenishment recycled water. Potable water pipelines, offsite water reservoirs, and water pumps for the Modified Project would be similar as with the Approved Project. The required infrastructure would be similar between the Approved and Modified Projects and is detailed in the Water System Analysis and Mill Creek Sewer Master Plan for the Modified Project (Appendix M). Consistent with the analysis in the 2009 Certified EIR, the Modified Project would not result in significant impacts related to water or wastewater facilities.

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?

Minor Technical Changes or Additions. As with the Approved Project, the Modified Project would reestablish the 566-foot elevation line to allow for the development of the project site. This would change the drainage on the project site and require the construction of stormwater drainage infrastructure to direct onsite water flows to offsite locations. It should be noted that the Modified Project does not include the development of the onsite

5. Environmental Analysis

detention lakes (as with the Approved Project) but would have a 204.7-acre-foot retention basin (basin A) and 1.81- and 3.74-acre-foot detention basins (basins B-1 and B-2) that meet WQMP requirements. Dead storage areas are areas in the basin that do not drain out of the project site by gravity, but drain via groundwater infiltration and evapotranspiration. The Modified Project must comply with local and state requirements for maintaining runoff and directing stormwater. Compliance with these requirements would ensure post-development project-generated stormwater would not exceed the existing condition stormwater flow rates, water quality meets local and state standards, and drainage systems would be adequate to accommodate post-development project-generated stormwater through the implementation of BMPs. Per the NPDES permit (Order No. R8-2010-0036, NPDES Permit No. CAS618036) and the City's requirements, the Modified Project must prepare a WQMP and a SWPPP to control stormwater runoff and implement BMPs to improve water quality. Based on the 2015 updated Hydrology Master Plan (Appendix P), the proposed detention and retention basins would accommodate stormwater up to 100-year flood flows (see the discussion under Section 5.9.2 (a)). The Modified Project results in minor modifications to the previously proposed storm drain system on the project site. It would not, however, result in new or substantially worsened impacts to the existing drainage pattern of the site when compared with the Approved Project. Mitigation measures USS-4 has been incorporated from the 2009 Certified EIR to reduce potentially significant stormwater impacts.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Minor Technical Changes or Additions. The Approved Project estimated water demands based on the low-, medium-, and high-density residential units and irrigated open space of the Approved Project (see Table 5.17-1). The previously proposed land uses would have created a demand for approximately 484 AFY of potable water and 610 AFY of recycled water (for irrigation). The 2009 Certified EIR also assumed a one-time recycled water demand to fill the previously proposed detention lakes (470 acre-feet). The City has adequate supplies available to accommodate the Modified Project into its supply and demand projections. The previous water demand assumptions did not take into account the previously proposed retail and church land uses.

Table 3.2-1 in the 2016 WSA for the Modified Project (see Appendix Q to this Addendum) and Table 1A in the Water System Master Plan Update (see Appendix M to this Addendum) identify the potable water demands for the Modified Project. The Modified Project would generate a maximum day demand for approximately 475,998 gpd of potable water, which is 105,902 gpd less than the projected demand for the Approved Project. Furthermore, as identified on Page 17 of the Water System Master Plan Update (see Appendix M), the Modified Project would generate a need for approximately 456 AFY of recycled water, which is 154 AFY less than the 610 AFY demand projected for the Approved Project. The total water demand would be 837 AFY (potable plus non-potable), which is 257 AFY less than the Approved Project's overall demand for 1,094 AFY (484 potable plus 610 non-potable).

Therefore, the Modified Project's demand for water supply is less than with the Approved Project and impacts would not be worsened by the Modified Project. The Modified Project, when compared to the Approved Project, would not result in any new impacts, or increase the severity of previously disclosed impacts, with respect to water supply.

5. Environmental Analysis

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

Minor Technical Changes or Additions. As with the previous project, the wastewater generated by the Modified Project would be directed to RP-5, which has a current operating capacity of 15 mgd. Based on the Mill Creek Specific Plan Sewer Master Plan, the Modified Project would generate approximately 0.47 mgd peak flow, 0.42 mgd less when compared to the Approved Project, which would have generated 0.89 mgd. RP-5 would have adequate capacity to treat project-generated wastewater. When compared with the Approved Project, the Modified Project would not produce changes that result in new significant wastewater treatment provider impacts.

- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

Minor Technical Changes or Additions. The 2009 Certified EIR estimated the solid waste generation of the Approved Project to be 6.78 tons per day (see Table 5.17-2), assuming residential, retail, and church/school land uses. The Modified Project would have similar land uses to what was previously analyzed and would generate a similar amount of solid waste. As with the Approved Project, the El Sobrante land fill would be able to accommodate the waste generated by the Modified Project. When compared with the Approved Project, the Modified Project would not produce changes that result in new significant impacts to landfills.

- g) **Comply with federal, state, and local statutes and regulations related to solid waste?**

Minor Technical Changes or Additions. Assembly Bill (AB) 939 requires jurisdictions to divert 50 percent of their solid waste to recycling facilities, based on a per capita measurement system. The City of Chino is currently not meeting their target per capita disposal rate for the general population or employees. For the most recent year data is available, 2011, Chino had a per capita target rate of 9.4 for the general population and 17.4 for employees. The actual rates were 5.2 and 10.8, respectively. The Modified Project would increase the City's population, and therefore it would increase the solid waste generation in the City. However, it would be served by the City's solid waste and recycling services and would not prevent the implementation of City programs to reduce solid waste flow to landfills. When compared with the Approved Project, the Modified Project would not produce changes that result in new significant impacts related to solid waste regulations.

- h) **Result in electricity or natural gas demands that exceed local utility capacities?**

Minor Technical Changes or Additions. The Modified Project would generate less demand for electricity and natural gas compared to the Approved Project, which required 6.98 kWh of electricity and 71.42 million cubic feet of natural gas per year. Based on the same generation factors used in the 2009 Certified EIR, the Modified Project would create a demand for 5.30 kWh of electricity and 58.08 million cubic feet of natural gas per year. Tables 5.17-10 and 5.17-11 summarize the electricity and natural gas demands of the Modified Project.

5. Environmental Analysis

Table 5.17-10 Electricity Demand of Rancho Miramonte

Land Use	Units/Area	Generation Factor	Total Demand (million kwh/yr)
Residential	823 du	5,526.5 kWh/du/yr	4.55
Retail	55,212 sf	13.55 kWh/sf/yr	0.75
Total	NA	NA	5.30

Source: Chino 2009.
sf = square foot
cf = cubic feet

Table 5.17-11 Natural Gas Demand of Rancho Miramonte

Land Use	Units/Square Feet	Generation Factor	Total Demand (million cf/yr)
Single Family Residential	520 du	6,665.0 cf/mo/du	41.59
Multifamily Residential	303 du	4,011.5 cf/mo/du	14.59
Retail	55,212 sf	2.9 cf/mo/sf	1.9
Total	NA	NA	58.08

Source: Chino 2009.
sf = square foot
cf = cubic feet

Electrical and natural gas demands are slightly less than the Approved Project. The Modified Project does not introduce changes that, when compared to the Adopted Project, would create new impacts.

Energy Conservation

In 2010, the update to the CEQA statute and guidelines required a discussion of a project's energy conservation (Appendix F of the CEQA Statute and Guidelines). This revision to the statute and guidelines was made after the approval of the Approved Project and is not discussed in the 2009 Certified EIR.

As with the Approved Project, the Modified Project would be adequately served by SCE and would comply with local and regional energy policies. It would comply with Title 24 energy conservation requirements and, per Mitigation Measure CC-1(c), would construct solar panels to provide 500,000 kWh of electricity per year. In addition, it includes Class II bike lanes and separate bike lanes in the paseos that would allow residents to bike rather than drive, potentially reducing the use of natural resources. The Modified Project would be designed with energy conservation building practices and mitigation measures that promote energy conservation are included.

5.17.3 Regulatory Requirements

- Integrated Solid Waste Management Act of 1989 (Public Resources Code 40050 et seq.) or Assembly Bill 939
- City of Chino Water Conservation Ordinance (Chino Municipal Code Section 13.05)
- National Pollution Discharge Elimination System permit (Order No. R8-2010-0036, NPDES Permit No. CAS618036)

5. Environmental Analysis

5.17.4 Adopted Mitigation Measures Applicable to the Modified Project

The following mitigation measures have been carried through from the 2009 Certified EIR and have been renumbered for the purposes of this Addendum. Modifications to the original mitigation measures are identified in ~~strikeout text~~ to indicate deletions and **bold underlined** to signify additions.

- USS-1 Construction contractors utilized for construction of Project infrastructure for the utility systems (potable water, recycled water, sanitary sewer and/or storm drain) shall be required to follow Best Management Practices to limit short-term construction-related impacts.
- USS-2 Sewer systems below the 566-foot elevation contour shall be designed as sealed systems to mitigate the potential high inflow and infiltration into the sewer system. All manhole covers and clean-out covers with elevations lower than 566-foot elevation contour shall have bolted covers with pressure plated assemblies. All sewer structures including wet wells, junction structures, flow splitters, and manholes that extend below the 566-foot elevation contour shall be plastic lined, and include water-stops at all construction and expansion joints.
- USS-3 Design, construction, and timing of wastewater facilities shall conform to the hydraulic criteria presented in the **2015 Sewer Master Plan Update, Subareas 1 and 2 (Bureau Veritas North America, Inc., November 2007) (RMB, September 2015)**.

Design, construction, and timing of storm drain facilities shall conform to the hydraulic criteria presented in the Storm Drain Master Plan Update Report, Subarea 2 (Bureau Veritas North America, Inc., December 2007).
- USS-4 The applicant/developer and the City of Chino shall work to include sustainable systems for use of water and energy with the project design.

5.17.5 Level of Significance After Mitigation

The Modified Project would only result in minor changes or additions in comparison to the project as recorded, and would not result in significant impacts upon implementation of conditions of approval and mitigation measures.

Comparison to the 2009 Certified EIR

The 2009 Certified EIR analyzed the impacts of emissions from development of a master-planned residential community of 1,074 homes, 80,200 square feet of nonresidential development, and 130.84 acres of open space. When compared with the Approved Project, the proposed modifications would have 251 fewer residential units, 24,988 fewer square feet of nonresidential building space, and a similar amount of open/recreational space. When compared to the Approved Project, the Modified Project would have a similar demand for potable and recycled water and generate similar amounts of wastewater and solid waste. Natural gas and electricity demands would also be similar. The proposed modifications would not negatively change the project analysis of the 2009 Certified EIR, alter the conclusions of the prior analysis, or result in a new or substantially more severe project or cumulative impact to utilities and service systems.

5. Environmental Analysis

5.18 MANDATORY FINDINGS OF SIGNIFICANCE

5.18.1 Summary of Impacts Identified in the 2009 Certified EIR

The 2009 Certified EIR did not include mandatory findings of significance.

5.18.2 Impacts Associated with the Modified Project

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X	
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.)				X	
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?				X	

Comments:

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

Minor Technical Changes or Additions. As discussed in Section 5.4, *Biological Resources*, the Modified Project potentially threatens sensitive habitat and species associated with that habitat. Mitigation measures would reduce most impacts to less than significant levels with the exception of impacts to local policies, including The Preserve FEIR and RMP, and the cumulative impact to raptor foraging habitat within the Prado Basin area. These impacts would occur under the Approved Project and were discussed in the 2009 Certified EIR. This is not a new impact of the Modified Project.

5. Environmental Analysis

- 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.)**

Minor Technical Changes or Additions. When compared with the Approved Project, the proposed modifications would have 251 few residential units, 24,988 fewer square feet of nonresidential building space, and a similar amount of open/recreational space. As discussed throughout this Addendum, the incremental differences of the proposed modifications do not result in a substantial increase in demands or new significant cumulative impacts. Overall, the proposed development under the Modified Project would be similar to that proposed under the Approved Project, and no new impacts would result.

- c) **Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?**

Minor Technical Changes or Additions. As analyzed throughout this Addendum, the net incremental impacts of the Modified Project compared to the Approved Project would not be substantial. Significant and unavoidable impacts of the Approved Project would be the same as for the Modified Project, or, in some cases, would be removed. Overall, the proposed development under the Modified Project would be similar to that proposed under the Approved Project, and no new impacts would result.

5. Environmental Analysis

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6. Summary Table of Mitigation Measures

Table 6-1 Summary of Applicable Mitigation Measures

Potential Impacts	Applicable Mitigation Measures from the 2009 Certified EIR	2013 Addendum Mitigation Measures
5.1 Aesthetics		
Adverse cumulative effects on the existing visual character of the project site and its surroundings.	Project design and design guidelines would ensure a high-quality, water-oriented residential development. Impacts to the existing visual character of the site and its surroundings will nevertheless remain significant.	None.
5.2 Agriculture and Forestry Resources		
Contribution to the removal of agricultural resources, prime and unique farmland, and Williamson Act parcels. Forest resources would not be affected.	<p>AG-1 Agricultural Land Preservation. The applicant shall mitigate the loss of 170.4 acres of agricultural lands, on a one-to-one basis, by selecting one or more of the items described below. The applicant shall submit written verification of the applicant's compliance with this mitigation measure to the Director of Community Development's satisfaction at the time of recordation of final tract maps and parcel maps for urban development or support facilities as contemplated in the proposed Project. Compliance with this condition may be phased as the Project is developed. The amount of agricultural land to be mitigated shall be equal to the amount of land being developed as each phase is developed.</p> <p>a) Funding and/or purchase of agricultural conservation easements. Such easements shall be accepted or purchased and monitored and enforced by a land trust or another appropriate entity. Funds may be used for easement purchases, ongoing monitoring and enforcement, transaction costs, and reasonable administrative costs; or,</p> <p>b) Contribution of agricultural land or equivalent funding to an organization that provides for the preservation of farmland in California. Funds may be used for purchases, ongoing monitoring and enforcement, transaction costs, and reasonable administrative costs; or,</p> <p>c) Purchase of credits. Purchase of credits from an established agricultural farmland mitigation bank approved by an applicable governmental authority.</p> <p>During the life of the project, if the City of Chino or other responsible agency adopts an agricultural land mitigation program that provides equal or more effective mitigation than the measures listed above, the applicant may choose to participate in that alternate program to mitigate loss of agricultural land impacts. Prior to participation in the alternate program, the applicant shall obtain written approval from the City of Chino agreeing to the participation, and the applicant shall submit written verification of compliance with the alternate program at the same time.</p> <p>Agricultural land used for mitigation shall be of at least equal agricultural classification as the land being converted, or be capable of being developed as such. Alternately stated, mitigation land shall be classified or developed as Prime Farmland, Unique Farmland, etc. (as established by the California Department of Conservation in the Farmland Mapping and Monitoring Program), the mitigation acreage being at least equivalent in classification to the converted land, or being capable of producing the same or equivalent crops as the land being converted.</p> <p>Completion of the selected mitigation measure, or with the Director of Community Development's approval, a combination of the selected mitigation measures, can be on qualifying agricultural land within the Chino area, or outside the area with written evidence presented by a qualified professional that the same or equivalent crops can be produced on the mitigation land.</p>	None.
5.3 Air Quality		
Generation of air pollutants that would be non-compliant with AQMP, air quality standards (construction and operation), non-attainment (construction and operation), and construction local significance thresholds.	<p>AQ-1 Prior to construction of the project, the project proponent shall provide a Fugitive Dust Control Plan that would describe the application of standard best management practices to control dust during grading and construction. The plan shall be consistent with the South Coast Air Quality Management District (SCAQMD) requirements. The Fugitive Dust Control Plan shall be submitted to the City of Chino and SCAQMD prior to the start of grading or construction. Best management practices to be included in the Plan shall include the following:</p> <ul style="list-style-type: none"> • Application of water on disturbed soils a minimum of two times per day; • Covering haul vehicles; • Replanting disturbed areas as soon as practical; • Restricting vehicle speeds on unpaved roads to 15 miles per hour; • Installing wheel washers where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip; 	None.

6. Summary Table of Mitigation Measures

Table 6-1 Summary of Applicable Mitigation Measures

Potential Impacts	Applicable Mitigation Measures from the 2009 Certified EIR	2013 Addendum Mitigation Measures
	<ul style="list-style-type: none"> • Sweeping off site streets if silt is carried over to adjacent public thoroughfares; • Suspend grading operations when instantaneous wind gust speeds exceed 25 miles per hour; • Ensure that all trucks hauling dirt, sand, soil, or other loose materials are covered or maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirements of California Vehicle Code Section 23114; • Cessation of grading operations during first and second stage smog alerts; and • Other measures, as deemed appropriate to the site, to control fugitive dust. <p>AQ-2 During project construction, construction equipment shall be properly maintained at an offsite location; maintenance shall include proper tuning and timing of engines. Equipment maintenance records and equipment design specification data sheets shall be kept onsite during construction.</p> <p>AQ-3 During project construction, the developer shall require all contractors to turn off all construction equipment when not in use.</p> <p>AQ-4 Prior to project construction, the project proponent shall provide a traffic control plan that would describe in detail safe detours around the project construction site and provide temporary traffic control (i.e., flag person) during demolition debris transport and other construction related truck hauling activities.</p> <p>AQ-5 During mass grading activities, off-road construction vehicles shall: 1) be Tier II equipment; 2) be Tier III equipment; 3) utilize lean NOx catalysts; and/or 4) utilize oxidized-diesel catalysts.</p> <p>AQ-6 During project construction, onsite electrical hook ups shall be provided for electric construction tools including saws, drills and compressors, to eliminate the need for diesel powered electric generators.</p> <p>AQ-7 During project construction, asphalt paving shall not take place on the same day as other activities involving off-road construction equipment.</p> <p>AQ-8 Installation of open-hearth wood-burning fireplaces shall be prohibited. Natural gas-burning fireplaces shall be installed where builders are including fireplaces for their projects.</p>	
5.4 Biological Resources		
<p>Conflict with local policies, including The Preserve FEIR and Resource Management Plan, and cumulative effects on raptor foraging habitat within the Prado Basin area.</p>	<p>BR-1 In conjunction with the 30 acres of restored grassland habitat (4-9) and prior to the passive relocation of any BUOW within the project footprint, a conservation easement shall be established and deeded to an agency that provides land stewardship for the 22.9 acres that are to be avoided within Mill Creek to ensure this area is preserved in perpetuity for LBV and other riparian species.</p> <p>BR-2 Construction activity within 500 feet of riparian habitat should not occur during the LBV nesting season, from April 1 through July 31. If construction activity is required within 500 feet of riparian habitat within Mill Creek during the nesting season, an experienced LBV biologist would be required to determine if any avian nests exist. If LBV nests are located, no construction activity shall be permitted that would subject the nest to noise higher than 60 dBA during the nesting season. The LBV biologist would act as the construction monitor and will be onsite during construction activity to monitor for any LBV within the vicinity of the site or nesting activity by any avian species. If no LBV or nesting activity occurs, then construction can continue.</p> <p>BR-3 The Modified Project shall avoid the use of invasive and non-native plant species identified by the California Invasive Plant Council (a listing of which is contained in Appendix D of this Addendum). The final landscape plans will be reviewed and verified by the City of Chino to ensure that invasive species will not be used. Maintenance of the landscape areas will include the removal of invasive plants that may establish through natural dispersal mechanisms.</p> <p>BR-4 A Pest/Turf Management Plan for common areas within the project shall be prepared by the Applicant for review and approval by the City as part of required landscape plans to ensure that fertilizers and pesticides do not enter habitat areas.</p> <p>BR-5 No outdoor lighting within suitable LBV habitat shall be permitted. In addition, adjacent night lighting shall be reduced to the greatest extent practicable and designed with hoods or shields that reduce the amount of light spilling into the habitat.</p>	<p>None.</p>

6. Summary Table of Mitigation Measures

Table 6-1 Summary of Applicable Mitigation Measures

Potential Impacts	Applicable Mitigation Measures from the 2009 Certified EIR	2013 Addendum Mitigation Measures
	<p>BR-6 No recreational sport fields or structures shall be permitted within 250 feet of riparian habitat suitable to LBV. A plan for use of the Open Space-Recreation designated areas on the project site shall be prepared demonstrating to the City that intrusive noise, lighting, and motion into the occupied LBV habitat shall not occur. Intrusion into the Mill Creek habitat area by people and/or pets shall not be permitted. Signs shall be posted around the perimeter of the Mill Creek habitat area that people and their pets are not permitted entry.</p> <p>BR-7 All trails will be posted with signs that dogs must remain leashed.</p> <p>BR-8 Project residents having pet cats shall be encouraged through distribution of an informational flyer to have them remain indoors.</p> <p>BR-9 In order to avoid temporal loss of BUOW habitat, another conservation easement shall be established for the 30 acres of restored native grassland habitat, and deeded to an agency that provides land stewardship to ensure preservation in perpetuity. This should be done prior to the passive relocation of any BUOW within the project footprint, and in conjunction with the conservation easement for the 22.9 acres of riparian habitat area along Mill Creek to be preserved (4-1).</p> <p>BR-10 The Applicant shall provide to the City for review and approval as part of required landscape plans a planting plan to establish and manage appropriate vegetation for the three detention basins and perimeter slopes, prepared by a qualified raptor and/or restoration biologist.</p> <p>BR-11 To avoid direct harm to BUOWs, burrows occupied by BUOWs must be avoided by 75 meters during the nesting season (February to August) and by 50 meters outside of the nesting season (September to January). Occupied burrows should not be disturbed during the nesting season unless a qualified biologist approved by the CDFW verifies through noninvasive methods that either: (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.</p> <p>BR-12 If BUOWs must be moved away from the disturbance area, passive relocation techniques will be used. At least one or more weeks will be necessary to accomplish this to allow the BUOWs to acclimate to alternate burrows. Once all burrows on the project site are confirmed to be absent of BUOWs, they will be systematically collapsed. New burrows shall be created (by installing artificial burrows at a ratio of 2:1 for every occupied burrow removed) on the grassland restoration area and the detention basins so that the BUOWs have alternate burrows to relocate. Where feasible, these burrows shall be built at least two weeks prior to the passive relocation effort. Prior to the passive relocation of the BUOW on the project site, all BUOWs to be relocated shall be banded. Follow-up surveys to determine the fate of the passively relocated BUOWs shall be required to determine the success of the program.</p> <p>BR-13 A 30-day preconstruction survey for BUOW must be conducted so that all occupied burrows can be mapped and a strategy developed so that harm to BUOWs resulting from project construction is avoided.</p> <p>BR-14 Prior to the passive relocation of any BUOWs within the project footprint, a BUOW relocation and habitat management plan that incorporates the above mitigation measures shall be submitted and approved by the CDFW and the City of Chino.</p> <p>BR-15 To compensate for the loss of suitable nesting habitat for loggerhead shrike, open space areas associated with the project site shall be enhanced with native shrubs suitable as nest sites. This could include the planting of shrubby species such as Mexican elderberry.</p> <p>BR-16 Removal of vegetation or other potential nesting bird habitat shall be conducted outside of the avian nesting season (February through August). If removal of vegetation occurs during the avian nesting season, a preconstruction nesting bird survey shall be conducted no more than 7 days prior to this activity. If birds are found to be nesting within or near the impact area, a buffer where no construction activities would occur would need to be established by a qualified biologist. This biologist would also determine if the nest is not currently active or when the nest is no longer active, at which time construction could resume.</p> <p>BR-17 Prior to the issuance of any grading permits, the project Applicant shall be required to pay impact fees for the perpetual management and maintenance of all biological resources protected by conservation easements. These resources include, but are not limited to, the 22.9 acres that are to be avoided within Mill Creek, as described in Edgewater Mitigation Measure BR-1, and the restored native grassland habitat, as described in Edgewater Mitigation Measure BR-9. A conservancy selected by the City shall, in collaboration with the City, determine the amount of these fees and manage the biological resources in these areas in perpetuity.</p>	

6. Summary Table of Mitigation Measures

Table 6-1 Summary of Applicable Mitigation Measures

Potential Impacts	Applicable Mitigation Measures from the 2009 Certified EIR	2013 Addendum Mitigation Measures
5.5 Cultural Resources		
Archaeological or paleontological resources may be uncovered during site excavation.	<p>CR-1 A City-approved Project Archaeologist with background in the historic resources of the City of Chino shall create a mitigation monitoring plan to direct archaeological monitoring prior to earthmoving in the project area, as directed in CR-2. A pre-grade meeting to review the details of that plan must occur between the monitoring archaeologist(s) and the grading contractor before grading begins. The plan must discuss contingency plans associated with Native American tribal representation if any prehistoric artifacts are found during earthmoving. These artifacts may potentially be considered sacred items by one or more Native American tribes. The mitigation monitoring plan must contain a description of how and where artifacts will be curated if found during monitoring.</p> <p>CR-2 Once a depth below the modern ground surface of 3 feet is reached, full-time monitoring shall be required during all construction-related earthmoving. The Project Archaeologist may, at his or her discretion, terminate monitoring if and only if no buried cultural resources have been detected after 50 percent of the qualifying ground has been graded. If buried cultural resources are detected during monitoring, monitoring must continue until 100 percent of virgin earth within the Project area has been disturbed and inspected by the monitor(s).</p> <p>CR-3 Should previously unidentified cultural resource sites, prehistoric or historic cultural resources be encountered during monitoring, they should be Phase II tested and evaluated for significance following CEQA Guidelines prior to allowing a continuance of grading in the area.</p> <p>CR-4 The locations of seven historic pending sites (P871-8H, P871-9H, P871-10H, P871-11H, P871-12H, P871-16H, and P871-22H) shall be carefully monitored during grading of the Project area. Should subsurface manifestations of these sites be uncovered during grading, their qualities shall be documented by the monitoring archaeologist for inclusion in the monitoring report.</p> <p>CR-5 If geotechnical investigations must take place within 250 feet of any known cultural resource site in the Project area, the geotechnical investigation must be monitored by a qualified archaeologist.</p> <p>CR-6 Construction-related earthmoving must be monitored by one (1) qualified Native American monitor. The monitor must belong to the Tribe or be a known descendant of the Gabrieliño Band of Mission Indians.</p> <p>CR-7 Prior to any clearing and grubbing and/or earthmoving activities on the project area, a qualified Project Paleontologist retained by the Project Proponent and approved by the City shall review the approved development and construction plans. The Project Paleontologist shall participate in a pre-construction Project meeting with the development Staff to ensure an understanding of the mitigation measures required during construction.</p> <p>CR-8 Once a depth of 5 feet is reached during grading or trenching, paleontologic monitoring of any earthmoving will be conducted by a qualified monitor, under direct guidance of a Project Paleontologist. Earthmoving in areas of the Project site where previously undisturbed sediments will be buried but not otherwise disturbed will not be monitored. Non-virgin soils need not be monitored.</p> <p>CR-9 If fossil remains are found, the Project Paleontologist shall develop a storage agreement with a museum repository acceptable within the City or County to allow for the permanent storage and maintenance of any fossil remains recovered in the Project area as a result of the mitigation program, and for the archiving of associated specimen data and corresponding geologic and geographic site data. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum repository fossil specimen numbers and corresponding fossil site numbers, as appropriate, placed in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued. Associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized databases) at the museum repository by a laboratory technician. The remains then will be accessioned into the museum repository fossil collection, where they will be permanently stored and maintained. The associated specimen and site data will be made available for future study by qualified investigators.</p> <p>CR-10 A final report of findings shall be prepared by the Project Paleontologist for submission to the City, and the museum repository following accessioning of the specimens into the museum repository fossil collection. The report will describe Project site geology/stratigraphy, summarize field and laboratory methods used, include a faunal list and an inventory of curated/catalogued fossil specimens, evaluate the scientific importance of the specimens, and discuss the relationship of any newly recorded fossil site within the Project site to relevant fossil sites previously recorded from other areas.</p>	None.

6. Summary Table of Mitigation Measures

Table 6-1 Summary of Applicable Mitigation Measures

Potential Impacts	Applicable Mitigation Measures from the 2009 Certified EIR	2013 Addendum Mitigation Measures
5.6 Geology and Soils		
Earthquake faults in the area may potentially cause ground-shaking at the project site.	There are no mitigation measures in the 2009 Certified EIR for geology and soils.	None.
5.7 Greenhouse Gas Emissions		
Cumulative contribution to greenhouse gas emissions in project area.	<p>CC-1 To increase energy efficiency, the Project shall implement the following measures.</p> <ul style="list-style-type: none"> a) Consistent with the California Climate Action Team strategies for reducing greenhouse gas emissions to 1990 levels by 2020 (Green Buildings Initiative), all buildings/units are required to be designed to meet 2013 2008 Title 24 requirements. If project building permits are obtained when post-2008 Title 24 requirements are in place, the Project shall be designed to meet those requirements. b) Consistent with the California Air Resources Board, AB 32 Early Action Measures: all buildings within the Project shall use cool paints; the Project shall incorporate cool pavements in the driveway areas; and the Project shall incorporate a minimum of two shade trees on the south and west sides of each of the low-density residential units. c) Consistent with the California Climate Action Team strategies for reducing greenhouse gas emissions to 1990 levels by 2020 (California Solar Initiative), the Project developer shall offer photovoltaic cells (solar panels) to the single-family residential units. The Project shall install solar panels to generate a minimum of 500,000 kilowatt-hours per year collectively from the solar panels located on the roofs of the structures within the Project. d) Consistent with the California Climate Action Team strategies for reducing greenhouse gas emissions to 1990 levels by 2020 (Appliance Energy Efficiency Standards in Place and in Progress), the Project shall incorporate energy efficient appliances (i.e., dishwashers, washer, dryer, refrigerator, stoves, etc.) where they are provided by the developer. The Project shall also incorporate energy efficient exterior lighting and compact fluorescent lights in residential units. <p>CC-2 Consistent with the California Climate Action Team strategies for reducing greenhouse gas emissions to 1990 levels by 2020 (Zero Waste - High Recycling and Achieve 50 percent Statewide Recycling Goal), the Project shall do the following:</p> <ul style="list-style-type: none"> a) Prior to issuance of a grading permit, the applicant shall prepare a Waste Management Plan for review and approval by the Community Development Department with the goal of reducing waste during construction by 50 percent. b) As possible, the soil removed from the Project during demolition shall be used in the re-grading of the Project site and/or for landscape purposes to avoid placement in a landfill. c) Recycling shall be mandated at the multi-family housing residential areas. d) Appropriate collection and storage space for recycling shall be allocated at the multi-family housing areas. <p>CC-3 Consistent with the California Climate Action Team strategies for reducing greenhouse gas emissions to 1990 levels by 2020 (Water Use Efficiency), a comprehensive water conservation strategy shall be prepared and submitted for review and approval by the Community Development Department prior to the issuance of grading permits. The strategy shall include the specific items that follow, plus other innovative measures that are appropriate for the location.</p> <ul style="list-style-type: none"> a) Tankless water heaters shall be installed in all of the residential units. b) The landscaping in the open space areas shall use drought-resistant plants. c) The residential areas shall have a limit on the amount of turf (grass) of a maximum of 25 percent of the total yard. d) Water efficient design shall be used for buildings. e) Homeowner's Association(s) shall be audited for their water use to promote efficient water use. <p>CC-4 To reduce vehicle miles traveled and emissions associated with trucks and vehicles, the following measures shall be implemented:</p> <ul style="list-style-type: none"> a) Onsite bicycle storage parking shall be provided where designated by the City of Chino Community Development Department in areas that are nonresidential land uses. b) The applicant shall pay its fair share contribution in traffic impact fees and coordinate with the City regarding intersections within the project vicinity, such that traffic passes more efficiently through congested areas. If signals are installed as part of the Project, Light Emitting Diode traffic lights shall be installed. c) Landscape equipment used to maintain the public areas in the development shall be electric. This measure would be applicable to the Homeowner's Association. d) Information regarding public transit shall be displayed at the church and school. 	None.

6. Summary Table of Mitigation Measures

Table 6-1 Summary of Applicable Mitigation Measures

Potential Impacts	Applicable Mitigation Measures from the 2009 Certified EIR	2013 Addendum Mitigation Measures
	CC-5 The project shall either plant 500 canopy-type trees onsite or contribute to an organization that plants trees sufficient funds to plant a minimum of 500 trees in California. Information regarding the area that the trees are to be planted, the organization (if applicable), and the date the trees will be planted shall be provided to the City prior to complete buildout of the project.	
5.8 Hazards and Hazardous Material		
Potential exposure of construction workers to hazardous materials during demolition activities.	HAZ-1 Prior to demolition of any onsite structures and prior to issuance of grading permits, the Applicant shall submit a site Remediation Program to the Building Division and Public Works Department for review and approval to address the existing hazardous materials identified in Section 4.7 of the Draft EIR. This Remediation Program shall: <ul style="list-style-type: none"> Incorporate the recommendations of the URS and Laguna Geosciences Phase I Environmental Site Assessments, and the URS Phase II Soil Investigation for testing and remediation not yet satisfied; Incorporate a plan for State-regulated abandonment of water wells onsite; Require the evaluation of onsite structures for the presence of asbestos and lead-based paint, and the removal of such materials according to the applicable regulations and guidelines established by the South Coast AQMD, Department of Toxic Substances Control, and the US Environmental Protection Agency, and; Specify further soil testing once mass grading has occurred to determine if any soils contain elevated levels of nitrates/nitrites, and incorporate remediation measures to address elevated levels of nitrates/nitrites if discovered. 	None.
5.9 Hydrology and Water Quality		
Alterations to existing drainage patterns that could increase the rate or amount of surface runoff. Water Quality Management Plan, Stormwater Pollution Prevention Plan, and Best Management Practices would reduce potential impacts from erosion, sedimentation of downstream receiving waters, and nonpoint source pollution to less than significant levels.	There are no mitigation measures in the 2009 Certified EIR for hydrology and water quality.	None.
5.10 Land Use and Planning		
Project development is inconsistent with adopted land use plans, policies, and programs.	There are no mitigation measures in the 2009 Certified EIR for land use and planning. For the potential impacts to conservation plans, the 2009 Certified EIR implements the mitigation measures for biological resources (included in Section 5.4 of this Addendum).	None.
5.11 Mineral Resources		
The project site is not used for mineral resource extraction and it is not identified as an area of high mineral resource value by the City or state.	There are no mitigation measures in the 2009 Certified EIR for mineral resources.	None.
5.12 Noise		
Construction noise may increase ambient noise levels in the project area.	N-1 At the time the grading permit application is submitted, the project applicant shall submit a construction noise mitigation plan to the City of Chino for review and approval. The plan shall depict the location of construction equipment and describe how noise would be mitigated through methods such as, but not limited to, locating stationary noise-generating equipment (such as pumps and generators) as far as possible from nearby noise-sensitive receptors. Where practicable, noise-generating equipment will be shielded from nearby noise-sensitive receptors by noise-attenuating buffers such as structures or haul trucks/trailers. Onsite noise sources such as heavy equipment located less than 200 feet from noise-sensitive receptors will be equipped with noise-reducing engine housings. Portable acoustic barriers able to attenuate at least 6 dB will be placed around noise-generating equipment located within 200 feet of both existing residences and occupied residences of completed project phases. Water tanks and equipment storage, staging, and warm-up areas shall be located as far from noise-sensitive receptors as possible. All noise attenuation measures identified in the plan shall be incorporated into the project. N-2 Construction activities shall adhere to the following noise requirements: <ul style="list-style-type: none"> All construction equipment shall utilize noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer. Hours of construction shall comply with those established in Section 15.44.030 of the Chino Municipal Code. Those hours are weekdays and Saturdays from 8:00 a.m. through 7:00 p.m. Construction is prohibited on Sundays and Federal holidays. 	None.

6. Summary Table of Mitigation Measures

Table 6-1 Summary of Applicable Mitigation Measures

Potential Impacts	Applicable Mitigation Measures from the 2009 Certified EIR	2013 Addendum Mitigation Measures
5.13 Population and Housing		
Project population would not substantially affect City or regional population or jobs-to-housing ratio. Displacement of onsite residences would not necessitate construction of additional housing.	There are no mitigation measures in the 2009 Certified EIR for population and housing.	None.
5.14 Public Services		
Increase in population may cause increase in need for fire, police, schools, and library services.	There are no mitigation measures in the 2009 Certified EIR for population and housing. Project Developer would be required to pay developer impact fees and SB 50 fees.	None.
5.12 Recreation		
Use of open space recreation areas may potentially affect least Bell's vireo along Mill Creek.	The 2009 Certified EIR includes implementation of mitigation measure 4-6, from Section 5.4, Biological Resources, to reduce impacts to sensitive biological resources adjacent to recreational areas.	None.
5.13 Transportation/Traffic		
Potential increases in traffic demand on local and Congestion Management Plan roadways.	<p>T-1 The project applicant shall either construct certain improvements or pay a fair share mitigation fee for improvements, to be determined by the City of Chino, at the following intersections to mitigate impacts for the 2019 Interim Year condition.</p> <p>City of Chino</p> <ul style="list-style-type: none"> ■ SR-71 Freeway Northbound Ramps (NS) at: 5. Pine Avenue (EW) ■ El Prado Road (NS) at: 7. Pine Avenue (EW) ■ Euclid Avenue (SR-83) (NS) at: 11. Edison Avenue (EW) 12. Eucalyptus Avenue (EW) 13. Merrill Avenue (EW) 14. Kimball Avenue (EW) 15. Bickmore Avenue (EW) 16. Pine Avenue (EW) ■ Euclid Avenue (SR-83)/Butterfield Ranch Road (NS) at: 18. SR-71 Freeway Southbound Off-Ramp/Shady View Drive (EW) ■ Mill Creek Road (NS) at: 20. Kimball Avenue (EW) ■ Chino Corona Road / Mill Creek Road (NS) at: 22. Pine Avenue (EW) ■ Cucamonga Avenue (NS) at: 23. Chino Corona Road (EW) 52. Project Site Access Road (EW) [Future Intersection] ■ Main Street (NS) at: 29. Pine Avenue (EW) [Future intersection] ■ Main Street/North East Project Site Access Roadway (NS) at: 30. Chino Corona Road (EW) [Future intersection] <p>Counties of San Bernardino/Riverside</p> <ul style="list-style-type: none"> • Hellman Avenue (NS) at: 	None.

6. Summary Table of Mitigation Measures

Table 6-1 Summary of Applicable Mitigation Measures

Potential Impacts	Applicable Mitigation Measures from the 2009 Certified EIR	2013 Addendum Mitigation Measures
	<p>33. Kimball Avenue/Limonite Avenue (EW) [Future Intersection] 34. Pine Avenue/Schleisman Road (EW) 35. Chino Corona Road/Chandler Street (EW)</p> <p>County of Riverside</p> <ul style="list-style-type: none"> • Archibald Street (NS) at: 37. Schleisman Road (EW) 39. River Road (EW) • Harrison Avenue (NS) at: 44. Schleisman Road (EW) • Sumner Avenue (NS) at: 45. Schleisman Road (EW) • Cleveland Avenue (NS) at: 46. Schleisman Road (EW) <p>T-2 The project applicant shall adhere to the following provisions regarding project circulation and landscape improvements:</p> <ul style="list-style-type: none"> • Landscape plans shall incorporate the line of sight at project access points to ensure that fences, signs, trees, shrubs, etc. do not block the line of sight. • Internal traffic signing/stripping shall be implemented in conjunction with detailed construction plans for the project. • Stop sign control for the project site access driveways shall be provided. • The project internal spine road shall be constructed to Specific Plan/collector roadway standards. • Cucamonga Avenue shall be constructed from project entry to Chino Corona Road to match the planned street section north of Chino Corona Road, which is a Local Collector (two lanes) with Paseo (83' right-of-way). • Chino Corona Road adjacent to the site shall be constructed at its half section width as a local collector (66' right-of-way) in conjunction with project development. <p>T-3 The project applicant shall pay fair share fees, to be established by the City of Chino, for improvements to the Post-2030 circulation network to accommodate project traffic.</p>	
5.14 Utilities and Service Systems		
<p>Potential impacts related to wastewater sewer line placement below 566-foot elevation line and potable and recycled water demand.</p>	<p>USS-1 Construction contractors utilized for construction of Project infrastructure for the utility systems (potable water, recycled water, sanitary sewer and/or storm drain) shall be required to follow Best Management Practices to limit short-term construction-related impacts.</p> <p>USS-2 Sewer systems below the 566-foot elevation contour shall be designed as sealed systems to mitigate the potential high inflow and infiltration into the sewer system. All manhole covers and clean-out covers with elevations lower than 566-foot elevation contour shall have bolted covers with pressure plated assemblies. All sewer structures including wet wells, junction structures, flow splitters, and manholes that extend below the 566-foot elevation contour shall be plastic lined, and include water-stops at all construction and expansion joints.</p> <p>USS-3 Design, construction, and timing of wastewater facilities shall conform to the hydraulic criteria presented in the 2013 Sewer Master Plan Update, Subareas 1 and 2 (Bureau Veritas North America, Inc., November 2007) (RBM, March 5, 2013).</p> <p>Design, construction, and timing of storm drain facilities shall conform to the hydraulic criteria presented in the Storm Drain Master Plan Update Report, Subarea 2 (Bureau Veritas North America, Inc., December 2007).</p> <p>USS-4 The applicant/developer and the City of Chino shall work to include sustainable systems for use of water and energy with the project design.</p>	<p>None.</p>

7. References

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