

**Addendum to The Preserve - Chino Sphere of
Influence-Subarea 2 EIR**

For Van Vliet – Tract No. 20161

State Clearing House No. 2000121036

The following Addendum has been prepared in compliance with CEQA

Prepared for:

City of Chino
13220 Central Avenue
Chino, CA 91710

Prepared by:

Chino Preserve Development Corporation
1156 N. Mountain Avenue
Upland, CA 91786

Monchamp Meldrum LLP
50 Francisco Street, Suite 450
San Francisco, CA 94133

July 2019

Table of Contents

1. INTRODUCTION.....	4
1.1 Prior Project Approvals and Environmental Review Applicable To The Project.....	4
1.1.1 The Preserve Specific Plan – March 2003	5
1.1.2 Tentative Tract Maps 16418 and 16419 – September 2003/ MSA 2003-01	5
1.1.3 The Preserve Development Agreement – July 2004	12
1.1.4 Master Site Approval No. 2005-04 - Van Vliet, Flores, and Westra Properties – April 2006.....	12
1.1.5 First Amendment to The Preserve Development Agreement – December 2008	15
1.1.6 Amendment to MSA 2005-04 for Mission Pointe Church – December 2009 (PL 08-0707).....	15
1.1.7 Amendment to MSA 2005-04 for Transfer of Units from Lot 11 to Westra - March 2010	17
1.1.8 Second Amendment to The Preserve Development Agreement – January 2014.....	19
1.1.9 Site Approval for The Bridge Community Church – May 2016 (PL 15-0910, PL 15-0912)	19
1.1.10 Flores Retail Site – October 2016 (PL15-0482)	19
1.1.11 Third Amendment to the Preserve Development Agreement – August 2016.....	21
1.2 Current Status	21
1.3 Purpose and Scope of This Addendum	23
2 PROPOSED PROJECT	24
2.1 Description of the Proposed Project	24
2.2 Proposed Changes to the Previously Approved Project.....	28
3 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED	29
4 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)	29
5 ENVIRONMENTAL IMPACT ANALYSIS.....	30
5.1 AESTHETICS	30
5.1.1 Summary of PSP EIR Findings.....	30
5.1.2 Impact Analysis of Proposed Project	31
5.2 AGRICULTURAL RESOURCES.....	33
5.2.1 Summary of PSP EIR Findings.....	33
5.2.2 Impact Analysis of Proposed Project	34
5.3 AIR QUALITY	36
5.3.1 Summary of PSP EIR Findings.....	36
5.3.2 Impact Analysis of Proposed Project	38
5.4 BIOLOGICAL RESOURCES	41
5.4.1 Summary of PSP EIR Findings.....	41
5.4.2 Impact Analysis of Proposed Project	42
5.5 CULTURAL RESOURCES	46
5.5.1 Summary of PSP EIR Findings.....	46
5.5.2 Impact Analysis of Proposed Project	47
5.6 GEOLOGY AND SOILS.....	48
5.6.1 Summary of PSP EIR Findings.....	48
5.6.2 Impact Analysis of Proposed Project	50
5.7 GREENHOUSE GAS EMISSIONS	52
5.7.1 Summary of PSP EIR Findings.....	52
5.7.2 Impact Analysis of Proposed Project	53

5.8	HAZARDS AND HAZARDOUS MATERIALS.....	56
5.8.1	Summary of PSP EIR Findings	56
5.8.2	Impact Analysis of Proposed Project	58
5.9	HYDROLOGY AND WATER QUALITY.....	61
5.9.1	Summary of PSP EIR Findings.....	61
5.9.2	Impact Analysis of Proposed Project	62
5.10	LAND USE.....	66
5.10.1	Summary of PSP EIR Findings.....	66
5.10.2	Impact Analysis of Proposed Project	68
5.11	NOISE	70
5.11.1	Summary of PSP EIR Findings.....	70
5.11.2	Impact Analysis of Proposed Project	71
5.12	POPULATION & HOUSING.....	74
5.12.1	Summary of PSP EIR Findings.....	74
5.12.2	Impact Analysis of Proposed Project	74
5.13	PUBLIC SERVICES.....	76
5.13.1	Summary of PSP EIR Findings.....	76
5.13.2	Impact Analysis of Proposed Project	78
5.14	TRANSPORTATION/TRAFFIC	80
5.14.1	Summary of PSP EIR Findings.....	80
5.14.2	Impact Analysis of Proposed Project	81
5.15	TRIBAL CULTURAL RESOURCES.....	85
5.15.1	Summary of PSP EIR Findings.....	85
5.15.2	Impact Analysis of the Proposed Project.....	85
5.16	UTILITIES & SERVICE SYSTEMS.....	86
5.16.1	Summary of PSP EIR Findings.....	86
5.16.2	Impact Analysis of Proposed Project	87
5.17	ENERGY.....	90
5.17.1	Summary of PSP EIR Findings.....	90
5.17.2	Impact Analysis of Proposed Project	91

Appendix A: Mitigation Measures from the Preserve Specific Plan EIR that Apply to this Project

Appendix B: Geotechnical Report
Soil and Geologic Grading Report Engineered Grading of Tracts 17571 and 17626
Chino, CA, April 2007. RMA Group.

Appendix C: Hydrology Reports
Preliminary Hydrology Study for Van Vliet Site, March 2019, L.D. King
Preliminary Water Quality Management Plan for Tract 20161 at the Preserve, L.D. King.

Appendix D: Traffic Report
Trip Generation Assessment for Van Vliet Site in The Preserve Specific Plan (Tract No. 17571), March 2019, Linscott Law & Greenspan.

1. INTRODUCTION

The purpose of this Addendum to The Preserve – Chino Sphere of Influence – Sub-Area 2 Environmental Impact Report (State Clearinghouse [SCH] No. 2000121036) is to analyze the impacts resulting from implementation of the Proposed Project, specifically whether there will be any difference in the impacts previously evaluated and those that would be associated with the currently Proposed Project. This Addendum also reviews whether any new information of substantial importance has been identified that shows that the Proposed Project will have one or more significant effects not discussed in the previous certified Environmental Impact Report.

The Proposed Project (referred to as Van Vliet) is located within The Preserve Specific Plan (“Preserve Specific Plan” or “PSP”) area in the City of Chino (“City”) in southwestern San Bernardino County (see Figure 1). The Proposed Project site’s location within the PSP is shown in Figure 2 and as seen in Figure 3, the Proposed Project site is currently vacant (the “Property” or “Proposed Project site”). The Proposed Project includes development on 44.13 adjusted gross acres.

There is a 1.5-acre drainage basin that is owned by the City of Chino located in the southwest corner of the Proposed Project site (“Interim Drainage Basin”). The Interim Drainage Basin is included within the Proposed Project site because it will be used to collect and store stormwater from the Proposed Project until the City’s Master Plan Storm Drain Line H system is constructed. The Interim Drainage Basin is currently used for the 250 family affordable apartments that are located directly east of the Interim Drainage Basin. The Interim Drainage Basin will be retrofitted with a pump system as part of the Proposed Project to serve the future residential units within the Van Vliet project area.

The Proposed Project would allow development consistent with the Preserve Specific Plan through approval of a Master Site Approval (PL18-0010) and Tentative Tract Map 20161 (PL18-0011). The Proposed Project is a master plan that shows a layout for residential development that allows up to 494 residential units on the 44.13 acre Proposed Project site, referred to as the Van Vliet property. The Proposed Project site is in the Medium Density Residential (“MDR”) land use designation in PSP (see Figure 2 on page 7). The allowable density for the MDR designation in the PSP is between 6-14 dwelling units/acre (du/acre). The density of the Proposed Project is 11.19 du/acre and is therefore consistent with the PSP and does not require any change in land use designations in the PSP or General Plan. As detailed in Section 1.1.1 of this Addendum, the PSP allows transfer of density to the Proposed Project site.

1.1 Prior Project Approvals and Environmental Review Applicable To The Project

This section of the Addendum describes the history of the PSP, projects within the PSP that have been approved to date, and associated environmental review in accordance with the California Environmental Quality Act (CEQA, California Public Resources Code, Sections 21000, et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.).

1.1.1 The Preserve Specific Plan – March 2003

As stated above, the Proposed Project is located within the PSP area (see Figure 2). In March 2003, the City approved the PSP, which covers an area of 5,435 acres. Section VII of the PSP describes the system for administering development within the PSP.

The PSP requires “Master Plans” in certain instances, including for projects 5 acres or greater in area, if density transfers are proposed, and in other circumstances. The PSP also requires that Master Plans identify anticipated phasing of development, density transfers, location and size of individual development sites, location and size of public and private, parks, trails, public open space, and public facilities, and other information. (PSP, pp. 208 – 211, Section VII, Administration)

The PSP allows transfer of excess residential density among properties under a single/common ownership, in order to provide “flexibility to respond to site constraints and market demands, yet still ensure that the overall goals of The Preserve are maintained.” In brief, density is considered “excess” when a project or master plan has been approved or developed below the average density for the applicable land use designation(s). Density may be transferred within approved Master Plans, and from areas within a Master Plan to an area under the same ownership outside the Master Plan if certain criteria, explained in the PSP and summarized here, are met. Specifically, the PSP allows transfer of residential dwelling units as follows: transfers up from Low Density Residential (LDR) to Medium Density Residential (MDR), High Density Residential 16 (HDR 16), or Community Core (CC) designations; transfers up from MDR to HDR or CC designations; or transfers from HDR to another HDR or CC designation, or from a CC to another CC or HDR designations. (PSP, p. 207) The PSP explains that “[d]evelopment is assumed to occur in a number of phases over time.” PSP phasing provides a conceptual framework to facilitate development of the PSP while assuring necessary infrastructure can support planned development. However the exact timing, location, and extent of individual phases is largely dependent on developers’ decisions and market conditions. (PSP, p. 220)

At the same time as it approved the PSP, the City certified The Preserve – Chino Sphere of Influence – Sub-Area 2 Environmental Impact Report (“PSP EIR”) (State Clearinghouse [SCH] No. 2000121036). The PSP EIR is a “program” EIR and was prepared in accordance with CEQA. In certifying the PSP EIR, the City Council found that it adequately addressed the potential environmental impacts associated with planned buildout of the PSP area, inclusive of the Project site that is the subject of evaluation in this document.

As detailed below and consistent with the PSP’s goal to provide flexibility while ensuring the PSP’s goals are met, during build-out of the PSP, residential densities and land uses for various parcels were modified. Each of these changes was reviewed and analyzed in accordance with CEQA.

1.1.2 Tentative Tract Maps 16418 and 16419 – September 2003/ MSA 2003-01

As noted above, the PSP requires preparation of Master Plans that identify anticipated phasing. Consistent with the PSP and associated PSP EIR, on September 15, 2003, the Planning

Commission approved the Preserve Specific Plan Master Site Approval No. 2003-01 and Tentative Tract Map Nos 16418 and 16419 for development of Phases 1 & 2 of the PSP. (Figure 4) (“2003 Master Plan”). The Proposed Project site is located within the approved conceptual lot plan for TTM 16418 that included 650 residential units on a 46.43 acre site, as well as potential community facilities, RV storage and an Interim Drainage Basin. (Figure 4 and 5). At the same time, the City approved a Mitigated Negative Declaration (“MND”) for the Master Plan for Phases 1 & 2 (“2003 MND”).

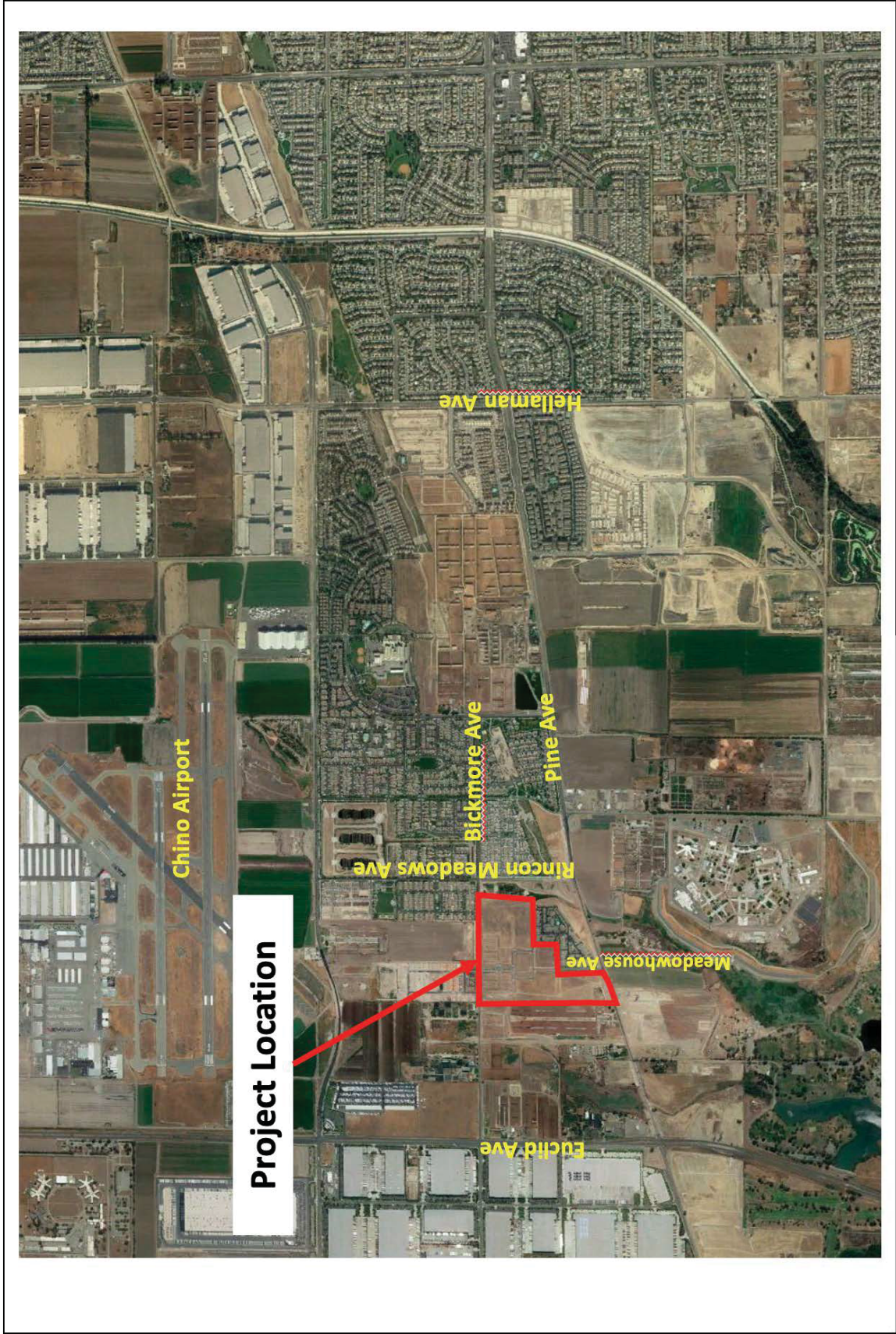


Figure 1. Project Location

Lewis Management Corp.

LAND USE PLAN

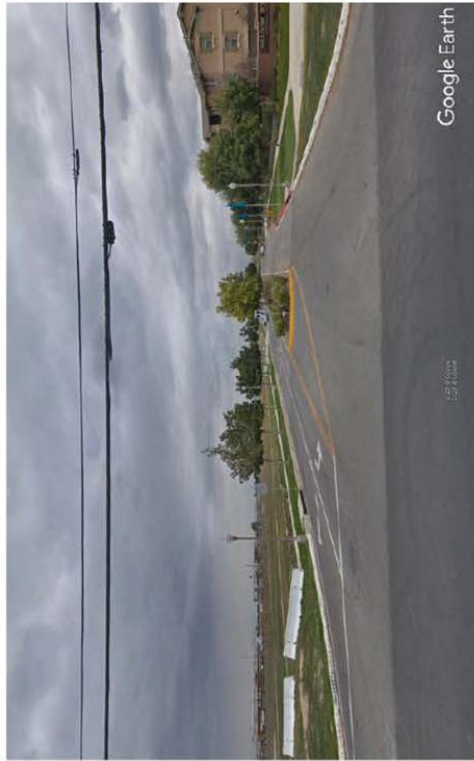
Residential	Estate Residential (2du/ac)	ER	61.50 ac
	Low Density Residential (5.5 du/ac)	LDR	430.61 ac
	Medium Density Residential (10 du/ac)	MDR	568.30 ac
	High Density Residential 16 (16 du/ac)	HDR 16	159.63 ac
	High Density Residential 20 (21 du/ac)	HDR 20	46.40 ac
	High Density Residential 30 (30 du/ac)	HDR 30	32.00 ac
	Community Core 16 (16 du/ac)	CC 16	55.67 ac
	Community Core 30 (30 du/ac)	CC 30	13.50 ac
Business	Neighborhood Commercial (25 FAR)	NC	13.80 ac
	Regional Commercial (25 FAR)	RC	86.07 ac
	Airport Related (.35 FAR)	AR	251.97 ac
	Light Industrial (.45 FAR)	LI	357.07 ac
	Community Core 16 (16 du/ac)	CC 16	45.54 ac
	Community Core 30 (30 du/ac)	CC 30	11.02 ac
Open Space	Open Space-Water	OS-W	48.30 ac
	Open Space-Natural	OS-N	1,649.89 ac
	Open Space-Recreational	OS-R	477.36 ac
	Agriculture/Open Space-Natural	AG/OS-N	321.11 ac
	Agriculture	AG	200.08 ac
Other	Public Facilities	PF	191.09 ac
	Roads	RD	205.12 ac
Total: 5,226.03 ac			



Note: During the preparation of this specific plan, a portion of the Chino Airport was annexed and taken out of the planning area.



Figure 2. Project Location Within The Preserve Specific Plan



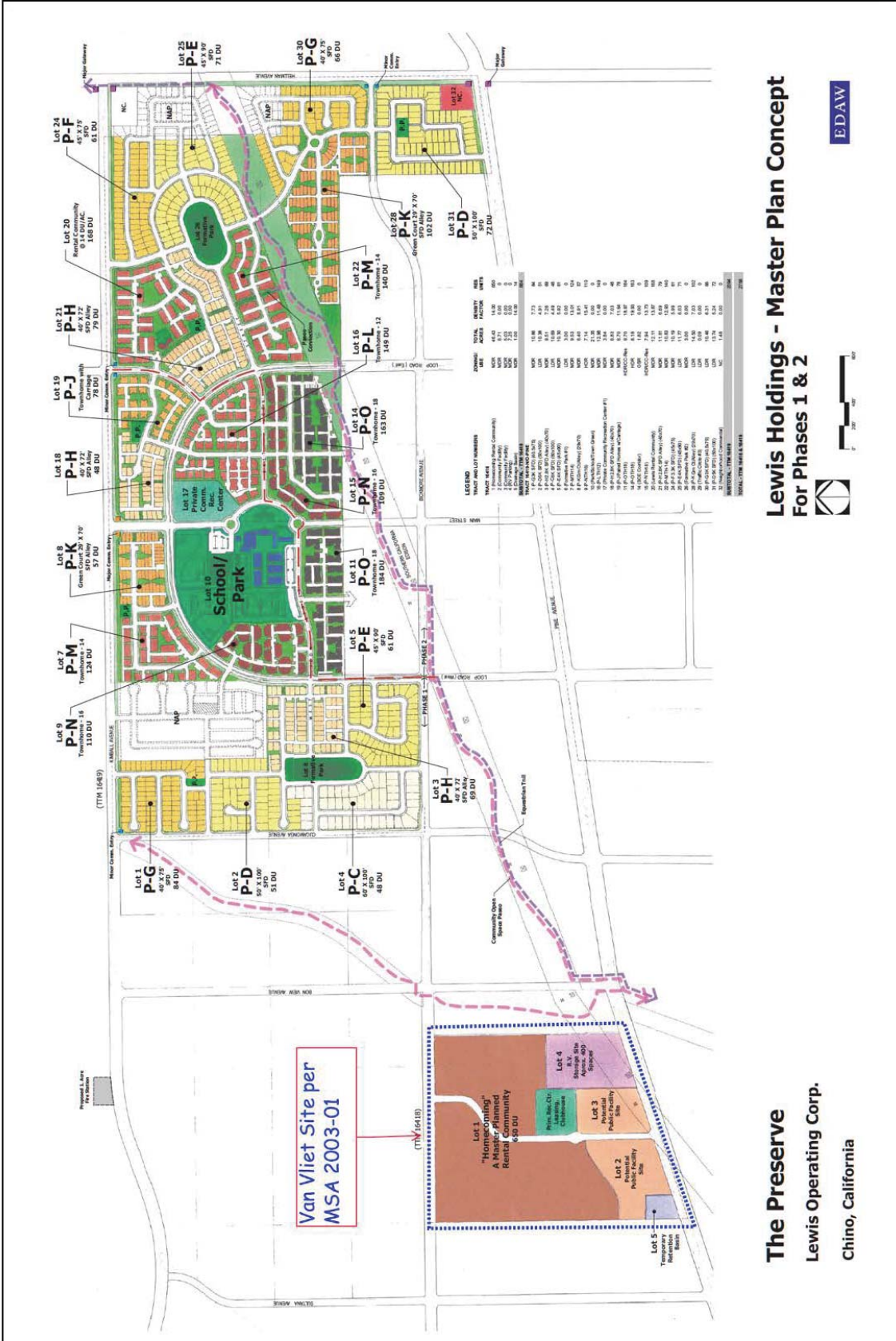
Pine & Meadowhouse (Facing North)



Bickmore & Meadowhouse (Facing South-West)



Bickmore (Facing South)



**Lewis Holdings - Master Plan Concept
 For Phases 1 & 2**



The Preserve
 Lewis Operating Corp.
 Chino, California

Figure 4. 2003 Master Site Approval 2003-01

Lewis Management Corp.

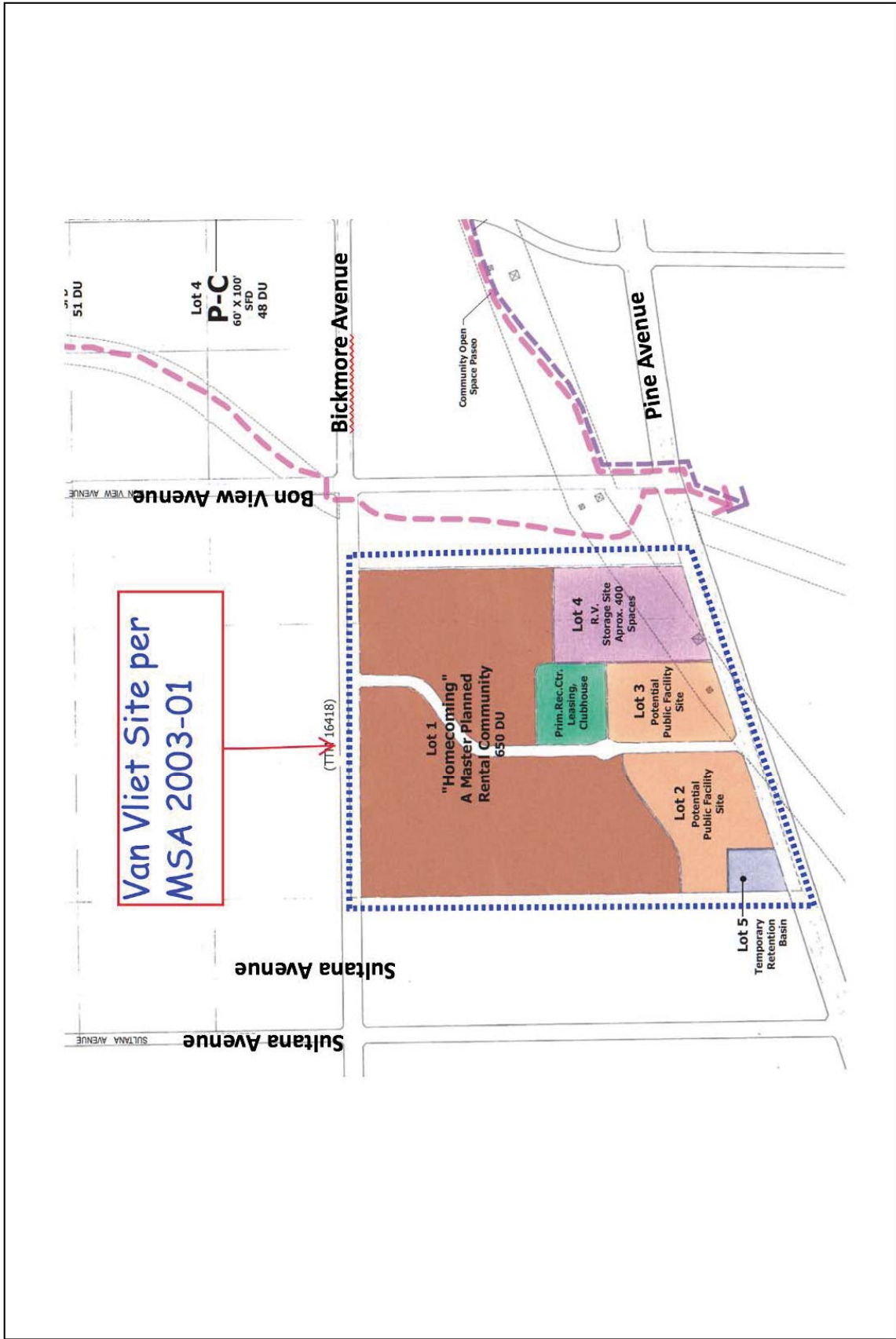


Figure 5. Site Plan Approved in 2003 for Van Vliet Property

Lewis Management Corp.

1.1.3 The Preserve Development Agreement – July 2004

The City and Chino Development Corporation (“CDC”) and Chino Preserve Development Corporation’s (“CPDC”) – collectively referred to as Lewis – entered into The Preserve Development Agreement (City of Chino Contract No. 2004-073) on July 1, 2004. Among other things, the Development Agreement provided for the right to transfer dwelling units throughout the PSP area for properties under Lewis’ ownership, provided the total maximum allowable number of units (at that time 7,274) was not exceeded. The Development Agreement states that subject to the limit on the number and type of residential units identified in the Development Agreement and the terms and conditions of the “Development Approvals” granted by the City, the number of residential dwelling units could be increased or decreased by transferring densities in accordance with the PSP. Further, the number of residential dwelling units permitted by the Development Agreement but not constructed, whether or not located within existing Master Plan areas, may be transferred to other land within Lewis holdings within the PSP. Transfers are allowed provided that the maximum number of residential dwelling units identified in the Development Agreement are not exceeded. Other criteria for transfers are explained in Section 1.1.1 above.

1.1.4 Master Site Approval No. 2005-04 - Van Vliet, Flores, and Westra Properties – April 2006

The 2003 Master Plan for Phases 1 & 2, which included the Proposed Project site as detailed in Section 1.1.2 above, was amended in 2006 to allow for development of 945 units on a 117.36 acre area that also included the Proposed Project site (MSA No. 2005-04, Van Vliet, Flores, Westra). This Amendment to Phases 1 & 2 of the Master Plan allowed additional development consistent with the approved PSP, and included development of 470 units and the Interim Detention Basin on the Proposed Project site, as well as additional 250 affordable housing units within TTM 17571 known as Meadow Square (Figures 6 and 7) (“2006 Master Plan Amendment”). The environmental impacts of the 2006 Master Plan Amendment were analyzed in a MND that tiered off the original 2003 PSP EIR (“2006 MND”). The 2006 MND concluded that no further environmental review was required, beyond the information contained in the 2006 MND. Therefore, the 2006 MND included the City’s finding (p. 3-12) as follows:

although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. Further, none of the determinations set forth in the Public Resources Code Section 21166 and State CEQA Guidelines Section 15162 can be established. A Mitigated Negative Declaration will be prepared.

The 2006 Master Plan Amendment and 2006 MND are collectively referred to as the “April 2006 Approvals.” The 250 affordable units in the Meadow Square project have been constructed. Due to market conditions, the other 470 units that were approved for the Proposed Project site as part of the April 2006 Approvals have not yet been constructed.

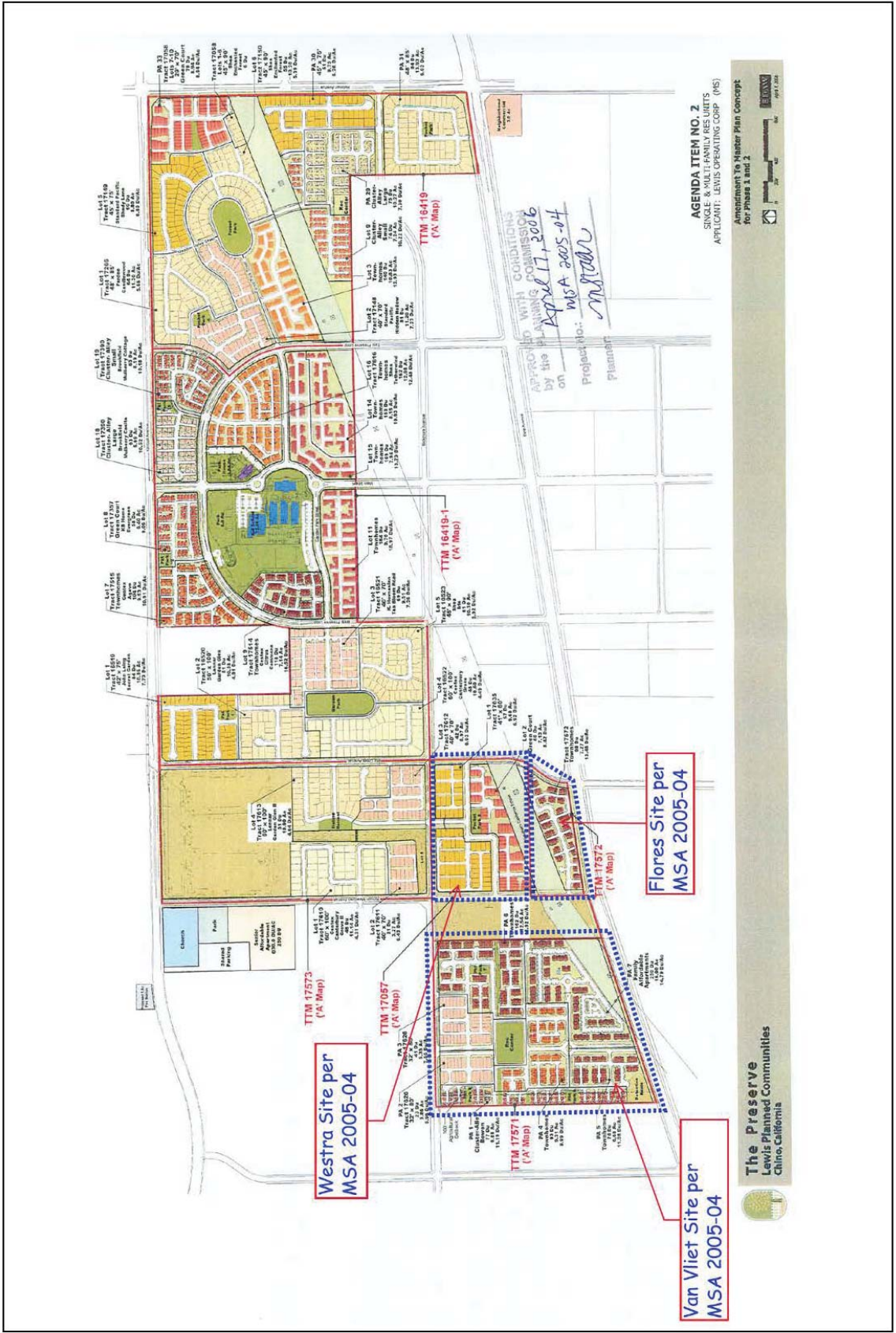


Figure 6. 2006 Master Site Approval 2005-04

Lewis Management Corp.

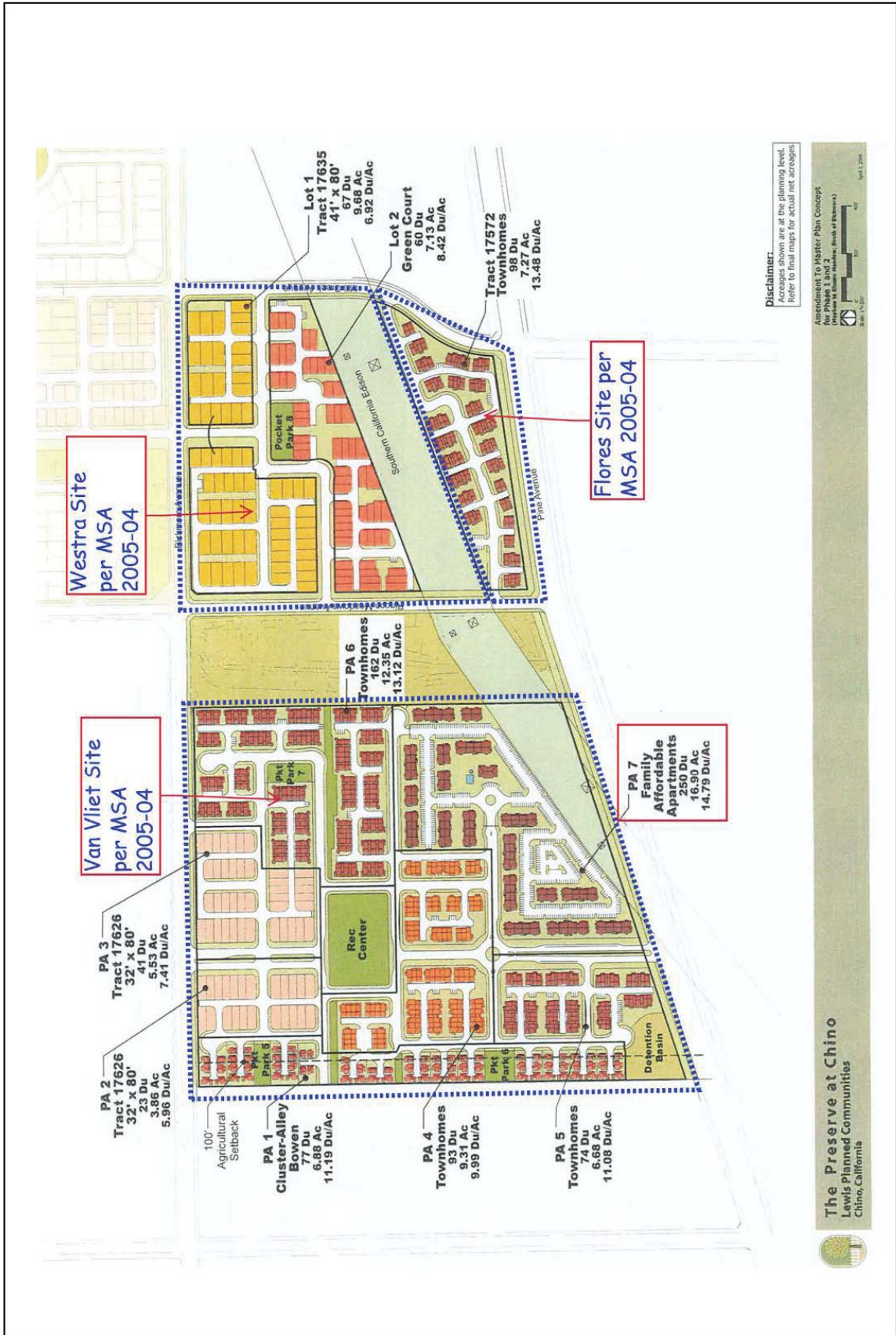


Figure 7. Site Plans Approved in 2006 for Van Vliet, Flores and Westra Properties

1.1.5 First Amendment to The Preserve Development Agreement – December 2008

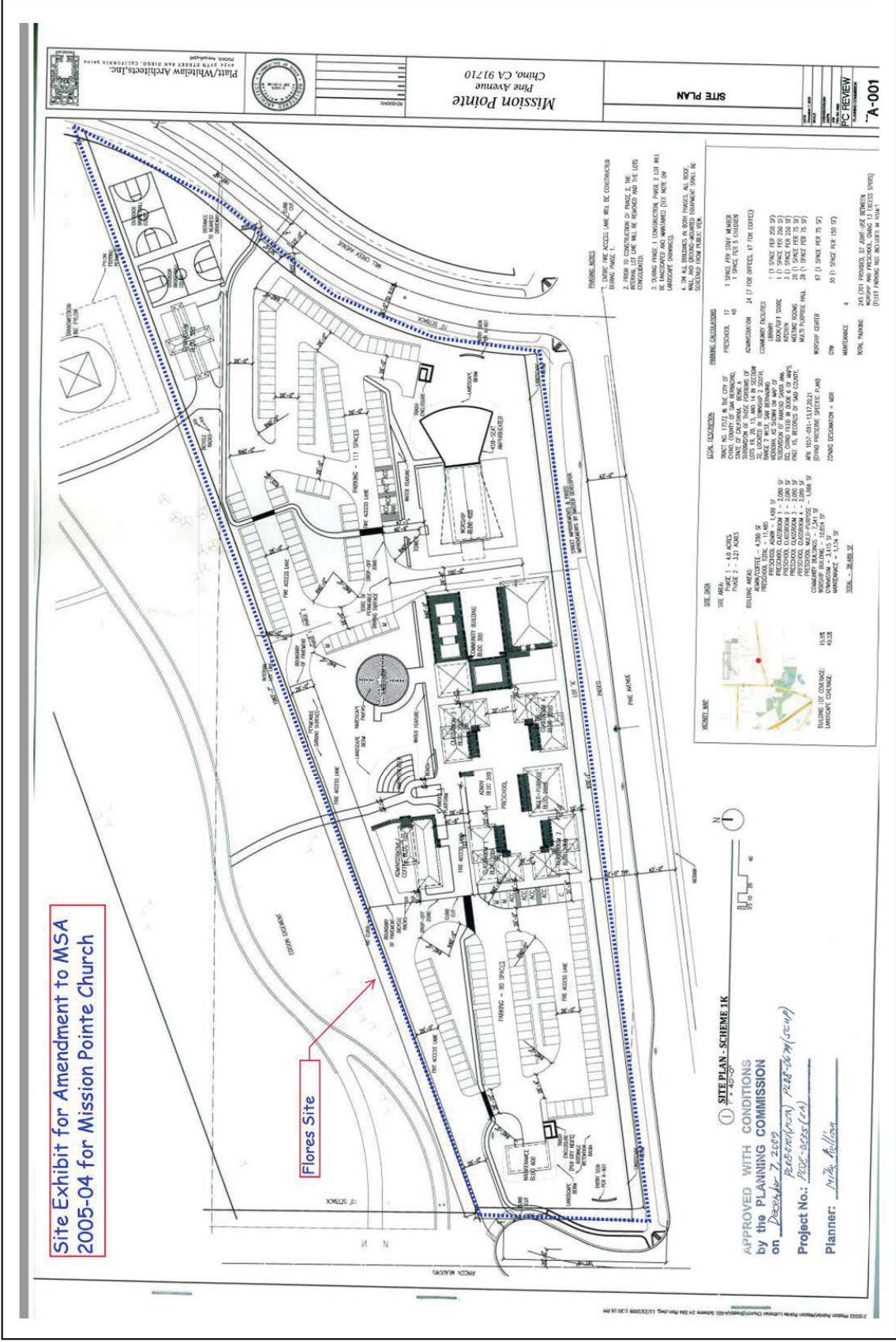
The First Amendment to the Development Agreement, dated December 2, 2008, allowed for an additional 600 units to be constructed on Lewis land holdings within the PSP area, including the Proposed Project site, increasing the allowable units to 7,874. The amendment was approved to expand residential housing opportunities as called for by the City’s Housing Element, and did not otherwise modify PSP regulations applicable to development of the Proposed Project site. The environmental review of the Specific Plan Amendment and the First Amendment to the Development Agreement were tiered off the PSP EIR through a Mitigated Negative Declaration (“2008 MND”). The 2008 MND also analyzed rezoning of the 35 acre Marquez property, which is adjacent to the west side of the Proposed Project site from Medium Density Residential (MDR) to High Density Residential (HDR 30 and HDR 16). The 2008 MND found that there would be no significant effects on the environment as a result of the Specific Plan Amendment and the First Amendment to the Development Agreement.

1.1.6 Amendment to MSA 2005-04 for Mission Pointe Church – December 2009 (PL 08-0707)

In December 2009, the City approved another amendment to the 2006 Master Plan, authorizing development of Mission Pointe Church (now the Bridge Church, see section 1.1.6 below) on the Flores property (7.2-acres), which is within the 2006 Master Plan and located to the east of the Proposed Project site. (Figure 8) The approval included construction of 38,489 square feet of church and school-related facilities. The City analyzed this change in an Addendum to the 2006 MND and found that there would be no new significant impacts or changes to the severity of the impacts as a result of the change from residential development to development of a church campus.

Site Exhibit for Amendment to MSA
2005-04 for Mission Pointe Church

Flores Site



Platt/Whiteley Architects, Inc.
 4111 STREET HARBOR, CALIFORNIA 94701
 PHONE: (415) 435-1100
 FAX: (415) 435-1101
 WWW: PLATTWHITELEY.COM

MISSION POINTE
 Pine Avenue
 China, CA 91710

SITE PLAN

PC REVIEW
 DATE: 12/15/09
 BY: [Signature]
 TITLE: [Title]

A-001

GENERAL NOTES:
 1. ALL DIMENSIONS IN THIS PLAN SHALL BE CONSIDERED AS CENTERLINE UNLESS OTHERWISE NOTED.
 2. PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
 3. ALL UTILITIES SHALL BE SHOWN AND DEPT. OF PUBLIC WORKS SHALL BE NOTIFIED PRIOR TO CONSTRUCTION.
 4. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES.
 5. ALL UTILITIES SHALL BE REPAIRED OR REPLACED AS NECESSARY.
 6. ALL UTILITIES SHALL BE REPAIRED OR REPLACED AS NECESSARY.
 7. ALL UTILITIES SHALL BE REPAIRED OR REPLACED AS NECESSARY.
 8. ALL UTILITIES SHALL BE REPAIRED OR REPLACED AS NECESSARY.

PERMITS REQUIRED:
 1. PERMIT TO CONSTRUCT
 2. PERMIT TO OCCUPY
 3. PERMIT TO DISPOSE OF SOLID WASTE
 4. PERMIT TO DISPOSE OF LIQUID WASTE
 5. PERMIT TO DISPOSE OF GASES
 6. PERMIT TO DISPOSE OF OILS
 7. PERMIT TO DISPOSE OF HAZARDOUS WASTE
 8. PERMIT TO DISPOSE OF RADIOACTIVE WASTE
 9. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 10. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 11. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 12. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 13. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 14. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 15. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 16. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 17. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 18. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 19. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 20. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS

PERMITS REQUIRED:
 1. PERMIT TO CONSTRUCT
 2. PERMIT TO OCCUPY
 3. PERMIT TO DISPOSE OF SOLID WASTE
 4. PERMIT TO DISPOSE OF LIQUID WASTE
 5. PERMIT TO DISPOSE OF GASES
 6. PERMIT TO DISPOSE OF OILS
 7. PERMIT TO DISPOSE OF HAZARDOUS WASTE
 8. PERMIT TO DISPOSE OF RADIOACTIVE WASTE
 9. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 10. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 11. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 12. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 13. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 14. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 15. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 16. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 17. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 18. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 19. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 20. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS

PERMITS REQUIRED:
 1. PERMIT TO CONSTRUCT
 2. PERMIT TO OCCUPY
 3. PERMIT TO DISPOSE OF SOLID WASTE
 4. PERMIT TO DISPOSE OF LIQUID WASTE
 5. PERMIT TO DISPOSE OF GASES
 6. PERMIT TO DISPOSE OF OILS
 7. PERMIT TO DISPOSE OF HAZARDOUS WASTE
 8. PERMIT TO DISPOSE OF RADIOACTIVE WASTE
 9. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 10. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 11. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 12. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 13. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 14. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 15. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 16. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 17. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 18. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 19. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 20. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS

PERMITS REQUIRED:
 1. PERMIT TO CONSTRUCT
 2. PERMIT TO OCCUPY
 3. PERMIT TO DISPOSE OF SOLID WASTE
 4. PERMIT TO DISPOSE OF LIQUID WASTE
 5. PERMIT TO DISPOSE OF GASES
 6. PERMIT TO DISPOSE OF OILS
 7. PERMIT TO DISPOSE OF HAZARDOUS WASTE
 8. PERMIT TO DISPOSE OF RADIOACTIVE WASTE
 9. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 10. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 11. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 12. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 13. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 14. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 15. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 16. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 17. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 18. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 19. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 20. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS

PERMITS REQUIRED:
 1. PERMIT TO CONSTRUCT
 2. PERMIT TO OCCUPY
 3. PERMIT TO DISPOSE OF SOLID WASTE
 4. PERMIT TO DISPOSE OF LIQUID WASTE
 5. PERMIT TO DISPOSE OF GASES
 6. PERMIT TO DISPOSE OF OILS
 7. PERMIT TO DISPOSE OF HAZARDOUS WASTE
 8. PERMIT TO DISPOSE OF RADIOACTIVE WASTE
 9. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 10. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 11. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 12. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 13. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 14. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 15. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 16. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 17. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 18. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 19. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 20. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS

PERMITS REQUIRED:
 1. PERMIT TO CONSTRUCT
 2. PERMIT TO OCCUPY
 3. PERMIT TO DISPOSE OF SOLID WASTE
 4. PERMIT TO DISPOSE OF LIQUID WASTE
 5. PERMIT TO DISPOSE OF GASES
 6. PERMIT TO DISPOSE OF OILS
 7. PERMIT TO DISPOSE OF HAZARDOUS WASTE
 8. PERMIT TO DISPOSE OF RADIOACTIVE WASTE
 9. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 10. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 11. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 12. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 13. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 14. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 15. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 16. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 17. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 18. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 19. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 20. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS

PERMITS REQUIRED:
 1. PERMIT TO CONSTRUCT
 2. PERMIT TO OCCUPY
 3. PERMIT TO DISPOSE OF SOLID WASTE
 4. PERMIT TO DISPOSE OF LIQUID WASTE
 5. PERMIT TO DISPOSE OF GASES
 6. PERMIT TO DISPOSE OF OILS
 7. PERMIT TO DISPOSE OF HAZARDOUS WASTE
 8. PERMIT TO DISPOSE OF RADIOACTIVE WASTE
 9. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 10. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 11. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 12. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 13. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 14. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 15. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 16. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 17. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 18. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 19. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS
 20. PERMIT TO DISPOSE OF OTHER HAZARDOUS MATERIALS

Figure 8. Amendment to MSA 2005-04 for Mission Pointe Church on Flores Site

Lewis Management Corp.

1.1.7 Amendment to MSA 2005-04 for Transfer of Units from Lot 11 to Westra - March 2010

In March 2010, the City approved another amendment to the 2006 Master Plan to transfer 17 residential units from Lot 11 to the Westra property (located to the east of the Proposed Project site and included in the April 2006 Approvals), and two subdivisions of the 21.08 acre Westra property: TTM 17635 into 79 lots on 11.83 acres, and TTM 18778 into 65 lots on 9.25 acres (Figure 9). This change did not modify the total amount of residential units permitted under the Development Agreement (then, 7,874 in accordance with the First Amendment to the Development Agreement), and did not otherwise modify PSP regulations applicable to development of the Proposed Project site. The City found that this transfer was consistent with the previous environmental review in the PSP EIR and 2006 MND and there would be no new significant impacts or changes to the severity of the impacts as a result of these changes.

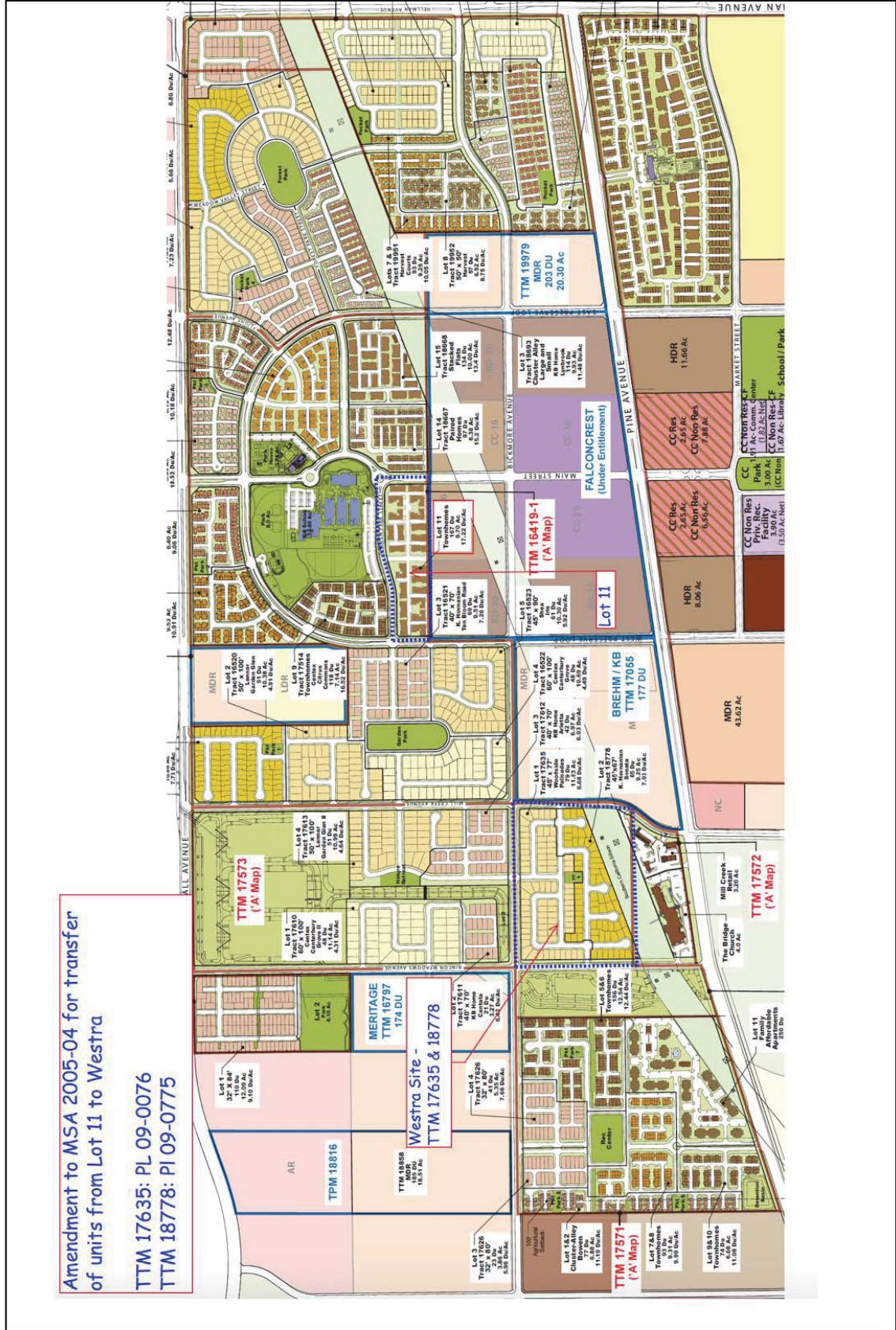


Figure 9. Amendment to MSA 2005-04 Transferring Units to Westra Property
Lewis Management Corp.

1.1.8 Second Amendment to The Preserve Development Agreement – January 2014

In January 2014, the City approved a Second Amendment to The Preserve Development Agreement (“Second Amendment”) which added more property to the Lewis land holdings within the PSP area and increased the total number of dwelling units allowed by the Development Agreement from 7,874 to 8,104. Similar to the First Amendment to the Development Agreement, the Second Amendment did not otherwise modify PSP regulations applicable to development of the Proposed Project site. The environmental review of the Second Development Agreement was an Addendum to the PSP EIR that concluded that there would be no new significant impacts or changes to the severity of the impacts as a result of these changes.

1.1.9 Site Approval for The Bridge Community Church – May 2016 (PL 15-0910, PL 15-0912)

In May 2016, the City approved another amendment to the 2006 Master Plan, authorizing Site Approval and a Special Conditional Use Permit for development of a church campus on a 4-acre portion of the 7.2 acre Flores site that had been approved for residential use in the April 2006 Approvals and had been approved for a church in 2009 (see section 1.1.6 above, and Figure 10 below). This change did not modify the total amount of residential units permitted under the Development Agreement (8,104 dwelling units in accordance with the Second Amendment to the Development Agreement), and did not otherwise modify PSP regulations applicable to development of the Proposed Project site. The City found that this approval was categorically exempt from CEQA pursuant to the Section 15332 (Infill) exemption.

1.1.10 Flores Retail Site – October 2016 (PL15-0482)

In October 2016, the City Council approved another amendment to the 2006 Master Plan, authorizing a change in the land use designation for a 3.2-acre portion of the Flores site (that is located east of the Proposed Project site and had been approved for residential use in the April 2006 Approvals) from Medium Density Residential (6-14 dwelling units per acre) to Neighborhood Commercial (NC) with a floor area ratio (FAR) of 0.25 (Resolution No. 2016-070 and Ordinance No. 2016-013) (Figure 10). This change did not modify the total amount of residential units permitted under the Development Agreement (8,104 dwelling units in accordance with the Second Amendment to the Development Agreement), and did not otherwise modify PSP regulations applicable to development of the Proposed Project site. This change was analyzed in an Addendum to the PSP EIR for the South of Pine and Flores Projects dated September 2016 (“2016 Addendum”). The 2016 Addendum concluded that there would be no new significant impacts or changes to the severity of the impacts as a result of these changes.

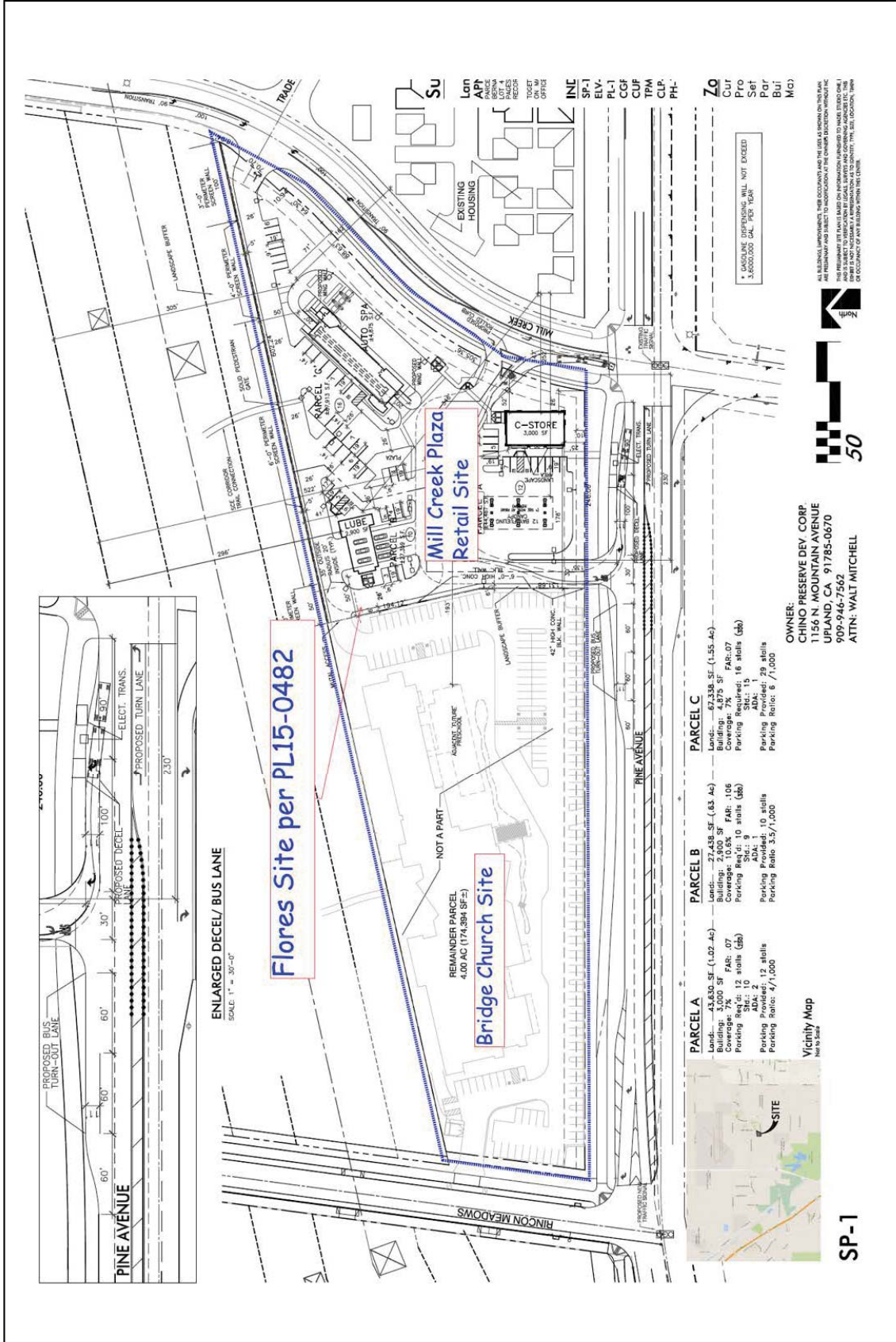


Figure 10. Flores Site with the Bridge Community Church and Mill Creek Plaza Retail

Lewis Management Corp.

1.1.11 Third Amendment to the Preserve Development Agreement – August 2016

In August 2016, the City Council approved a Third Amendment to the Development Agreement that adjusted land ownership within the Master Plan. The City found that this Third Amendment to the Development Agreement was exempt from CEQA pursuant to CEQA section 15061(b)(3) because it merely allowed for a transfer of ownership to facilitate more logical development boundaries for future development, and it has no potential for having a significant impact on the environment.

1.2 Current Status

As detailed above and consistent with the PSP's goal to provide flexibility while ensuring the PSP's goals are met, during build-out of the PSP, residential densities and land uses for various parcels were modified. Each of these changes was reviewed and analyzed in accordance with CEQA. Table 1 illustrates that the result of all changes to the Flores and Westra site is less residential density in this part of the PSP than analyzed in the EIR. Not including the Proposed Project, on Lewis properties, as of May 2019, Lewis has entitled 3,768 units (2,874 of which have certificates of occupancy and the other 894 units are currently in building plan check), and has 4,336 units left out of a total of 8,104 units. Therefore, there is sufficient development capacity within Lewis' ownership and the Master Plan to approve the 494 units included in the Proposed Project.

This Addendum to the 2003 PSP EIR has been prepared to document that the minor changes to the previously approved project are consistent with the analysis in the 2003 PSP EIR and other subsequent environmental reviews including the 2006 MND.

Table 1. Changes in Residential Units on Van Vliet, Flores, and Westra Properties.¹

Approval (Date)	Number of Residential Units				
	Van Vliet		Flores (Car Wash & Retail)	Westra	Total
	Proposed Project Site	Meadow Square			
PSP EIR (2003)	2003 EIR, Appendix C, Table 2-1 (Project Land Use Summary) identifies Van Vliet, Flores, and Westra Properties within Traffic Analysis Zone (TAZ) 3				TAZ 3 assumed to include 1,163 single-family detached residential units
MSA 2003-01 (Section 1.1.2 above)	MSA 2003-01 included 650 residential units on the Van Vliet site				Van Vliet Site 650 “Homecoming”
MSA 2005-04 (April 2006) (Section 1.1.4 above)	470	250	98	127	945
Mission Church (2009/2010) (Section 1.1.6 above)	470	250	0 [church]	144 (built)	864
Flores Retail (2016) (Section 1.1.10 above)	470	250	0 [church/retail]	144 (built)	864
With Proposed Project (2018)	494	250	0	144 (built)	888
Difference – Proposed Project as compared to April 2006	+24	0	- 98	+ 17	- 57

¹ This table summarizes changes described in Section 1.1 since PSP approval that modified residential density for the Van Vliet, Flores, and Westra sites, resulting in lower density build-out than originally planned and analyzed in the PSP and PSP EIR.

1.3 Purpose and Scope of This Addendum

CEQA Guidelines Section 15164(a) states that the lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred. Section 15164(d) provides that the decision-making body shall consider the addendum in conjunction with the EIR prior to making a decision on the project. Section 15164(e) requires documentation of the decision not to prepare a subsequent EIR or negative declaration pursuant to Section 15162.

CEQA Guidelines Section 15162(a) provides that once an EIR has been certified, no subsequent EIR shall be prepared unless the lead agency determines, on the basis of substantial evidence, one or more of the following:

- Substantial changes are proposed in the project which would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes occur with respect to the circumstances under which the project is undertaken which would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - a) The project would have one or more significant effects not discussed in the previous EIR;
 - b) Significant effects previously examined would be substantially more severe than shown in the previous EIR;
 - c) Mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d) Mitigation measures which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Based on the analysis below, this Addendum concludes that the Proposed Project would not result in any new significant adverse impacts, nor an increase in the severity of significant adverse impacts previously identified and studied in the PSP EIR and subsequent 2006 MND. Nor would the revised project require the adoption of any new or considerably different mitigation measures or alternatives. Therefore, this Addendum is the appropriate form of environmental review required under CEQA and has been prepared to satisfy the requirements of CEQA Section 21166 and CEQA Guidelines Sections 15164(a), 15164(d), and 15164(e).

The analysis below considers whether the Proposed Project has been analyzed under several existing approvals and environmental review documents described above in Section 1, each of which is incorporated by reference into this document.

2 PROPOSED PROJECT

2.1 Description of the Proposed Project

The Proposed Project includes up to 494 homes consisting 102 single family units and 392 multi-family units. As mentioned above, the Proposed Project site, known as the Van Vliet site (Tract No. 20161, formerly Tract No. 17571), is located within the western portion of the North of Pine component of the PSP (see Figure 4). The Proposed Project site is a 44.13 acre site (Adjusted Gross Acreage) that is generally located south of Bickmore Avenue, east of Mayhew Avenue, west of Rincon Meadows Avenue, and north of Pine Avenue. The Meadow Square Apartment Community borders the Project site to the southeast. The Marquez property is located to the west and is currently used as a dairy farm. Residential and agricultural uses are to the north of the Proposed Project site. The east side of the Proposed Project site is bounded by open space that includes an approved drainage channel (see Figure 11).

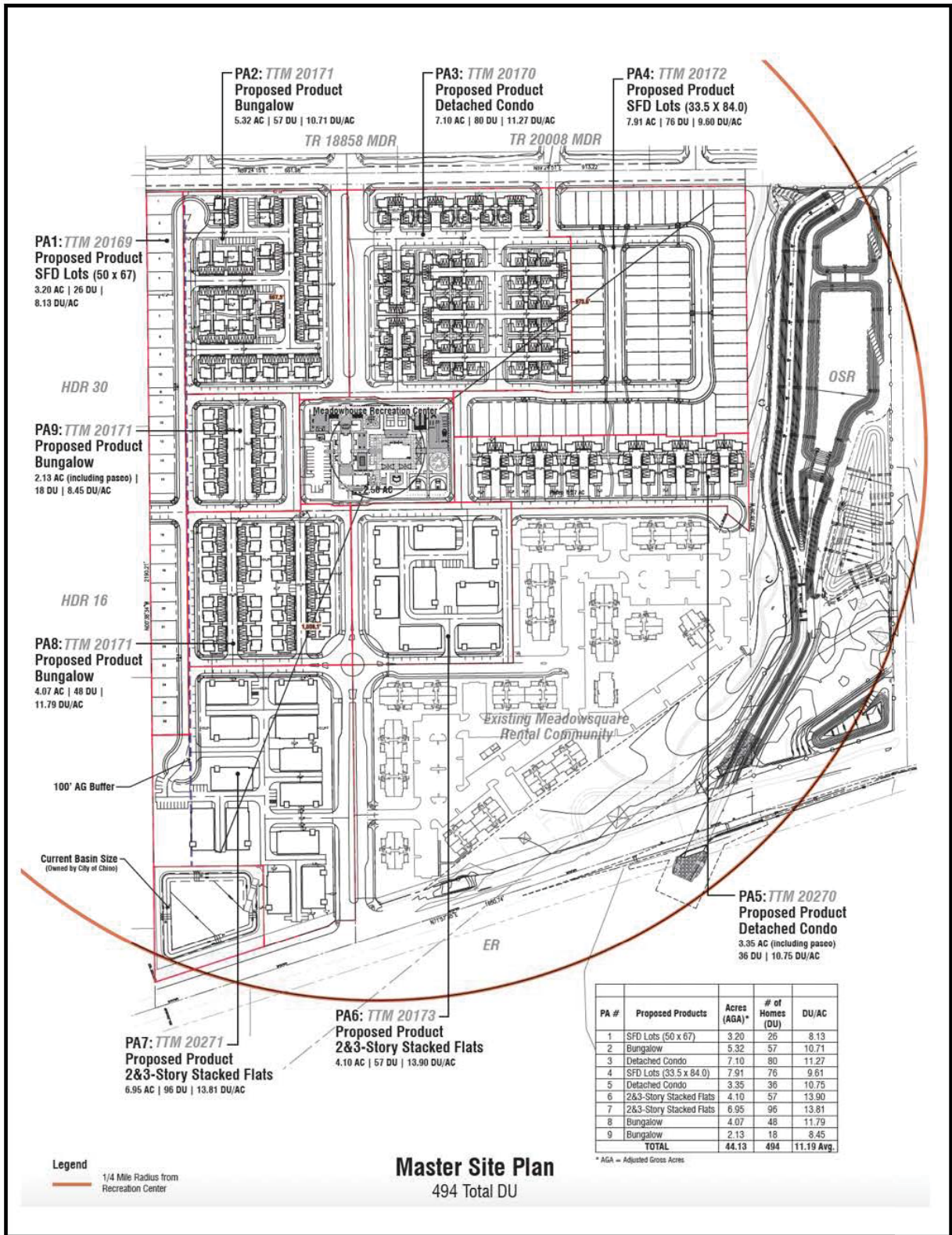
There is a 1.5 acre Interim Drainage Basin that is owned by the City of Chino located in the southwest corner of the Proposed Project site. The Interim Drainage Basin is included within the Proposed Project site because it will be used to collect and store stormwater from the Proposed Project until the City’s Master Plan Storm Drain Line H system is constructed. The Interim Drainage Basin is currently used for the 250 family affordable apartments that are located directly east of the Interim Drainage Basin. The Interim Drainage Basin will be retrofitted with a pump system as part of the Proposed Project to serve the future residential units within the Van Vliet project area.

The Proposed Project would not increase the total maximum allowable number of units under the Development Agreement, and does not include a rezoning of any land within the PSP. It is instead merely a shift of unit locations from Block 1 (MDR to MDR) to allow for development of 24 additional units (494 proposed as compared to 470 approved under the April 2006 Approval) within the Van Vliet property (Figure 13). This does not affect the overall residential density of either the PSP area or the area reviewed in the April 2006 Approvals. As seen in Table 1 below, with approval of the Proposed Project, the total number of residential units on the Van Vliet, Flores, and Westra properties would be 888. This is 57 fewer units than the 945 units approved and analyzed as part of the April 2006 Approvals.



Figure 11. Existing Site Condition with Drainage Channel / Basin to the East. Residential and agricultural uses are to the north of the Proposed Project site. The east side of the Proposed Project site is bounded by open space that includes an approved drainage channel.

Lewis Management Corp.



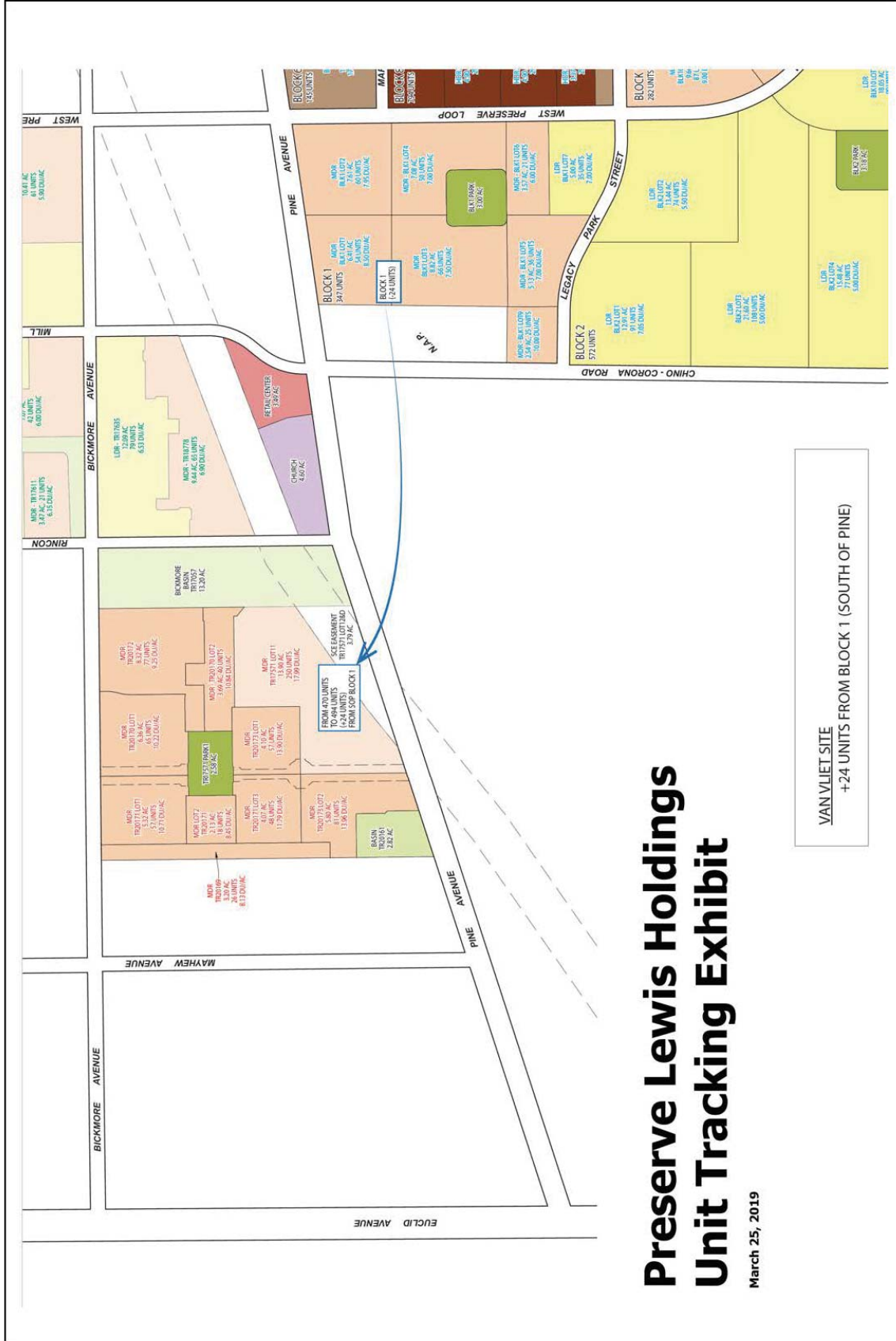


Figure 13. Shift of 24 Units from Block 1 to Van Vliet Site

Lewis Management Corp.

The Proposed Project site is in the Medium Density Residential (“MDR”) land use designation in The Preserve Specific Plan. The allowable density for the MDR designation in the Master Plan is between 6-14 du/acre.

The Proposed Project proposes four residential product types within a single neighborhood consisting of single-family homes, detached condominiums, stacked-flats and bungalows. The Proposed Project also includes a recreation center. Access to the Project will be provided via roadways/driveways on existing roadways that borders the subject property, such as Bickmore Avenue and Pine Avenue. A portion of the back-bone internal network has already been completed with existing curb cut outs for two full access driveways located along Bickmore Avenue and one full access driveway located along Pine Avenue. The residential product types are:

- **Single Family:** Lots are 50’x67’ and 33.5’x84’. Architecture for the single family lots will be determined at a later date
- **Bungalows:** Triplex and two 2-story units plus 1 carriage unit
- **Detached Condos:** Detached Condo cluster product
- **2 & 3 Story Stacked Flats:** Multifamily 2-story and 3-story buildings with 6 to 9 units per building

2.2 Proposed Changes to the Previously Approved Project

The Proposed Project allows development for up to 494 units on the Proposed Project site. The Proposed Project would include 24 more units on the Proposed Project site compared to the number of units approved for the Proposed Project site in the April 2006 Approvals. As described above, this is merely a shift of unit locations from Block 1 (MDR to MDR) to allow for development of 24 additional units. The Proposed Project does not affect the overall residential density of either the PSP area or the area reviewed in the April 2006 Approvals. As explained above and detailed in Table 1, with approval of the Proposed Project, the total number of residential units on the Van Vliet, Flores, and Westra properties would be 888. This is 57 fewer units than the 945 units approved and analyzed as part of the April 2006 Approvals, due in part to land use changes from residential to a church and retail uses.

As outlined in Section 1.1 of this Addendum, pursuant to the Development Agreement and the PSP, units and densities may be transferred within the PSP. The Proposed Project would not increase the number of units within Lewis’ holdings in the PSP. The Proposed Project is consistent with the PSP zoning and all PSP provisions. While the Proposed Project includes 24 more units on the Proposed Project site than what was included in the April 2006 Approvals for this site, the total number of residential units on the Van Vliet, Flores, and Westra properties would be 888 which is 57 fewer residential units less than were approved in the April 2006 Approvals (see Table 1 on page 21 and Figures 6-9).

3 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"/>	Agriculture and Forestry Resources	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<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"/>	Tribal Cultural Resources	<input type="checkbox"/>	Utilities/Service Systems
<input type="checkbox"/> Mandatory Findings of Significance					

4 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal 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.
- X I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature
Maria Staar, Senior Planner

Date
For: City of Chino

5 ENVIRONMENTAL IMPACT ANALYSIS

On the basis of the below evaluation, the City determines that the significant effects that would result from the Proposed Project have been addressed in an earlier certified EIR for The Preserve – Chino Sphere of Influence-Subarea 2 (State Clearinghouse #2000121036), and that none of the determinations set forth in the Public Resources Code Section 21166 and State CEQA Guidelines Section 15162 can be established and, thus, an Addendum to The Preserve — Chino Subarea 2 EIR shall be prepared, and is set forth below.

In addition, the Proposed Project is consistent with the City of Chino General Plan and the PSP, as amended. Section 15183 of the State CEQA Guidelines (Projects Consistent with a Community Plan or Zoning) says, in part:

CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

The Proposed Project would not involve any changes to the development allowed on the project site by the PSP, as amended, and the Proposed Project is specifically designed to implement the previously-approved PSP which was adopted by the City in 2003 along with a certified Environmental Impact Report. The Proposed Project is therefore exempt from further CEQA review pursuant to Government Code section 65457. (See *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, 1310-11.) Government Code section 65457 and State CEQA Guidelines Section 15182 provide that a residential development project that is consistent with a previously-approved specific plan for which an EIR has been certified is exempt from further CEQA review unless “changed circumstances” have occurred within the meaning of CEQA section 21166.

5.1 AESTHETICS

5.1.1 *Summary of PSP EIR Findings*

The most visible distant features from the plan area are the Santa Ana Mountains to the south, Chino Hills to the west, and the San Gabriel Mountains to the north. Middle and foreground views in the plan area vary depending on vantage point, topography, and vegetation. For example, visibility in the southern half of the area is significantly reduced due to an increased level of vegetation, but increases in the open dairy pastures and cropland portions of the area due to relative lack of structures and vegetation. The PSP EIR observed that positive visual resources in the plan area included dairies and related agricultural uses, and other open space that create a pleasant, rural setting. Negative features include a lack of adequate infrastructure and adequate space between dairies, such that there is a lack of gutters, curbs, and sidewalks, and the dairies are too close together, creating a visual density and intensity that is unpleasant.

Potential adverse impacts upon visual resources were considered in the PSP EIR, including the potential effect upon scenic resources such as existing drainage courses; potential effect upon distant views of the Santa Ana Mountains, San Gabriel Mountains, and Chino Hills; potential effect of the project upon the existing visual character as established by the area’s dairy operations; and the potential effect of increased light and glare caused by proposed urban development.

The PSP EIR found that no significant impacts would occur as a result of implementation of the Specific Plan. Implementation of the Specific Plan will change the visual character for the area north or above the 566’ elevation due to the transition in land use from agricultural and dairy related uses to urban uses. However, due to the lack of scenic resources in that area, this transition will not represent a significant adverse effect. The visual character for the balance of the area below elevation 556’ will not significantly change due to proposed open space, recreational, and agricultural land uses that will not only maintain the existing visual characteristic, but restrict urban development due to the potential for flooding from Chino Dam.

The PSP EIR noted that the quality of views from surrounding hills toward the Specific Plan area will not be significantly affected due to a number of factors, including the distance to the Specific Plan area, proposed building height limitations, the effect of existing intervening landscaping, and proposed landscaping along master planned roadways. The PSP EIR also noted that light and glare will occur, predominately in the northerly portion of the Specific Plan area due to the urban design proposed in that portion of the Specific Plan. However, the use of landscaping, directional lighting, and building design will reduce the potential level of impact to less than significant.

Mitigation Program

The PSP EIR concluded that because impacts would be less than significant, no mitigation measures were required.

5.1.2 Impact Analysis of Proposed Project

<u>Environmental Issues</u>	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis	No Impact
Aesthetic Impacts - Would the project:					
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a State-designated scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

The Proposed Project contemplates the same type and intensity of use as studied in the PSP EIR, and would have the same impacts for the below-described reasons.

Threshold (a) Would the project have a substantial adverse effect on a scenic vista?

No substantial change from previous analysis. As noted in the PSP EIR, progress toward buildout of the PSP project has resulted in a transition from dairy and agricultural uses to urban uses. Current uses around the Property include residential uses to the north and the Meadow Square Apartment project to the south and east. The Marquez dairy, located to the west, is operational, but was rezoned to High Density Residential (HDR 30 and HDR 16) in 2008 and is planned for future residential use. The Proposed Project includes single family residential units along the western property line within the 100-foot agricultural setback buffer for the operational Marquez dairy. Development will be phased so that this setback is maintained until operations at the Marquez dairy are suspended. While the Proposed Project will continue to change visual character in the northwestern portion of the PSP area due to the transition to urban uses, due to the lack of scenic resources in the area, this transition will not represent a significant adverse effect. The City of Chino acknowledges, in its General Plan EIR, that views of the San Gabriel Mountains to the north and the Chino Hills to the south “contribute to the City’s unique sense of place.” As noted in the PSP EIR, such views would generally be preserved due to the distance and planned land uses, such as the Proposed Project, which consists of single family, condo, bungalows, and 2- and 3-story townhome buildings. While the PSP EIR and 2006 MND assumed that a 2.8-acre of the Proposed Project site would be developed as a temporary drainage basin, construction of residential use on that portion of the site would not result in new or more significant impacts for the same reasons described above – the surrounding area is transitioning to urban use which is changing its visual character, and the most significant aesthetics resources (views of the surrounding San Gabriel Mountains and Chino Hills) would continue to be preserved.

Threshold (b) Would the project substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a State - designated scenic highway?

No substantial change from previous analysis. No other designated scenic vistas, scenic resources, or significant natural features have been identified within the vicinity of the Proposed Project site. There are no officially designated scenic highways in the Proposed Project area. The nearest State highway with identified scenic value is SR-71, located approximately two miles west of the Project area. SR-71 is acknowledged by the California Department of Transportation (Caltrans) Scenic Highway Mapping System as an “Eligible State Highway,” but

has not been officially designated as a scenic highway. Euclid Avenue (SR-83, located approximately 0.5 miles west of the Proposed Project area) is not included in the State’s listing of scenic highways. No rock outcroppings or historic buildings are located onsite.

Threshold (c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

No substantial change from previous analysis. Any visual changes that could result from the Proposed Project development would be subject to development standards established under the Specific Plan. The Proposed Project incorporates site design and architectural elements that act to reduce its potential visual impacts and maintain views of off-site scenic resources.

Threshold (d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

No substantial change from previous analysis. With regard to light and glare, as noted in the PSP EIR, the use of landscaping, directional lighting, and building design will reduce the potential level of impact to less than significant.

Finding: No substantial changes would require revisions to the previous PSP EIR due to new significant environmental effects. No substantial changes have occurred with respect to the circumstances under which the project is undertaken that required major revisions to the previous PSP EIR due to new significant environmental effects or a substantial increase in severity of previous identified significant effects.

5.2 AGRICULTURAL RESOURCES

5.2.1 Summary of PSP EIR Findings

The PSP EIR observed that at the time of study, the predominant land use in the Specific Plan area was agriculture, comprising approximately 4,190 acres or about 77 percent of the Specific Plan area in a mosaic of uses that include dairies, pasture, and croplands in the northerly 2/3, and fallow fields, crops, and other open space within the southerly 1/3. Of the land classified per Department of Conservation categories, there were 2,268 acres of Prime Farmland, 72 acres of Farmland of Statewide Importance, 136 acres of Farmland of Local Importance, 442 acres of Grazing Land, 459 acres of Urban and Built-Up Land, and 2,058 acres of Other Land. The Specific Plan is also in the San Bernardino Agricultural Preserve, and many acres of the Specific Plan area were under Williamson Act contracts, which remain in effect for 10 years and renew automatically each year unless the property owner files a notice of non-renewal with the County of San Bernardino or unless the land owner and local land use planning jurisdiction mutually agree upon a cancellation.

The PSP EIR concluded that the implementation of the Specific Plan would accelerate the conversion of prime agricultural land and prime farmland to urban uses, including through the acceleration of Williamson Act contract non-renewals and/or cancellation notices on the then-remaining 1,148 acres under contract within the plan area. It concluded that this is a significant and unavoidable impact of the Specific Plan and is also cumulatively significant within the greater Chino Basin Dairy Area. With regard to indirect impacts, without managed

access, buffers, and other measures to protect remaining farmlands, land use conflicts may arise that would ultimately lead to the conversion of farm land to non-agricultural use. The PSP EIR estimated that buildout of the Specific Plan would result in the conversion of 1,256 acres of Prime Farmland to non-agricultural use, which is 56% of the Prime Farmland. The PSP EIR further concludes that loss of agricultural productivity would occur and be a significant impact, and cumulatively significant from a regional perspective. Despite the implementation of Mitigation Measures AG-1 Agricultural Land Preservation and AG-2 Agency Coordination and Planning for Agricultural Uses, impacts would remain significant and unavoidable.

Mitigation Program

The PSP EIR included Mitigation Measures AG-1 and AG-2, which are listed in Appendix A. These Mitigation Measures are not applicable to the Proposed Project.

5.2.2 Impact Analysis of Proposed Project

<u>Environmental Issues</u>	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis	No Impact
Agricultural and Forestry Resources - Would the project:					
a) Convert prime farmland, unique farmland, or farmland of statewide importance (farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forest land to non-forest use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Threshold (a) Would the Project 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?

No substantial change from previous analysis. Portions of the Proposed Project site were formerly occupied by a dairy operation but that area is currently vacant, and rough grading of the Proposed Project site was completed in 2007. There are no active Williamson Act Land Conservation Contracts on the Proposed Project Site and it is not located within lands covered by the Agricultural Overlay. Development of this property and its impacts were specifically analyzed in the PSP EIR and in the 2006 MND. Development and land uses proposed by the Proposed Project are consistent with development and uses analyzed under the PSP EIR, and the Proposed Project would therefore not result in agricultural land use impacts beyond those analyzed in PSP EIR. As noted above, the Proposed Project includes single family residential units along the western property line within the 100-foot agricultural buffer for the operational Marquez dairy. Development will be phased so that this setback is maintained until operations at the Marquez dairy are suspended.

To offset conversion impacts to the extent feasible, the PSP EIR identified two mitigation measures--City participation in the Williamson Act Easement Exchange Program (Mitigation Measure AG-1), and City participation in a coordinated multi-agency planning program for sustainable agricultural uses within the Lower Chino/Prado Basin (Mitigation Measure AG-2). No additional feasible mitigation measures are available for the conversion of farmlands. Consistent with these measures, the City of Chino has participated in the Williamson Act Easement Exchange Program and conducted a coordinated multi-agency planning program for sustainable agricultural uses within the Lower Chino/Prado Basin.

Threshold (b) Would the Project Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No substantial change from previous analysis. As described above under Threshold (a), the Proposed Project site is not located within the agricultural overlay, and no properties within the Proposed Project site are currently under Williamson Act Land Conservation Contracts, nor is continuation of active agricultural uses proposed under the Proposed Project. Proposed uses for the Property were identified and analyzed in the PSP EIR.

Threshold (c) Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526, or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No substantial change from previous analysis. No forest lands or timberlands within the meaning of Public Resources Code sections 12220(g), 4526 or Government Code section 51104(g) are impacted by the Proposed Project. Therefore, the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

Threshold (d) Would the Project result in the loss of forest land or conversion of forest land to non-forest use?

No substantial change from previous analysis. As described above under Threshold (c), no loss in forest land would occur as a result of the Proposed Project. Therefore, the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

Threshold (e) Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to nonagricultural use or conversion of forest land to non-forest use?

No substantial change from previous analysis. As described above under Thresholds (a) and (c), proposed uses for the Property were identified and analyzed in the PSP EIR and the Proposed Project would have no further impacts as compared with those studied in the PSP EIR.

Finding: No substantial changes would require revisions to the previous PSP EIR due to new significant environmental effects. No substantial changes have occurred with respect to the circumstances under which the project is undertaken that required major revisions to the previous PSP EIR due to new significant environmental effects or a substantial increase in severity of previous identified significant effects.

5.3 AIR QUALITY

5.3.1 *Summary of PSP EIR Findings*

The PSP EIR notes that smog resulting from Chino's local climate conditions sometimes gives western San Bernardino County some of the worst air quality in California, and the PSP EIR concluded that the Specific Plan was expected to continue to experience some unhealthful air quality for at least two more decades. The EIR specifically identified the dairy uses in the area as major contributors to elevated levels of PM10, reactive organic gases, ammonia, hydrogen sulfide and methane generated by manure decomposition, methane generated during digestion, equipment exhaust used in dairy operation, and on-road vehicle exhaust from dairy-related traffic.

To evaluate air quality impacts, the PSP EIR compared anticipated Specific Plan emissions against the South Coast Air Quality Management District (SCAQMD)'s relevant emission thresholds, in addition to also asking whether the implementation of the Specific Plan would interfere with the attainment of federal or state ambient air quality standards by either violating or contributing to an existing or project air quality violation, whether it could result in population increases within the regional statistical area which would be in excess of that projected in the relevant Air Quality Management Plan for the buildout year, and whether it could generate vehicle rips that cause a CO hot spot.

Construction Impacts

The PSP EIR concluded that construction activity impacts would include temporary emissions of fugitive dust from soil disturbance and combustion emissions from on-site construction equipment and from off-site trucks moving dirt, delivering construction materials, and from worker travel. While a successful dust control program undertaken per SCAQMD rules would reduce impacts between 50-80 percent, even with this reduction, the daily PM10

emissions would exceed the SCAQMD significance threshold. Achieving a less than significant impact would require limitation of the daily disturbance area to approximately 15 acres per day.

Exhaust emissions from on- and off-site heavy equipment usage and mobile source emissions from construction workers were determined to add additional emissions, but emissions would stay below SCAQMD significance thresholds for ROG, CO, and SO_x, while the emissions for PM₁₀ would continue to exceed thresholds, and emissions for NO_x would also exceed thresholds per PSP EIR Table 5.9-6. The mobile nature of on-site construction equipment and off-site trucks would prevent localized violation of the NO_x or other standards. Truck exhaust impacts can be minimized by controlling construction routes to reduce interferences with non-project traffic patterns and preclude truck queuing or idling near sensitive receptor sites. The PSP EIR concluded that with mitigation incorporated to keep equipment in good tune, average daily construction equipment emissions would be reduced, but not to a less than significant level during maximum daily grading activity.

Operational Impacts

The PSP EIR concludes that vehicle trips resulting from Specific Plan development would be the largest source of operational impacts, with 71,500 vehicle trips per day by 2010 and 192,500 daily trips by 2020 (Specific Plan buildout). With typical San Bernardino County trip lengths of 10 miles per trips, the PSP EIR estimated 766,000 vehicle miles traveled (“VMT”) in 2010, and 2.4 million VMT per day in 2020. Impacts would also derive from energy consumption such as in power plants, on-site heaters, stoves, and water heaters, and while individual sources would not exceed emission thresholds, combine emissions from the Specific Plan area could be substantial. Operational impacts from combined vehicle trips and other sources were therefore concluded to be significant. The replacement of dairy operations with urban development would cause CO and NO_x emissions to increase and cause ROG and PM₁₀ emissions to decrease, as indicated in PSP EIR Table 5.9-8.

Odors

The development of urban uses near dairy uses would result in odor impacts for urban users, which would represent an impact of the environment on the project rather than the project on the environment. Odor impacts on sensitive uses are anticipated to be significant during the transition period from agriculture to urban use.

Air Quality Plans

The PSP EIR evaluated the impact significance from growth-associated emissions with regard to both the size of the project and magnitude of its emissions, and whether such growth had been properly anticipated in the regional air quality planning process. The growth assumptions in the 1994 Regional Comprehensive Plan called for an increase of over 1,000,000 residents in western San Bernardino County between 2000-2025 and an increase of 520,000 jobs. The PSP EIR therefore concluded that while the conversion of agricultural land to more transportation-intensive land use would result in increased emissions, this land use was regionally anticipated and planned for from an air quality perspective. Specific Plan

implementation was therefore considered to be consistent with regional jobs/housing balance and air quality goals and is superior to the no-project alternative in this regard.

With regard to the possibility for traffic congestion to contribute to localized air pollution standard violations (create a CO hotspot), the PSP EIR used a screening procedure based upon the California roadway dispersion model CALINE4, run on a large number of roadways surrounding the Specific Plan area. Intersections operating at LOS D or worse were analyzed, and the PSP EIR concluded that with the advent of cleaner cars during Specific Plan buildout and the construction of recommended roadway improvements, impacts would be incremental and less than significant.

Conclusion

The PSP EIR concluded that even with the incorporation of Mitigation Measures AQ-1 Mobile Source Emissions/Transit and AQ-2 Construction Emissions, construction-related emissions impacts would continue to be significant and unavoidable. The PSP EIR further concluded that although the Specific Plan is consistent with regional growth projections, favorable with respect to jobs/housing balance goals, and includes a local transit system with significant potential air quality benefits, project-related emissions could not be reduced to levels considered less than significant by SCAQMD. Further, because the Specific Plan is in a non-attainment region, any significant release of air emissions would contribute to a cumulatively adverse impact on required air quality, and the project would therefore have a cumulatively significant impact on air quality. The Chino City Council adopted findings that “specific economic, legal, social, technological or other considerations, including provision of employment opportunities for highly trained workers, make infeasible any additional mitigation measures or alternatives identified in the Final EIR.”

Mitigation Program

The PSP EIR included mitigation measures AQ-1 and AQ-2. Mitigation AQ-2 is applicable to the Proposed Project and is listed in Appendix A.

5.3.2 Impact Analysis of Proposed Project

<u>Environmental Issues</u>	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis	No Impact
Air Quality - Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Violate an air quality standard or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

c) Result in cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Threshold (a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

No substantial change from previous analysis. The Proposed Project does not propose any change in land use designations, nor any increase in development intensity beyond that currently anticipated for the Proposed Project site. Because the land uses and development intensities proposed by the Proposed Project are consistent with the currently adopted City General Plan and applicable zoning standards, the Proposed Project is consistent with SCAQMD’s Air Quality Management Plan. The proposed uses for the Property were identified and analyzed in the PSP EIR, and the Proposed Project would have no further impacts as compared with those studied in the PSP EIR

Threshold (b) Would the project violate an air quality standard or contribute to an existing or projected air quality violation?

No substantial change from previous analysis. The Preserve Specific Plan EIR found that NOx and PM-10 construction emissions will exceed daily threshold levels, and operational emissions levels will exceed daily threshold levels for ROG, NOx, CO, and PM-10. Although the adopted mitigation measures will lessen the amount of air quality emissions, the PSP EIR found they will not reduce the level of impact to less than significant. This condition will remain since the proposed land uses within the Proposed Project are consistent with the adopted Specific Plan.

Although the Proposed Project includes 24 more residential units on the Proposed Project site than what was approved in the April 2006 Approvals, the Proposed Project would not increase the total number of dwelling units currently allowed within the PSP area and the Proposed Project includes 57 fewer residential units than the April 2006 Approvals for the Van Vliet, Westra, and Flores site. The Proposed Project is consistent with the PSP zoning, and the physical impact area for the Proposed Project site is entirely within the PSP impact area as evaluated in the PSP EIR and the 2006 MND and the minimal additional traffic generated by the Proposed Project as compared to the April 2006 Approvals (additional 93 daily trips, 0 more AM peak hour trips and 3 fewer PM peak hour trips) would not result in a significant increase in emissions from operational traffic. Moreover, these additional residential trips are offset by the reduction of residential trips from the Westra and Flores sites and the changes to the Westra and

Flores sites are covered under previous CEQA analyses. Therefore, the previously identified impacts will remain consistent and adopted threshold levels referenced in the PSP EIR will be exceeded, and the impacts will remain significant and unavoidable. In addition to the mitigation measures identified in the PSP EIR, the Proposed Project will comply with the following voluntary condition of approval to further reduce construction emissions:

(Construction Emissions) During grading activity, all equipment greater than 100 horsepower shall, at a minimum, meet the CARB Tier 3 Certification or better and CARB Tier 4 Certified equipment shall be used, if such equipment is available.

The Proposed Project does not propose any change in land use designations, nor any increase in development intensity beyond that currently anticipated in the PSP. Because the land uses and development intensities proposed by the Project are consistent with the currently adopted City General Plan and applicable zoning standards (PSP), the Proposed Project is consistent with SCAQMD's Air Quality Management Plan.

The Marquez dairy, located to the west, is currently operating. The PSP contains Right-to-Farm provisions and setback requirements for residential uses near existing animal uses. A 100 foot agricultural setback will be provided along the west property line of the Proposed Project site. Development will be phased so that this setback is maintained until operations are suspended at the Marquez dairy.

Finally, the City adopted its Climate Action Plan in December 2013. The Proposed Project will comply with the Climate Action Plan and its Implementing Ordinance (Municipal Code Chapter 15.45) which require increased energy efficiency and provisions for electric vehicle charging stations. As a result of these and other state mandated changes, the operational and construction air quality impacts of the Proposed Project would be less than those disclosed in the PSP EIR.

Threshold (c) Would the project result in cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?

No substantial change from previous analysis. The Proposed Project does not propose any change in land use designations, nor any increase in development intensity beyond that currently anticipated in the PSP. Although the Proposed Project includes 24 more residential units on the Proposed Project site than what was approved in the April 2006 Approvals, the Proposed Project would not increase the total number of dwelling units currently allowed within the PSP area and the Proposed Project includes 57 fewer residential units than the April 2006 Approvals for the Van Vliet, Westra, and Flores site. Because the land uses and development intensities proposed by the Project are consistent with the currently adopted City General Plan and applicable zoning standards (PSP), and for the reasons listed above under Threshold (b), the construction and operational impacts to air quality of the Proposed Project would be the same as or less than those disclosed in the PSP EIR.

Threshold (d) Would the project expose sensitive receptors to substantial pollutant concentrations?

No substantial change from previous analysis. The Proposed Project does not propose any change in land use designations, nor any increase in development intensity beyond that currently anticipated in the PSP. Although the Proposed Project includes 24 more residential units on the Proposed Project site than what was approved in the April 2006 Approvals, the Proposed Project would not increase the total number of dwelling units currently allowed within the PSP area and the Proposed Project includes 57 fewer residential units than the April 2006 Approvals for the Van Vliet, Westra, and Flores site. Therefore, and for the reasons listed above under Threshold (b), the construction and operational impacts to air quality with the potential to expose sensitive receptors to substantial pollutant concentrations would be the same as or less than those disclosed in the PSP EIR.

Threshold (e) Would the project create objectionable odors affecting a substantial number of people?

No substantial change from previous analysis. The Proposed Project does not change uses as compared to those analyzed in the PSP EIR. Although the Proposed Project includes 24 more residential units on the Proposed Project site than what was approved in the April 2006 Approvals, the Proposed Project would not increase the total number of dwelling units currently allowed within the PSP area and the Proposed Project includes 57 fewer residential units than the April 2006 Approvals for the Van Vliet, Westra, and Flores site. The Proposed Project does not include any uses or activities that have been identified as sources of odor that would result in a significant impact. Therefore, the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

Finding: No substantial changes would require revisions to the previous PSP EIR due to new significant environmental effects. No substantial changes have occurred with respect to the circumstances under which the project is undertaken that required major revisions to the previous PSP EIR due to new significant environmental effects or a substantial increase in severity of previous identified significant effects.

5.4 BIOLOGICAL RESOURCES

5.4.1 Summary of PSP EIR Findings

The PSP EIR analyzed potential impacts to biological resources on a programmatic level and identified specific mitigation measures to be applied to individual projects proposed within the Master Plan area to reduce impacts to a less than significant level. Impacts concluded to be significant and unavoidable despite the incorporation of all feasible mitigation measures include: (1) Loss of burrowing owl habitat – the loss of burrowing owl nesting and foraging habitat within the Specific Plan area was determined to be significant at the project level and cumulatively significant at the regional level; (2) Loss of raptor habitat – the loss of raptor foraging habitat would contribute to a cumulatively significant adverse impact at the regional level; and (3) Loss of land cover types – implementation of the Specific Plan would result in the loss of approximately 2,349 acres of land cover type above the 566’ elevation line. Acres lost

above the 566' line include approximately 1,580 acres of agricultural industry (dairy/pasture), 702 acres of detention/livestock watering/irrigation ponds, 1 riparian acre, and 17 acres of windrows. Proposed development will result in the loss of most of the remaining ruderal plant species within the northern portion of the Specific Plan area above the 566' line. Without adequate mitigation, additional impacts to sensitive biological resources below the 566-foot elevation line could occur from uncontrolled stormwater discharges from planned development above the 566-foot elevation.

Without resource protection and management measures, Specific Plan implementation could result in significant impacts to the following resources: Loss of Surface Water and Riparian Habitat, Least Bell's Vireo Critical Habitat, Southwestern Willow Flycatcher Habitat, Western Yellow-Billed Cuckoo Habitat, Windrows and Agricultural Fields, Migratory Corridors and Delhi Sands Flower-loving Fly Recovery Area.

Water bodies likely to fall under the jurisdiction of the U.S. Army Corps of Engineers and California Department of Fish and Game are included within a variety of Open Space plan designations. Any development activity proposed within wetlands and jurisdictional drainages would be mitigated to less than significant levels, or permits would not be issued.

Mitigation Program

The PSP EIR included Mitigation Measures B-1, B-2, and B-3. Mitigation Measure B-1 does not apply to the Proposed Project. Mitigation Measure B-2 requires specific projects to prepare subsequent general or focused assessments of biological resources as appropriate. In compliance with Mitigation Measure B-2, a focused biological assessment was performed for the Proposed Project site and was included in the 2003 MND.

A primary mitigation measure for biological resources impacts is implementation of the Resource Management Plan (RMP) for The Preserve. Approved by the City of Chino with the certification of the PSP EIR, the RMP provides a detailed methodology for implementing the biological resources mitigation measures in the EIR, including reporting and monitoring of compliance with such measures.

5.4.2 Impact Analysis of Proposed Project

<u>Environmental Issues</u>	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis	No Impact
Biological Resources - Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e) Conflict with any local policies or ordinances related to protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Threshold (a) Would the project 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?

No substantial change from previous analysis. With regard to protected species, the Proposed Project site is located entirely above the 566' elevation line and is not in an area mapped for high biological resource sensitivity (see PSP EIR, Exhibit 5.4-2). Consistent with PSP EIR Mitigation Measure B-2 and the RMP, a focused biological survey of the Proposed Project site was conducted in 2003². In October 2005, site reconnaissance was conducted in such a manner as to allow inspection of the entire site by direct observation, including the use of binoculars. The site was inspected on foot to determine whether any sensitive species, sensitive habitats, or potential jurisdictional waters were present on site. The Proposed Project site was heavily disturbed due to longstanding dairy and agricultural operations, recent demolition operations, and other disturbances. Mass grading of the Proposed Project site was completed in

² Results of Biological Surveys Conducted for The Preserve, City of Chino, San Bernardino County, CA; 5/20/03 letter from Glenn Lukos Associates (GLA) to Lewis Operating Corp. Updated Biological/Regulatory Overview in Support of the Amendment to the Master Plan Concept for Phase I and II of The Preserve, City of Chino, San Bernardino County, California, 12/7/2005, Glenn Lukos Associates for Lewis Operating Company.

2007. As such, the Proposed Project site does not support any native habitats and is dominated by ruderal vegetation. Due to the highly-disturbed nature of this area and the predominance of non-native vegetation, the site is not expected to provide potential habitat for sensitive species due to the absence of native vegetation communities.

One special status animal, western burrowing owl (*Athene cunicularia hypugaea*), was observed within the open space-recreational corridor/drainage basin on the eastern boundary of the Proposed Project site (distinct from the Interim Drainage Basin) during the 2005 site reconnaissance. Burrowing owls are also known to occur at dairy properties, especially after operations cease and properties become vacant, or when features such as earthen mounds or berms can support burrows of sufficient size. As of the October 2005 site visit, suitable habitat for the burrowing owl was limited to the improved natural treatment systems (“NTS”) drainage channel, constructed treatment basin, and areas located within southeastern corner of the Proposed Project site where debris piles have been placed following demolition activities. As noted above, mass grading of the Proposed Project site was completed in 2007.³

Pursuant to the PSP EIR Mitigation Measures, suitable burrowing owl habitat is being provided as part of the "Basins" project, located in the property bounded by Kimball Avenue on the north, Bickmore Avenue on the south, Mill Creek (formerly Cucamonga) Avenue on the east, and Rincon Meadows (formerly Bon View) Avenue on the west. Approximately 35 acres in the northern portion of the Basins property is being dedicated to three stormwater detention basins with wetland cells constructed within, consistent with the implementation requirements of the approved Resources Management Plan (“RMP”). This 35-acre area within the Basins property is suitable to accommodate relocated burrowing owls, and has been available to accept relocated owls as of October 2005 when vegetation of the Basins project detention basins began. The burrowing owl observed during the site 2005 reconnaissance was within this "Basins" area.

Notwithstanding the absence of burrowing owls on the Proposed Project site, the Proposed Project will incorporate the following mitigation based on the City of Chino RMP (developed in compliance with PSP EIR Mitigation Measure B-3) and the 2012 CDFW Staff Report on Burrowing Owl Mitigation:

A qualified biologist shall conduct a pre-construction burrowing owl survey within three (3) days prior to any disturbance that may impact burrowing owls and their occupied burrows. If burrowing owls are found on an individual development site, development, including the expansion of existing land uses or other land use activities that could disrupt the owls, will be required to follow the CDFW burrowing owl relocation protocols, including the creation of artificial burrows.

As explained above, the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects

Threshold (b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and

³ Soil and Geologic Grading Report Engineered Grading Of Tracts 17571 and 17626 Chino, CA, RMA Group, April 2007.

regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No substantial change from previous analysis. With regard to riparian habitat and protected wetlands, pursuant to the PSP EIR and current Proposed Project site surveys, riparian habitat is not found within the site. Drainage and basin facilities associated with the Chino NTS Project have been constructed within the open space-recreational corridor located to the east of the Proposed Project site pursuant to authorization obtained from USACE, CDFG, and the Regional Water Board. The channel is a jurisdictional water subject to the jurisdiction of USACE and CDFG. The Proposed Project does not include any changes to the channel. The Interim Drainage Basin is located in the southwest corner of the Proposed Project site. The Proposed Project does not include any changes to the size or location of the Interim Drainage Basin, and a submersible pump will be added so that the Interim Drainage Basin can be pumped out after each storm to drain away through the roadside ditch existing along Pine Avenue. There would therefore be a less than significant impact and the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

Threshold (c) Would the project 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?

No substantial change from previous analysis. For the reasons described under Threshold (b) above, the Proposed Project would continue to have a less than significant impact.

Threshold (d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No substantial change from previous analysis. With regard to the movement of native resident or migratory species, as described in the PSP EIR, within the developed and agricultural areas above the 566' line, there are no significant wildlife movement corridors. Wildlife movement is predominantly limited to opportunistic species, and significant water bodies that would otherwise attract migratory waterfowl do not occur within the Proposed Project limits.

There have been no changed circumstances surrounding the site other than some additional development that has decreased the biological value of the area. Therefore, the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects

Threshold (e) Would the project conflict with any local policies or ordinances related to protecting biological resources, such as a tree preservation policy or ordinance?

No substantial change from previous analysis. The Proposed Project does not change uses as compared to those analyzed in the PSP EIR. For that reason and the reasons described

under Thresholds (a)-(d) above, the Proposed Project would have no further impacts as compared with those studied in the EIR.

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

No substantial change from previous analysis. The Proposed Project does not change uses as compared to those analyzed in the PSP EIR. The PSP EIR analyzed the extent to which development under the Specific Plan had the potential to conflict with applicable habitat conservation plans or natural community conservation plans. The Proposed Project is consistent with the project considered in the PSP EIR. For that reason and the reasons described under Thresholds (a)-(d) above, the Proposed Project would have no further impacts as compared with those studied in the EIR.

Finding: No substantial changes would require revisions to the previous PSP EIR due to new significant environmental effects. No substantial changes have occurred with respect to the circumstances under which the project is undertaken that required major revisions to the previous PSP EIR due to new significant environmental effects or a substantial increase in severity of previous identified significant effects.

5.5 CULTURAL RESOURCES

5.5.1 Summary of PSP EIR Findings

The PSP EIR concluded that without mitigation, proposed development of the plan area could have an adverse impact on as yet undiscovered significant archaeological resources. There is a significant potential that additional prehistoric materials will be encountered during earth-disturbance activities within planned development areas. Future recreational or agricultural uses within the planned open space system could also have the potential to disturb or destroy recorded or as yet undiscovered archaeological resources within these areas.

There are forty-five (45) recorded historic sites within the plan area, with most of these located in the planned open space area. However, proposed development of the plan area could have an adverse impact on significant historic resources without mitigation, because additional as yet unrecorded historic resources could be encountered during earth-disturbing activities. Significant paleontological resources could also be encountered during earth-moving activities. Older alluvium in the region and within the plan area has a high paleontological sensitivity as a primary source of significant vertebrate fossils. Proposed development of the plan area could therefore have an adverse impact on significant paleontological resources without mitigation.

Mitigation Program

To reduce potential impacts to archaeological, historic, and paleontological resources to less than significant levels, the PSP EIR identified Mitigation Measures CR-1, CR-2, and CR-3. Mitigation Measure CR-1 required a cultural resources survey of the Proposed Project site prior to issuance of a grading permit. Mass grading of the Proposed Project site is complete, and these

Mitigation Measures are therefore not applicable to the Proposed Project. The implementation of these measures would reduce impacts associated with the project to a less than significant level.

5.5.2 Impact Analysis of Proposed Project

<u>Environmental Issues</u>	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis	No Impact
Cultural Resources – Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Threshold (a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?

No substantial change from previous analysis. In compliance with PSP EIR Mitigation Measure CR-1, a Phase 1 Cultural Resources Investigation was completed in 2005 that includes the Proposed Project site. There are no historic resources on the Proposed Project site.

Threshold (b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?

No substantial change from previous analysis. An archaeological survey was conducted as part of the investigations, resulting in a determination that there were no surface evidence of prehistoric or paleontological resources in the area.⁴ However, as the PSP EIR notes, the potential to encounter previously undiscovered resources during construction remains. The Proposed Project would implement Mitigation Measures CR-2 and recommendations in the investigative report to ensure that impacts are less than significant. The Proposed Project would implement Mitigation Measures CR-2 and recommendations in the investigative report to ensure

⁴ Phase 1 Cultural Resources Investigation of Approximately 100 Acres of Land Within the Lewis Operating Corp. Property South of Bickmore Avenue in the City of Chino, San Bernardino County, California. McKenna et. Al, dated July 13, 2005.

that impacts are less than significant. Therefore, the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

Threshold (c) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature?

No substantial change from previous analysis. The Proposed Project does not change uses as compared to those analyzed in the PSP EIR. For that reason and the reasons described under Thresholds (b)-(c) above, the Proposed Project would not lead to substantial new impacts as compared with those studied in the EIR.

Threshold (d) Would the project disturb any human remains, including those interred outside of formal cemeteries?

No substantial change from previous analysis. The Proposed Project does not change uses as compared to those analyzed in the PSP EIR. For that reason and the reasons described under Thresholds (a)-(b) above, the Proposed Project would not lead to substantial new impacts as compared with those studied in the EIR. See further discussion of this issue under Tribal Cultural Resources.

Finding: No substantial changes would require revisions to the previous PSP EIR due to new significant environmental effects. No substantial changes have occurred with respect to the circumstances under which the project is undertaken that required major revisions to the previous PSP EIR due to new significant environmental effects or a substantial increase in severity of previous identified significant effects.

5.6 GEOLOGY AND SOILS

5.6.1 Summary of PSP EIR Findings

As noted in the PSP EIR, the Specific Plan area is underlain by Pleistocene and Holocene alluvium. With regard to the geotechnical properties of surficial geologic units, the PSP EIR concluded that no significant impacts will occur as a result of the Proposed Project, provided that individual projects adhere to detailed geotechnical and soils studies and that grading operations will be conducted in accordance with a soils report specific to a development project.

With regard to faults and seismicity, the PSP EIR noted the existence of a potential trace of the Central Avenue fault traversing the southwesterly portion of the Specific Plan area. However, this potential fault is located beyond the boundaries of Phase 1 and 2 of the Master Plan and is an area proposed for open space uses, so no significant impact is anticipated. Geomorphologic features (“lineaments”) parallel to the Central Avenue and Chino faults were also observed south of Pine Avenue and are likely related to faulting. They indicate the potential for ground rupture from a possible severe local earthquake on the Chino-Elsinore fault zone, severe ground shaking from a moderate-to-severe earthquake under the basin, and different movement and ground fissures from local subsidence and groundwater withdrawal.

As discussed in the PSP EIR, absent mitigation, a potentially significant impact for horizontal ground acceleration would occur because the accelerations for the Maximum Probable Earthquake on the site were measured at approximately 0.45 to 0.55 g, in excess of the 0.4 g threshold of significance. However, standard mitigation for seismic and ground-shaking effects including compliance with building codes and engineering investigation report requirements would reduce this impact to a less than significant level.

With regard to liquefaction, the PSP EIR concluded that potential impacts increase through the plan area from north to south, generally corresponding with reduced groundwater depth, and individual projects will require study. Mitigation measures established for development in liquefaction-prone zones include excavation and removal or recompaction liquefiable soils, in situ ground densification, ground modification and improvements, deep foundations, reinforced shallow foundations, and reinforced structures to resist deformation during liquefaction. Incorporation of such measures would ensure less than significant impacts.

With regard to subsidence, ground fissures near the California Institution for Men suggest that subsidence has occurred and that there is significant potential for further subsidence throughout the Specific Plan area. The PSP EIR suggests the incorporation of project-specific measures to mitigate any potential impacts.

With regard to groundwater, depths generally decrease from the northerly portion of the Specific Plan area to the southerly boundary of the adopted Specific Plan. Documentation prepared for the PSP EIR found depths ranging from 100 feet at the northeast corner of the Specific Plan area, located north of Phase 1 and 2 of the Master Plan to less than 30 feet in the southern portions of the Specific Plan area. The PSP EIR suggests the incorporation of project-specific measures to mitigate any potential impacts.

In conclusion, the PSP EIR determined that numerous federal, state, and local laws, regulations, codes, and policies in effect to mitigation geologic and seismic hazards. While geologic and seismic hazards would be expected to be adverse and potentially cause significant impacts without mitigation, conformance with Mitigation Measure GS-1, standard measures, code requirements, and recommendations of detailed geotechnical and soils engineering studies required for subsequent development projects would reduce impacts to a less than significant level. Impacts to mineral resources were also evaluated and found to have no impact as there are no known mineral resources in the area.

Mitigation Program

The PSP EIR included Mitigation Measures GS-1, GS-2 and GS-3. In compliance with Mitigation Measure GS-1, a site specific geotechnical and soils engineering study was prepared for the Proposed Project prior to grading operations. The grading operations complied with the geotechnical study, as required by Mitigation Measure GS-3. Any further grading operations and construction of the Proposed Project will also comply with the geotechnical study, as required by Mitigation Measures GS-2 and GS-3, both of which are listed in Appendix A.

5.6.2 Impact Analysis of Proposed Project

<u>Environmental Issues</u>	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis	No Impact
Geology and Soils - Would the project:					
a) Expose persons 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 ii. Strong seismic ground shaking? iii. Seismic-related ground failure, including liquefaction? iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Result in substantial erosion or loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewer is not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Threshold (a.i – a.iv) Would the project expose persons or structures to seismic hazards?

No substantial change in previous analysis. The Proposed Project subsurface conditions are as described in the PSP EIR, and the Proposed Project would result in growth and land uses consistent with development assumed in the PSP and studied in the PSP EIR. Accordingly, the PSP EIR determination that impacts would be less than significant with compliance with federal, state, and local regulation and policies, the incorporation of standard best practices, and compliance with recommendations contained in a project-specific study,

applies to the Proposed Project. PSP Mitigation Measure GS-1 requires applications for individual development projects to include a detailed Geotechnical and Soils Engineering Study which addresses potential hazards associated with fault rupture, seismicity and groundshaking, liquefaction, subsidence and near-surface groundwater. In compliance with PSP EIR Mitigation Measure GS-1, in 2003, the RMA Group prepared a Geotechnical Investigation of Van Vliet Property (comprised of four individual reports for Lots 1-4 of Tract 16418), located at 7565 Bickmore Ave., in the Chino Area of San Bernardino Co., CA. The RMA Group reviewed published and unpublished geologic, seismic, ground water and geotechnical literature, examined aerial photos, did site and vicinity reconnaissance, logged and sampled extensive exploratory trenches, did lab testing of resulting soil samples, and performed an evaluation of the compiled data to prepare their reports. No fissures, shears or vertical sand lenses were exposed that might suggest the presence of faulting. For these reasons, the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects

Threshold (b) Would the project result in substantial erosion or loss of topsoil?

No substantial change in previous analysis. The Proposed Project surface and soil conditions are as described in the PSP EIR, and the Proposed Project would result in growth and land uses consistent with development assumed in the PSP and studied in the PSP EIR. Mass grading of the Proposed Project site was completed in 2007.⁵ The geologic units observed on site during grading were essentially the same as those encountered during the preliminary geotechnical investigation. The natural soils exposed consisted of alluvium, consisting of silty sands to sandy silts with clay. No bedrock was encountered during site grading. No fissures, shears or vertical sand lenses were exposed that might suggest the presence of faulting, landsliding, land subsidence, or paleoliquefaction. Manure present at the surface was stripped and hauled from the site prior to rough grading operations. No manure or manure-impacted soils were placed as fill within Tract 17571. It was therefore RMA's professional opinion the soils placed within the building pads comply with the intent of the City of Chino's guidelines for the treatment of organic materials on sites with past dairy use. For this reason and the reasons set forth above in Threshold (a), the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

Threshold (c) Would the project 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?

No substantial change in previous analysis. The Proposed Project surface and soil conditions are as described in the PSP EIR, and the Proposed Project would result in growth and land uses consistent with development assumed in the Specific Plan and studied in the PSP EIR. No soil or geological conditions were encountered at the Proposed Project site that would preclude the development of the property as presently proposed, provided the recommendations of the Geotechnical Investigation are fully implemented during design, grading and construction. The recommendations that are contained within the geotechnical study shall be adhered to and

⁵ Soil and Geologic Grading Report Engineered Grading of Tracts 17571 and 17626 Chino, CA, RMA Group, April 2007.

remain consistent with adopted mitigation measures contained within the PSP EIR. For these reasons and the reasons set forth above in Threshold (a)-(b), the Proposed Project would have no further impacts as compared with those studied in the PSP EIR. Therefore, the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

Threshold (d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?

No substantial change in previous analysis. The Proposed Project surface and soil conditions are as described in the PSP EIR, and the Proposed Project would result in growth and land uses consistent with development assumed in the PSP and studied in the PSP EIR. No expansive soils were encountered at the Proposed Project site that would preclude the development of the property as presently proposed, provided the recommendations of the Geotechnical Investigation are fully implemented during design, grading and construction. The recommendations that are contained within the geotechnical study shall be adhered to and remain consistent with adopted mitigation measures contained within the PSP EIR.

For this reason and the reasons set forth above in Threshold (a), the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

Threshold (e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewer is not available for the disposal of waste water?

No substantial change in previous analysis. The Proposed Project surface and soil conditions are as described in the PSP EIR, and the Proposed Project would result in growth and land uses consistent with development assumed in the Specific Plan and studied in the PSP EIR. Furthermore, as described in the PSP EIR, the Proposed Project would be use sewer for disposal of wastewater. For this reason and the reasons set forth above in Threshold (a)-(d), the Proposed Project would have no further impacts as compared with those studied in the EIR. Therefore, the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

Finding: No substantial changes would require revisions to the previous PSP EIR due to new significant environmental effects. No substantial changes have occurred with respect to the circumstances under which the project is undertaken that required major revisions to the previous PSP EIR due to new significant environmental effects or a substantial increase in severity of previous identified significant effects.

5.7 GREENHOUSE GAS EMISSIONS

5.7.1 Summary of PSP EIR Findings

The PSP EIR did not formally analyze potential greenhouse gas impacts. Climate change does not constitute new information requiring a revision to or additional EIR, as discussed in more detail immediately below.

5.7.2 Impact Analysis of Proposed Project

<u>Environmental Issues</u>	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis	No Impact
Greenhouse Gas Impacts- Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Threshold (a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

No substantial change in previous analysis. Since certification of the PSP EIR in 2003, AB 32 was enacted in 2006, with the aim of reducing California’s GHG emissions to 1990 levels by 2020. It required the California Air Resources Board (CARB) to adopt a scoping plan for achieving the maximum technologically feasible and cost-effective reductions in GHG emissions to meet AB 32’s GHG reduction goals.

Climate change itself is not significant new information requiring additional environmental analysis. The issue of climate change was widely known prior to the certification of the PSP EIR in 2003. In 1979, the first World Climate Conference was held in Geneva, was attended by a range of scientists and led to the established of the World Climate Program. The Montreal Protocol, a landmark international agreement design to protect the ozone layer by phasing out gases that deplete the ozone, was originally signed in 1987 and substantially amended in 1990 and 1992. The United Nations Framework Convention on Climate Change was established in 1992. Also in 1992, the United Nations Conference on Environment and Development -- better known as the Earth Summit --was held in Rio de Janeiro and was attended by 172 countries. The regulation of GHG emissions to reduce climate change was debated and analyzed throughout the 1990s. For example, the Intergovernmental Panel on Climate Change (IPCC), a body established by the United Nations Environment Programme (UNEP) and the World Meteorological Organization (WMO), has been publishing reports on the current state of climate change and its potential environmental and socio-economic consequences since the 1990s. These studies, along with others, resulted in the adoption of the Kyoto Protocol in 1997. The IPCC's Third Assessment Report, released in 2001, presented the consensus view of hundreds of scientists on key issues relating to climate change. *See also Center for Biological Diversity v. National Highway Traffic Safety Admin.* (9th Cir. 2009) 538 F.3d 1172, 1190 (National Environmental Policy Act case citing the IPCC 2001 Third Assessment Report); Kostka and Zischke, *Practice Under the California Quality Act*, Second Edition, Volume 2, §19.21 (stating that "a lead agency evaluating new information claims under [Guidelines] §

15162 could support a factual finding that climate change is not significant new information by reference to documents such as the 2001 Third Assessment Report of the Intergovernmental Panel on Climate Change"). Therefore, the impacts of GHG emissions were known at the time the PSP EIR was certified.

In addition, two superior court cases have concluded that information related to climate change does not constitute new information, in part because it is not specific to the Proposed Project. In *American Canyon Community United for Responsible Growth et al v. City of American Canyon et al*, the court held that subsequent environmental analysis of a Wal-Mart Supercenter was not required to analyze the project's GHG emissions and climate change impacts since AB 32 is not the type of "new information" requiring subsequent environmental review as it was not specific to the project. Napa County Superior Court, May 22, 2007, Case No. 26-27462. In *Natural Resources Defense Council et al v. Reclamation Board of the Resources Agency of the State of California*, the court held that climate change and the impact it may have on hydrology and flooding from fill and encroachment activities related to development within the Sacramento-San Joaquin Delta is not "new information" requiring subsequent environmental review as it was not specific to the project site itself. Sacramento County Superior Court, April 27, 2007, Case No. 06-CS 01228. See also: *Citizens Against Airport Pollution v City of San Jose* (2014) 227 Cal.App.4th 788; *Citizens for Responsible Equitable Env'tl Dev. v City of San Diego* (2011) 196 Cal.App.4th 515, 532.

Though the 2003 PSP EIR did not evaluate the Proposed Project's greenhouse gas (GHG) emissions, the adoption of AB 32 and subsequent greenhouse gas related regulations do not constitute the type of new information that requires a further EIR since the regulatory developments do not reveal new site-specific impacts and GHG impacts is an issue that was knowable and known in 2003.

Further noted in the General Plan EIR at page 4.3-59: "It is important to note, throughout this impact discussion, that the majority of the development proposed in both the Proposed General Plan and the Focused Growth Plan has already been approved by the City of Chino as part of the College Park and The Preserve Specific Plans, including a recent amendment to The Preserve adding the Edgewater Communities project. The City of Chino has existing development agreements with the master developers of College Park and The Preserve, obligating the City to continue to approve development at specific densities and intensities within these areas, as shown in the Proposed General Plan and Focused Growth Plan. This precludes the City from modifying land use and development patterns as a means to further mitigate greenhouse gas emissions within the two Specific Plan areas."

Threshold (b) Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No substantial change in previous analysis. The City adopted its Climate Action Plan and certified an EIR in December 2013. In addition in 2016, SCAG adopted the 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2016 – 2040 RTP/SCS vision encompasses general principles and themes that collectively work to shape the Southern California region. The 2016 – 2040 RTP/SCS includes a strong commitment to reduce

emissions from transportation sources to comply with Senate Bill 375, improve public health, and meet the National Ambient Air Quality Standards as set forth by the federal Clean Air Act.

While analysis of GHG is not required, for informational purposes, this Addendum considers whether the Proposed Project is consistent with the City’s Climate Action Plan and the SCAG RTP/SCS.

The Proposed Project would be required to comply with applicable provisions of the Chino Climate Action Plan as codified at Municipal Code Chapter 15.45 – Climate Action Plan Implementation. This includes the following mandatory measures for new residential development (Section 15.45.030):

1. Electric Vehicle (EV) Charging. Dwellings shall comply with the following requirements for future installation of electric vehicle supply equipment (EVSE).
 - a. One-and Two-family Dwellings. Install a listed raceway to accommodate a dedicated branch circuit. The raceway shall not be less than trade size 1. The raceway shall be securely fastened at the main service or subpanel and shall terminate in close proximity to the proposed location of the charging system into a listed cabinet, box, or enclosure. Raceways are required to be continuous at enclosed or concealed areas and spaces. A raceway may terminate in an attic or other approved location when it can be demonstrated that the area is accessible and no removal of materials is necessary to complete the final installation.
 - i.Exception: Other pre-installation methods that provide sufficient conductor sizing and service capacity to install Level 2 EVSE.
 - ii.Labeling Requirement. A label stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.
2. Appliance Rating. Each appliance provided by the builder must be a qualified ENERGY STAR appliance if an ENERGY STAR designation is applicable for that appliance.
3. Enhanced Construction Waste Reduction. Divert to recycle or salvage at least seventy percent of nonhazardous construction and demolition debris generated at the site.

In addition, section 15.45.070 requires all new development in the City to demonstrate consistency with the Climate Action Plan by implementing one or a combination of the following three options, and the Proposed Project shall be constructed to include one or more of the options:

1. Exceed by three percent the mandatory California Energy Code Title 24, Part 6 standards, in effect at the time of development application submittal for discretionary review; or

2. Achieve an equivalent reduction through voluntary measures in the California Green Building Standards Code, Title 24, Part 11 (CALGreen) in effect at the time of development application submittal for discretionary review; or
3. Provide other equivalent GHG reductions through measures including, but not limited to, non-vehicle transportation infrastructure, transit, ZEV (zero emission vehicle) infrastructure or other incentives, waste diversion, water conservation, tree planting, renewable energy option packages, or any combination of these or other measures such that GHG emissions are reduced by 0.04 MT CO₂e per residential dwelling unit per year and/or 0.11 MT CO₂e per thousand square feet of commercial/industrial development per year.

The Proposed Project is consistent with the goals of the 2016 – 2040 SCAG RTP/SCS because it provides an opportunity for new high-quality housing, in place of the existing economically declining and environmentally unsustainable nursery and cattle uses onsite, consistent with the PSP. The transportation network in the Proposed Project area will be developed and maintained to meet the needs of local and regional transportation, and to ensure efficient mobility. The Proposed Project will be developed consistent with the vision of the PSP, which was designed to facilitate transit use, as well as bicycle, equestrian, and pedestrian travel. Also, the medium-density residential uses would be located within walking distance of planned commercial uses.

Finally, the Proposed Project must legally comply with a host of greenhouse gas-related state and local requirements, such as SCAQMD Rules, CARB regulations for vehicles and equipment, California's Title 24 standards for energy savings, Title 20 standards for appliance efficiency, and the Chino Climate Action Plan.

Finding: No substantial changes would require revisions to the previous PSP EIR due to new significant environmental effects. No substantial changes have occurred with respect to the circumstances under which the project is undertaken that required major revisions to the previous PSP EIR due to new significant environmental effects or a substantial increase in severity of previous identified significant effects.

5.8 HAZARDS AND HAZARDOUS MATERIALS

5.8.1 Summary of PSP EIR Findings

The Chino Airport is north of the plan area. As required by state law, an Airport Comprehensive Land Use Plan (ACLUP) was prepared and adopted in 1992 which delineates referral zones surrounding the airport and defines land use requirements, development limitations, and review procedures for projects in the operational sphere of the airport. The identified areas are the Runway Protection Zone (within and immediately outside the airport confines – severely restricted land uses), Safety Zone II (remainder of the approach and departure zones for planes, the remainder of the 70 CNEL noise contour area, and entire 65 CNEL noise contour area – variety of land use are conditionally permitted provided compliance with Airport Compatibility Matrix), Safety Zone III (oval area around the airport extending approximately 10,000 feet from it, in which aircraft accidents and exposure to noise is minimal –

most land use types acceptable, with some development limitations), and Conical Surface (additional 4,000 feet from the perimeter of Safety Zone III where FAA Part 77 height restrictions still apply). With regard to the airport, potential impacts identified in the PSP EIR include conflicts between aircraft operations and water fowl near airport runways, and the risk of placing greater numbers of people in close proximity to the airport and the potential for aircraft accidents. The land use plan in the Specific Plan was designed to ensure the project would not be adversely affected by airport operations, and the development of tall structures would not be allowed without FAA consultation. The development of schools within 2 miles of the airport would require review by Caltrans to ensure avoidance of potential impacts, and the Specific Plan does not include major proposed water features near the airport. With project design and the implementation of Mitigation Measures HM-1 and HM -2, impacts with regard to the airport would be less than significant.

With regard to vector control issues, the PSP EIR observed that the stockpiling of manure in dairy operations creates an increased fly and mosquito population, for which chemical treatments are used. Implementation of the Specific Plan would reduce the volume of standing water and other sources that result in increased fly and mosquito populations, but issues of increased population and the need for chemical treatment may persist during use transition. Control can be achieved with non-chemical methods and the use of pesticides, and with proper vector control practices, health and safety impacts would be less than significant.

With regard to the hazardous materials at the Chino airport, all underground storage tanks have been removed and fuel storage is concentrated in the northwest corner of the airport. No significant airborne or waterborne health or safety risks are anticipated, and impacts would be less than significant.

With regard to hazardous building materials, the PSP EIR concluded that it is likely that a number of existing buildings contain such materials, including asbestos and lead-based paints. Identification of such materials would be achieved by preliminary investigations of project-specific properties prior to demolition, and mitigation would be achieved by use of abatement technologies available to safely reduce or remove contamination and make the area suitable for development. With proper investigation and abatement procedures and implementation of Mitigation Measure HM-4, impacts would be less than significant.

With regard to electromagnetic fields, the PSP EIR notes that a number of overhead electrical lines traverse the Specific Plan area, but that the strength of electric fields greatly diminishes as the distance from the source increases. The proposed land use plan locates an element of the community paseo and open space system along the major SCE power line corridor, and this will create a corridor separating power transmission lines from other land uses, ensuring a less than significant impact.

The PSP EIR concluded that no significant impacts would occur as a result of Specific Plan implementation because design features and restrictions would be incorporated into future projects and because mitigation measures were incorporated, including HM-1, HM-2, HM-3, HM-4, and HM-5. The cumulative impacts evaluated included hazardous materials and airport operations. Neither issue was found to be cumulatively significant. With the implementation of mitigation measures, all impacts would be less than significant.

Mitigation Program

The PSP EIR identified Mitigation Measures HM-1, HM-2, HM-3, HM-4, and HM-5. Prior to approval of the 2003 MND and in compliance with Mitigation Measure HM-3, a Phase 1 Environmental Site Assessment was prepared that covers the Proposed Project site. Mitigation Measures HM-2 and HM-5 are applicable to the Proposed Project and are listed in Appendix A.

5.8.2 Impact Analysis of Proposed Project

<u>Environmental Issues</u>	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis	No Impact
Hazards and Hazardous Materials - Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
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 create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e) Be 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, result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
f) Be located within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	---	--------------------------

Threshold (a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No substantial change in previous analysis. Mitigation Measure HM-3 requires preparation and submittal of a completed Phase 1 Environmental Site Assessment prior to consideration of specific development within the Specific Plan area. With regard to hazardous materials, a project-specific site investigation was prepared pursuant to PSP EIR Mitigation Measure HM-3. Blasland, Bouck & Lee, Inc. (BBL) prepared an Environmental Site Assessment (“ESA”) for the Proposed Project site in October 2000 and performed an updated site reconnaissance in February 2003. As explained in the 2006 MND, conditions noted in the 2000 ESA have been addressed and remediated since the site reconnaissance visits were performed. Based on the findings of the ESA, BBL concluded that the Proposed Project site exhibits no environmental concerns that would prohibit its intended use as a residential development. Mass grading of the Proposed Project site was completed in 2007, as explained in Section 5.6.2 above.

Further, while it is unlikely, in the event any vector control is necessary, appropriate non-chemical treatment and other methods as described above would be used, making impacts less than significant. With regard to electromagnetic fields, the Proposed Project would not alter the land use pattern studied in the PSP EIR to ensure that overhead electrical lines do not create a significant impact, and the impact would therefore remain less than significant.

For the above reasons, and because the Proposed Project is consistent with PSP EIR analysis and will comply with all requirements to minimize impacts, impacts are less than significant.

Threshold (b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?

No substantial change in previous analysis. The Proposed Project site conditions are as described in prior review, and as described the Proposed Project would result in growth and land uses consistent with development assumed in the PSP and studied in the PSP EIR. The Proposed Project does not include any commercial or industrial uses that involve the use of hazardous materials. For this reason and the reasons set forth above in Threshold (a), the Proposed Project would have no further impacts as compared with those studied in the PSP EIR.

Threshold (c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one - quarter mile of an existing or proposed school?

No substantial change in previous analysis. The Proposed Project and as described would result in development consistent with that assumed in the PSP and studied in the PSP EIR. The Proposed Project is within one-quarter mile of an existing school. However, it includes residential uses and would not emit any hazardous emission or handle hazardous or acutely hazardous materials. For this reason and the reasons set forth above in Threshold (a), the Proposed Project would have no further impacts as compared with those studied in the EIR.

Threshold (d) Would the project 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 create a significant hazard to the public or the environment?

No substantial change in previous analysis. The Proposed Project site conditions are as described in prior review, and the Proposed Project would result in growth and land uses consistent with development assumed in the Specific Plan and studied in the PSP EIR. It is not included on the Cortese List. For this reason and the reasons set forth above in Threshold (a), the Proposed Project would have no further impacts as compared with those studied in the PSP EIR.

Threshold (e) Would the project be 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, result in a safety hazard for people residing or working in the project area?

No substantial change in previous analysis. As described, the Proposed Project land uses would be located in a consistent pattern with what was assumed for the Specific Plan and studied in the PSP EIR. Mitigation Measure HM-2 limits building heights in order to avoid conflict with adopted flight patterns. The Proposed Project would therefore have less than significant airport-related impacts with PSP Mitigation Measures HM-1 and HM -2 incorporated.

Threshold (f) Would the project be located within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?

No substantial change in previous analysis. As described the Proposed Project land uses would be located in a consistent pattern with what was assumed for the PSP and studied in the PSP EIR. The Proposed Project is not located in the vicinity of a private airstrip. For these reasons and the reason described above under Threshold (e), the Proposed Project would therefore have would have no further impacts as compared with those studied in the EIR.

Threshold (g) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No substantial change in previous analysis. As described, the Proposed Project would be located within the development footprint assumed in the PSP EIR and land uses would be developed consistent pattern with what was assumed for the Specific Plan and studied in the PSP EIR. Access to the Proposed Project will be provided via roadways/driveways on existing roadways that borders the subject property, such as Bickmore Avenue and Pine Avenue which have been constructed to full width improvements, per City of Chino Standards. The Proposed Project will not interfere with an adopted emergency response plan. For these reasons and the reason described above under Threshold (a), the Proposed Project would not lead to substantial

changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

Threshold (h) Would the project 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?

No substantial change in previous analysis. As described, the Proposed Project would be located within the development footprint assumed in the PSP EIR and land uses would be developed in a consistent pattern with what was assumed for the Specific Plan and studied in the PSP EIR. As seen on Figure SAF-4 (Wildland Interface Threat to Community) of the General Plan, the Proposed Project site is located in an area designated with little to no threat based on proximity to wildlands. For these reasons and the reason described above under Threshold (a), the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

Finding: No substantial changes would require revisions to the previous PSP EIR due to new significant environmental effects. No substantial changes have occurred with respect to the circumstances under which the project is undertaken that required major revisions to the previous PSP EIR due to new significant environmental effects or a substantial increase in severity of previous identified significant effects.

5.9 HYDROLOGY AND WATER QUALITY

5.9.1 Summary of PSP EIR Findings

The Specific Plan area is located in the alluvial plain of the Chino Basin, and the principal drainage course of such basin is the Santa Ana River, located south of the plan area within the Prado Flood Control Basin. Two principal tributaries flow through the Specific Plan area, Chino Creek and Mill Creek. The plan area is also traversed by several ephemeral and seasonal drainages, and is subject to extensive sheet flow during major storm events. These flows are conveyed by either creek to the Santa Ana River. In existing conditions, flows combine to cause significant localized flooding of earthen swales, curbed roadways, and dairies within the plan area during moderate to severe storm events, and the result is numerous road closures, dairy livestock losses, and overtopping or breaches of dairy water retention ponds.

With regard to flooding and stormwater management, as noted in the PSP EIR, implementation of planned programs and projects would alleviate flooding conditions and water quality problems within the proposed plan area. The PSP EIR also concluded that buildout of the proposed Specific Plan would help alleviate existing problems associated with flooding of the dairies, lack of stormwater containment, and related pollution of downstream receiving waters with dairy wastes. With implementation of the Storm Drainage Plan and project-level detailed storm water management studies and measures specified in the Specific Plan, no significant storm water runoff impacts are anticipated from future urban development. Nor would it result in significant alteration of the principal streams and watercourses through the site. Impacts would be less than significant.

With regard to water quality, the PSP EIR concluded that without proper management and mitigation, proposed urban uses would have the potential to degrade surface waters through discharges of urban runoff, containing a variety of pollutants including but not limited to oils, greases, solvents, pesticides and urban debris. If uncontrolled, these contaminants could enter the storm drain system in the form of street runoff, indiscriminate household use or other sources. Without proper management, potentially significant project and cumulative water quality impacts would occur. Further, both Chino Creek and Mill Creek within the Plan area have been listed as impaired waters due to high nutrient, pathogen, salinity/TDS/chlorides and suspended solids concentrations caused by the existing dairy operations. Without proper management of runoff to protect water quality in Chino Creek and Mill Creek, potentially significant project and cumulative water quality impacts would occur. The PSP EIR lists a number of Best Management Practices (BMPs) available to the City of Chino to impose upon individual projects to ensure impacts are less than significant, including animal waste collection, exposure reduction, recycling/waste disposal, parking lot and street cleaning, infiltration devices, oil and grease traps, sand filters, filter strips, grass swales, and regular/routine maintenance. Storm drain systems and BMPs for individual project must also confirm to non-point stormwater pollution control standards related to the County's Municipal Stormwater Permit under the NPDES program.

With the implementation of Mitigation Measures HWQ-1 through HWQ-7, the PSP EIR concluded that all potential adverse impacts would be reduced to a less than significant level, and there would be no cumulatively significant impacts.

Mitigation Program

The PSP EIR identified Mitigation Measures HWQ-1, HWQ-2, HWQ-3, HWQ-4, HWQ-6 and HWQ-7. Mitigation Measures HWQ-1, HWQ-2 and HWQ-3 are applicable to the Proposed Project and are listed in Appendix A.

5.9.2 Impact Analysis of Proposed Project

<u>Environmental Issues</u>	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis	No Impact
Hydrology and Water Quality - Would the project:					
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
g) Place housing/structures 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
j) Result in inundation by seiche, tsunami or mudflow??	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Threshold (a) Would the project violate any water quality standards or waste discharge requirements?

No substantial change in previous analysis. The development of the Proposed Project would be consistent with growth and land use types assumed for the PSP and studied in the PSP EIR. The Proposed Project would comply with mitigation measures contained in the PSP EIR, including HWQ-1 requiring compliance with NPDES regulations, HWQ-2 and HWQ-3 requiring review by the City and imposition of appropriate BMPs to control stormwater discharges, protect water quality, and water pollution and urban runoff, likely as conditions of approval; HWQ-6

requiring assurance that storm drainage facilities will not disrupt park and open space resources; and HWQ-7 requiring a plan for managing urban runoff to protect sensitive drainages within the PSP open space system. Because the Proposed Project would be consistent with development studied in the PSP EIR, and with appropriate mitigation incorporated, the Proposed Project would have a less than significant impact, and no further analysis is necessary.

Threshold (b) Would the project 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)?

No substantial change in previous analysis. The Proposed Project would be located within the development footprint assumed in the PSP EIR and land uses would be developed in a pattern consistent with what was assumed for the Specific and studied in the PSP EIR. The impacts to groundwater supplies and recharge would therefore be similar or less than those disclosed in the PSP EIR. For these reasons and the reason described above under Threshold (a), the Proposed Project would have no further recharge impacts as compared with those studied in the EIR. Project water use impacts are further described in Section 6.16.

Threshold (c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on - or off - site?

No substantial change in previous analysis. As explained in Section 5.6.2 above, mass grading of the Proposed Project site was completed in 2007. In March 2019, L.D. King prepared a Preliminary Hydrology Study for the Van Vliet Site. The entire Tract 17571 currently drains into the existing Interim Drainage Basin (also referred to as a retention basin) via an existing storm drain system and catch basins. The existing retention basin is 230' wide and 280' long and 14' deep with a capacity of 9.60 ac-ft. The basin spillway is located near southwest corner of the site. The proposed overall drainage pattern of this project is in conformance to the previously approved hydrology study for Tract 17571.

The Proposed Project will not change the size or location of the existing Interim Drainage Basin. The Interim Drainage Basin is designed to store an increase of peak flows and volume from predevelopment to post-development condition, including the 494 units of the Proposed Project. Specifically, the proposed Interim Drainage Basin is sized to capture 2-yr, 5-yr, 10-yr, 25-yr and 100-year, 24-hour storm duration with an outflow less than 80% of pre-development flow. The Interim Drainage Basin will be required to completely drain of all storm water after each rain storm in order for the it to function properly. As such, a submersible pump will be added so that the Interim Drainage Basin can be pumped out after each storm to drain away through the roadside ditch existing along Pine Avenue.

Construction of the City's Master Plan Storm Drain Line H system (not a part of the Proposed Project) will alleviate the need for the Interim Drainage Basin. A storm drain lateral will connect to the existing system within the tract and convey water westerly on Pine Avenue to the ultimate storm drain (Line H) and water quality basin at the southwest corner of Pine Avenue

and Johnson Avenue. This storm drain lateral will be constructed as part of the Proposed Project. The ultimate storm drain system will be sized with the capacity for all flows from complete build-out for Tract 17571. The basin pump system will be removed and runoff from the basin will be conveyed through storm drain lines.

For these reasons and the reason described above under Thresholds (a) and (b), the Proposed Project would have no further impacts to drainage patterns as compared with those studied in the EIR.

Threshold (d) Would the project 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?

No substantial change in previous analysis. The Proposed Project would develop the project site consistent with assumptions made in the PSP EIR. For that reason and the reason described above under Threshold (c), the Proposed Project would have no further recharge impacts as compared with those studied in the EIR.

Threshold (e) Would the project 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?

No substantial change in previous analysis. The Proposed Project would develop the project site consistent with assumptions made in the PSP EIR. For that reason and the reason described above under Threshold (a) through (c), the Proposed Project would have no further recharge impacts as compared with those studied in the EIR.

Threshold (f) Would the project otherwise substantially degrade water quality?

No substantial change in previous analysis. The Proposed Project would be located within the development footprint assumed in the PSP EIR and land uses would be developed in a pattern consistent with what was assumed for the PSP and studied in the PSP EIR. The Proposed Project will comply the Preliminary Water Quality Management Plan prepared by L.D. King and included in Appendix C. For these reasons and the reason described above under Threshold (a), the Proposed Project would have no further water quality impacts as compared with those studied in the EIR.

Threshold (g) Would the project place housing/structures 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?

No substantial change in previous analysis. The Project site is within the development footprint considered in the PSP EIR, and the Proposed Project would develop the project site consistent with the uses and assumptions of the PSP EIR. The Proposed Project is not located within a mapped 100-year flood hazards area (see General Plan Figure SAF-2), and would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

Threshold (h) Would the project place within a 100 - year flood hazard area structures which would impede or redirect flood flows?

No substantial change in previous analysis. For the reasons described above under Threshold (g), the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

Threshold (i) Would the project 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?

No substantial change in previous analysis. For the reasons described above under Threshold (g), the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

Threshold (j) Would the project result in inundation by seiche, tsunami or mudflow?

No substantial change in previous analysis. For the reasons described above under Threshold (g), the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

Finding: No substantial changes would require revisions to the previous PSP EIR due to new significant environmental effects. No substantial changes have occurred with respect to the circumstances under which the project is undertaken that required major revisions to the previous PSP EIR due to new significant environmental effects or a substantial increase in severity of previous identified significant effects.

5.10 LAND USE

5.10.1 Summary of PSP EIR Findings

The Specific Plan is intended to meet local and regional needs through the development of attractive and vibrant neighborhoods, while providing an employment and commercial base that can respond to regional jobs-housing balance goals. The proposed land use plan includes design features that minimize potential land use impacts at plan buildout. These include, but are not limited to a compact urban form and community core; a gradation of land use intensity/density from the community core outward and from northerly portions south to the open space and sensitive resources; appropriate buffering and separation of potentially incompatible uses through application of linear open space; retention and consolidation of the major open space resources with a vast, management open space unit below the 566' elevation; and preserved opportunities for long-term agricultural use within agricultural units defined by the AG and AG/OS-N designations.

The PSP EIR noted that primary existing land uses within the Specific Plan area included agriculture and dairy-related uses, with a variety of recreation and open space uses in the southern portion of the plan area, some public facilities uses, and industrial uses. The Preserve Master Plan (adopted in 2003) provided an 'umbrella' General Plan Amendment, which linked The Preserve Specific Plan to the City's existing General Plan. The Master Plan/General Plan

Amendment was intended to function as an Area Plan, as authorized by Government Code Sections 65301(b) and 65303. The Preserve Specific Plan document establishes the effective “Zoning” for properties within the Specific Plan area.

With regard to the division of an established community, the PSP first analyzed the extent to which the Specific Plan would alter community character and concluded that project and cumulative impacts on the rural character of the plan area, and the irretrievable loss of open space, would be significant and unavoidable, despite the Specific Plan design that preserves 55 percent of the total plan area as open space and agricultural uses and phasing of implementation of the Specific Plan which is intended to minimize physical disruption of rural uses to the extent practical. The PSP EIR also analyzed land use compatibility, and concluded that urban use conflicts with adjacent agriculture could be potentially significant during the phased development, but that the application of right-to-farm provisions and other protections built into the Specific Plan would assure that impacts are less than significant at Specific Plan buildout, and that no significant long-term urban use conflicts would occur. Land use compatibility impacts of the IEUA Co-Composting Facility were identified as significant until relocation or enclosure of this facility, and not significant thereafter. As noted above, this facility was removed. All other land use compatibility impacts (with regard to the Correctional Institute for Women, the SCE Transmission Line Easement, Chino Airport Influence Area, and Prado Dam Inundation Influence Area) were identified as less than significant.

With regard to conflicts with applicable land use plans, policies, and regulations, the PSP EIR noted that implementation of the Specific Plan would require pre-zoning of the site to classifications consistent with the proposed Specific Plan and the City Zoning Ordinance, annexation to the City of Chino, adopted on a City General Plan amendment, and adoption of the Specific Plan to provide detailed standards and guidelines for future development of the plan area. The PSP EIR concluded that implementation of the Specific Plan would conflict with the existing County General Plan and Development Code Agriculture-Agriculture Preserve designations for the site, and site’s agricultural status within the Chino Valley Dairy Preserve and West Valley Subregion Planning Area. However, master planning for the area and annexation to the City of Chino was specifically contemplated by LAFCO’s inclusion of the area within the City’s sphere in 1994, and the pattern of cancellation and non-renewal of Williamson Act contracts in the area dates back to 1992, precipitating a transition to urban uses. Therefore, implementation the Specific Plan and related actions do not represent a substantial adverse land use impact or conflict with applicable land use planning for the area. Similarly, and as discussed in other sections, the PSP EIR concluded that there would be no significant impact with regard to conflicts with the Chino ACLUP, the ACOE’s Prado Flood Control Basin Master Plan, or other ACOE planning prerogatives within the Prado Dam inundation area.

Implementation of policies in the General Plan Amendment through policies of the Specific Plan would mitigate land use impacts to the extent feasible, and this include the application of various Specific Plan overlay zones to reduce potential land use impacts. The PSP EIR also identifies mitigation LU-1 and LU-2 to ensure potential impacts related to the airport and Correctional Institution for Women are less than significant.

Mitigation Program

The PSP EIR identified Mitigation Measures LU-1 and LU-2. Mitigation Measure LU-1 is applicable to the Proposed Project and is listed in Appendix A.

5.10.2 Impact Analysis of Proposed Project

<u>Environmental Issues</u>	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis	No Impact
Land Use - Would the project:					
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Threshold a) Would the project physically divide an established community?

No substantial change in previous analysis. As described above, the PSP EIR analyzed the extent to which the Specific Plan would alter community character, have significant and cumulative impacts on the rural character of the plan area, as well as the loss of open space. The Proposed Project site lies within the development footprint considered in the PSP EIR, and the Proposed Project would develop the project site consistent with the uses and assumptions for the site per the PSP EIR. The Proposed Project would have no additional impacts as compared with those studied in the EIR.

Threshold b) Would the project 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?

No substantial change in previous analysis. As noted above, the Specific Plan establishes the effective zoning for properties within the Specific Plan area, inclusive of the Proposed Project site. The land uses proposed by are consistent with zoning established for these areas by the Specific Plan. The Proposed Project will realize development that is consistent with and supports The Preserve Specific Plan Development Concept, Development Plan, Design Guidelines, and Administration requirements. Moreover, the Proposed Project will be

implemented consistent with applicable City of Chino General Plan Goals, Objectives, Policies, and Actions. Accordingly, the Proposed Project does not propose or require any change or amendment to The Preserve Specific Plan or the City General Plan. The Proposed Project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Proposed Project adopted for the purpose of avoiding or mitigating an environmental effect.

General Plan Land Use designations for the Proposed Project site are consistent with and reflect overlying land use designations of Specific Plan. Existing General Plan and Specific Plan Land Use designations for the Proposed Project site are indicated at PSP Figure 7 – Land Use Plan and pages LU-17 to LU-18 of the General Plan. The General Plan Land Use designation for the Proposed Project site is Medium Density Residential. As described in The Preserve Specific Plan, the Medium Density Residential designation provides for and allows varying intensities of residential development, as described below:

- **Medium Density Residential (MDR).** The Medium Density Residential Land Use Designation is intended to provide for the development of a wide range of product types, from small-lot single-family detached/attached to multi-family residential dwellings. The intent is to accommodate a multitude of product types and styles that appeal to a range of market segments, from first-time buyers, to families, to seniors. The development standards allow a variety of densities and styles yet maintain the overall limits on the total number of dwelling units. Typical products include for sale and for rent detached residences, duplexes, townhomes, clustered residences, courtyard products, pocket lots, postage stamp lots (detached condominium) and condominiums. The intent is to allow a variety of lot configurations for detached and attached products.

The allowable density range for MDR is 8-12 units per adjusted gross acre. However, as stated in the PSP performance standards, the density range can be changed to 6-14 units per acre with an approved master plan on an area of at least 60 acres. The density range for the 368 acres included in Phase 1 & 2 of the Master Plan is 6-14 dwelling units/acre. The average density of the Proposed Project is approximately 11.19 du/acre. This is within and therefore consistent with the allowable range of densities under both the General Plan and the PSP. The densities within the Proposed Project are therefore within the MDR density range and are consistent with the PSP. While the Proposed Project includes 24 more units on the Proposed Project site than what was included in the April 2006 Approvals for this site, the total number of residential units on the Van Vliet, Flores, and Westra properties would be 888 which is 57 fewer residential units less than were approved in the April 2006 Approvals.

The Proposed Project's plan for a mix of townhomes, single-family residences, and condominiums is consistent with the above-described vision for the specific plan designations and with permitted uses. The Proposed Project will comply with all development standards and approval procedures laid out in The Preserve Specific Plan. The Proposed Project is also consistent with regional planning goals laid out in the SCAG 2016-2040 RTP/SCS. For the above-described reasons, the Proposed Project is consistent with PSP EIR analysis and it would not have new or more significant impacts than identified in the PSP EIR.

Threshold c) Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?

No substantial change in previous analysis. As described above, the PSP EIR analyzed the extent to which development under the Specific Plan had the potential to conflict with applicable habitat conservation plans or natural community conservation plans. The Proposed Project is consistent with the project considered in the PSP EIR, and would develop the project site consistent with identical uses ascribed to the site in the PSP EIR. The Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

Finding: No substantial changes would require revisions to the previous PSP EIR due to new significant environmental effects. No substantial changes have occurred with respect to the circumstances under which the project is undertaken that required major revisions to the previous PSP EIR due to new significant environmental effects or a substantial increase in severity of previous identified significant effects.

5.11 NOISE

5.11.1 Summary of PSP EIR Findings

With regard to construction noise, the PSP EIR found that activities related to Specific Plan buildout, especially the operation of heavy equipment, will create short-term noise increases within and near the Specific Plan area. Without mitigation, such impacts may create significant adverse impacts if individual project development occurs near the interface with existing noise-sensitive land uses.

With regard to operational noise, prior to mitigation, potentially significant noise level differences between the Year 2020 Without Project and Year 2020 With Project conditions are predicted to occur at twenty-five (25) roadway links. This includes increases of +3 dB CNEL that are forecast to occur along 17 roadway links and measurable (+1 dB CNEL) increases along another 8 roadway links where existing levels already exceed 65 dB CNEL as far away as 100 feet from the roadway centerline. Without mitigation, area roadways will experience potentially significant noise level increases due to cumulative traffic growth, including traffic from the Specific Plan area. The Preserve planning area is also adjacent to Chino Airport. The Specific Plan includes a Chino Airport Overlay (CAO) that conforms to the airport limits, based on the ACLUP adopted noise contours and safety zones. Near airports, even at noise exposures well outside the 65 dB CNEL contour, there may be single flyover events that are perceived as intrusive even if the 65 dB CNEL standard is met with a large margin of safety.

The PSP EIR identified several mitigation measures to reduce the impacts of construction, roadway and airport noise to less than significant levels. Measures to reduce construction noise impacts contained in Mitigation Measure N-1 include limitations on hours of construction, use of properly operating mufflers on equipment, and locating construction truck access routes and staging areas away from dwellings and schools.

The principal measure to reduce roadway noise impacts, Mitigation Measure N-2, is a requirement to submit acoustical studies for subsequent tentative maps and noise-sensitive uses

adjacent the principal roadways, with adherence to the recommendations of such studies. To ensure that noise exposure is considered in review of subsequent development project within the ACLUP area, the PSP EIR also requires Mitigation Measure N-3 which specifies that the City will provide notice of development applications in the airport safety zones to the Airport Land Use Commission to assure compatibility with airport operations, and requires that for all real estate transactions within 1 mile of the airport, advisory language will be communicated regarding potential airport noise impacts. With the incorporation of Mitigation Measures N-1 through N-3, project noise impacts would be less than significant. There are no private airstrips in the area, so there is no impact with regard to private airstrips.

Mitigation Program

The PSP EIR identified Mitigation Measures N-1, N-2, and N-3. Mitigation Measures N-1 and N-3 are applicable to the Proposed Project and are listed in Appendix A. Mitigation Measure N-2 requires preparation of acoustical studies adjacent to principal area roadways. In compliance with Mitigation Measure N-2, an acoustical study covering the Proposed Project area was prepared and included in the 2003 MND.

5.11.2 Impact Analysis of Proposed Project

<u>Environmental Issues</u>	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis	No Impact
Noise - Would the project:					
a) Result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Result in the exposure of persons to or generation of, excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

people residing or working in the project area to excessive noise levels?					
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Threshold (a) Would the project result in the 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?

No Substantial Change from Previous Analysis. The location and types of land uses proposed for the Proposed Project are consistent with those in the approved PSP and analyzed in the PSP EIR, and do not raise any substantive new noise issues that are not already addressed in the EIR. The Proposed Project site falls outside the adopted 65 dB CEL noise contour of Chino Airport. Noise-sensitive uses include the proposed residential Proposed Project uses. To address airport and roadway noise concerns, and to comply with the mitigation measures in the PSP EIR, an acoustical analysis was conducted that covers the Proposed Project site.⁶ The report evaluated adopted City noise standards, roadway noise impacts, and adopted noise contours, and made recommendations for exterior and interior noise control. The Proposed Project design and implementation of the measures in the study would achieve compliance with the City interior and exterior noise standards as set forth in the Chino Municipal Code at Sections 9.40.40 and 9.40.050. The Proposed Project will comply with these recommendations and City specifications. For these reasons, the Proposed Project would have no additional impacts as compared with those studied in the PSP EIR.

Threshold (b) Would the project result in the exposure of persons to or generation of, excessive groundborne vibration or groundborne noise levels?

No Substantial Change from Previous Analysis. As noted in the PSP EIR, temporary ambient noise levels will occur with construction activities for the Proposed Project, especially heavy equipment that creates short-term noise increased within and near the site. Although these impacts may be significant without mitigation where development occurs near the interface with existing noise-sensitive lands uses, this impact was identified in the EIR, and compliance with construction noise Mitigation Measure N-1 in the EIR will reduce impacts to less than significant levels.

Threshold (c) Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

No Substantial Change from Previous Analysis. As noted in the PSP EIR, the land use plan for The Preserve Specific Plan, including the Proposed Project which is consistent with the

⁶ Acoustical Analysis, The Preserve Van Vliet Tracts, City of Chino; prepared by Gordon Bricken & Associates (7/19/03).

Specific Plan's land use plan, will contribute noise level differences for multiple roadway and freeway segments. Although area roadways will experience potentially significant noise level increases absent mitigation, including as a result of construction and operational Proposed Project traffic, this impact was previously identified in the EIR. As explained in the LLG Traffic Analysis prepared for the Proposed Project, the additional 24 units on the Proposed Project site as compared to the April 2006 Approvals would add minimal traffic to the surrounding roadways. The minimal additional traffic generated by the Proposed Project as compared to the April 2006 Approvals (additional 93 daily trips, 0 more AM peak hour trips and 3 fewer PM peak hour trips) would not result in a significant increase in noise from operational traffic from the Proposed Project. Moreover, these additional daily trips are offset by the reduction of residential trips from the Westra and Flores sites and the changes to the Westra and Flores sites are covered under previous CEQA analyses. Finally, the Proposed Project is entirely consistent with the PSP MDR designation as analyzed in the PSP EIR. Compliance with roadway noise Mitigation Measure N-2 in the EIR will reduce impacts to less than significant levels.

For these reasons, the Proposed Project would have no additional impacts as compared with those studied in the PSP EIR.

Threshold (d) Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

No Substantial Change from Previous Analysis. For the reasons described above under Thresholds (a), (b), and (c), the Proposed Project would have no additional impacts as compared with those studied in the PSP EIR.

Threshold (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?

No Substantial Change from Previous Analysis. As described above, the Proposed Project site falls outside the adopted 65 dB CEL noise contour of Chino Airport. Noise-sensitive uses include the residential uses included in the Proposed Project. To address noise concerns, and to comply with the mitigation measures in the PSP EIR, an acoustical analysis was conducted that covers the Proposed Project site. The report evaluated adopted City noise standards, roadway noise impacts, and adopted noise contours, and made recommendations for exterior and interior noise control. For these reasons, the Proposed Project would have no additional impacts as compared with those studied in the PSP EIR.

Threshold (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?

No Substantial Change from Previous Analysis. The Proposed Project is consistent with the project considered in the PSP EIR, and would develop the project site consistent with identical uses ascribed to the site in the PSP EIR. The Proposed Project site is not located in the vicinity of a private airstrip. For these reasons and the reasons described above under Thresholds (e), the Proposed Project would have no additional impacts as compared with those studied in the PSP EIR.

Finding: No substantial changes would require revisions to the previous PSP EIR due to new significant environmental effects. No substantial changes have occurred with respect to the circumstances under which the project is undertaken that required major revisions to the previous PSP EIR due to new significant environmental effects or a substantial increase in severity of previous identified significant effects.

5.12 POPULATION & HOUSING

5.12.1 Summary of PSP EIR Findings

The PSP EIR notes that the Specific Plan will represent a significant change in land uses as the area transitions from agricultural and dairy operations to urban uses. However, it also noted that significant development activity had already been and would be continuing to occur in the adjoining area and region. In addition, significant public facilities exist adjacent to and near the Specific Plan that increase the development pressure on the area. The PSP EIR estimated that total employment generation from the proposed mix of non-residential commercial, industrial, and recreation activities would be 13,376 jobs, and that these could include both skills and unskilled commercial retail jobs, manufacturing and assembly positions, warehouse positions and commercial office jobs. These would ultimately displace jobs under current dairy use and agricultural zoning. This job growth is consistent with SCAG regional forecasts.

Employment growth would increase demand for housing the Specific Plan area and vicinity, at a rate consistent with SCAG regional forecasts. The Specific Plan area jobs/housing ratio in 2020 is projected to be 2.06, compared with a projected county ratio of 1.28, thereby furthering the region’s jobs/housing balance objectives. The Specific Plan area ratio of 2.06 would be less than the SCAG 2020 projection of 4.14 for the City of Chino as a whole, but regions with employment to housing ratios which reflect the SCAG regional average are generally considered to be balanced.

The PSP EIR noted that proposed plan design including housing near employment and retail centers would result in a positive impact on local economy and the environment, because it would contribute to reduced reliance on the automobile and possible reductions in regional work trip commutes, with corollary air pollution and energy consumption reduction benefits.

Mitigation Program

The PSP EIR concluded that no significant impacts would occur related to housing and population as a result of Specific Plan implementation, and no mitigation is required.

5.12.2 Impact Analysis of Proposed Project

<u>Environmental Issues</u>	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis	No Impact
Population - Would the project:					

a) Induce substantial population growth in an area, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Threshold (a) Would the project induce substantial population growth in an area, either directly or indirectly?

No Substantial Change from Previous Analysis. With regard to inducement of substantial growth, this impact was evaluated in the PSP EIR, and the Proposed Project would result in growth consistent with the land use plan analyzed in the PSP EIR. As explained above, the Proposed Project includes 57 fewer residential units than the April 2006 Approvals for the Van Vliet, Westra, and Flores site. While the Proposed Project does include 24 more units on the Van Vliet property than the April 2006 Approvals, the Proposed Project does not increase the total number of residential units allowed within the PSP. Impacts to Population and Housing as a result of the Proposed Project would be the same that disclosed in the PSP EIR. As noted in the PSP EIR, the Preserve Specific Plan area is one of the last portions of the Chino Basin Dairy Area to transition away from dairy and agricultural use and toward urban use, as a result of population growth. Further, it is surrounded by transitioning uses and major public facilities that encourage growth in the area. These include the airport, State Routes 71, 60, and 91 and Interstate 5, which provide regional access to the area. However, this growth was anticipated by SCAG at the time of PSP EIR preparation, and is anticipated in the SCAG 2016-2040 RTP/SCS. As noted in the PSP EIR, from a regional perspective the Proposed Project will not result in a substantial impact with regard to growth relative to anticipated growth in regional and local plans, and due to the substantial level of on-going and planned development activity surrounding the Proposed Project site.

Threshold (b) Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Substantial Change from Previous Analysis. With regard to the displacement of housing and need to construct housing elsewhere, the PSP EIR notes that limited residential uses associated with dairy and other agricultural operations will be removed to provide for development contemplated in The Preserve Specific Plan. However, the development pressures and cost of environmental requirements affecting the proposed area are already contributing to pressure to relocate existing rural uses to other areas of the state or country, and such transition is anticipated in local and regional planning documents. Further, the Proposed Project is not currently occupied by residential uses. The impact is less than significant, and there are no increased or new impacts not already evaluated in the PSP EIR.

Threshold (c) Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Substantial Change from Previous Analysis. For the reasons described above under Threshold (b), the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

Finding: No substantial changes would require revisions to the previous PSP EIR due to new significant environmental effects. No substantial changes have occurred with respect to the circumstances under which the project is undertaken that required major revisions to the previous PSP EIR due to new significant environmental effects or a substantial increase in severity of previous identified significant effects.

5.13 PUBLIC SERVICES

5.13.1 Summary of PSP EIR Findings

With regard to fire protection and emergency medical services, the PSP EIR concluded that without mitigation, increased development associated with Specific Plan buildout would create additional fire service needs and place a significant burden on the Fire District to maintain sufficient resources and response times. Per the Fire District, 1 additional fire station would be needed to reduce potential impacts to a less than significant level, along with the relocation of Station 3 closer to the Specific Plan area. The Fire District charges construction fees for development projects, which would be applicable. With the implementation of Mitigation Measures PS-F-1 through PS-F-6, the PSP EIR concluded that fire and emergency services impacts would be less than significant.

With regard to police protection, the PSP EIR found that absent mitigation, implementation of the proposed plan would significantly increase demands on police services within the plan area, and use of the planned recreational areas will increase the need for police response, and that overall response time could increase by 2-3 minutes for emergency calls. The PSP EIR noted that the specific plan includes a Community Core (125 acres) with areas available for civic uses, possibly including a future police substation. Until expansion of the existing department or creation of a new facility, the police department planned to establish a police substation housed at the Chino Airport, near the proposed plan area, with the potential to become a permanent sub-station serving the area. To mitigate the need for additional police resources in the plan area, the City of Chino and the Police Department have implemented long-term budgetary strategies to ensure availability of necessary resources, as the Specific Plan area develops. Pursuant to City requirements and standard conditions, the Chino Police Department will be consulted during site planning and design to ensure that adequate provisions for law enforcement protection/prevention are designed into the Specific Plan. Per Mitigation Measure PS-S-2, project developers shall pay statutory development impact fees. Because of the design of the Preserve Specific Plan and with mitigation incorporated, impacts would be less than significant.

With regard to schools, the PSP EIR found that implementation of the Specific Plan would result in 9,779 new dwelling units (based on the original PSP) within the Chino Valley

Unified School District boundaries at plan buildout, which would result in an additional 6,063 students in the district. Prior to mitigation, this would represent a significant impact. To address the increased need, three school sites are identified in the Proposed Project Land Use Plan to accommodate the student population growth estimate by the affected school district. Two 10-acre elementary schools (K-6) and one 15-acre K-8 school are anticipated. The location, size, and configuration of the school sites would be determined during site plan and tract map review. Per Mitigation Measure PS-S-1, developers within the plan area shall work with the CVUSD to plan school service for the proposed development. Proposed plan development of approximately 695 acres of business uses, including commercial and industrial space, is also expected to result in an indirect increase in the District's student population (i.e. non-resident student population). These indirect impacts would be mitigated by school impact fees.

With regard to parks and recreation, the PSP EIR noted the existence of 16 parks maintained by the City of Chino, totaling 238 acres, of which 79.5 were undeveloped open space. The City's standard for parks and recreational facilities is 3 acres per 1000 residents, and the existing park space exceeded that standard with approximately 4 acres per 1000 residents devoted to parkland. The San Bernardino County Department of Public Works, Regional Parks Division, also operates and maintains the 2,200-acre Prado Regional Park adjacent to and partially in the Specific Plan Area. This park provides recreational opportunities including a golf course, Olympic shooting range, Prado stables, archery range, dog training facility, and air park, along with a network of recreational trails. Prado Park offers PV and camping, sports fields, an equestrian center and trails, hiking trails, kids' playgrounds, picnic facilities, and seasonal fishing. The PSP EIR found that with the addition of approximately 33,249 residents, the Specific Plan would need to allocate approximately 100 acres of local park and recreational facilities based on the City's 3 acres of 1,000 resident standard. The Preserve Specific Plan accounts for this requirement by allocating 100 acres of community and neighborhood parks within the residential areas of the plan area, and planning for active recreational spaces. The City also charges an "Open Space" fee for commercial and industrial developments, and a park fee per the Quimby Act for all residential development. The PSP EIR therefore concluded that impacts would be less than significant. With Mitigation Measures PS-PR-1 and PS-PR-2 incorporated, all impacts, including cumulative impacts on Prado Regional Park, would be less than significant.

With regard to other library services, the PSP EIR concluded that without mitigation, Specific Plan buildout would result in substantial impacts on the Chino Library and services it provides because library space utilization was already deficient with 0.16 square feet per capita, which would yield a need for an additional 5,319 square space to serve the Specific Plan area's anticipated population. At a more desirable 0.35 square feet per capita, buildout of the Specific Plan would require 11,637 additional square footage to serve the population. The County Library also indicated they were unable to pay for a new branch library even if space was set aside in the Specific Plan area. Prior to mitigation, this impact is cumulatively significant. However, with the incorporation of Mitigation Measures PS-L-1 and PS-L-2 to require that project proponents address the need for library space by providing space, funding, or other financing mechanisms and by contributing impact fees toward expansion of existing facilities or construction of new facilities, impacts would be reduced to a less than significant level.

Mitigation Program

The PSP EIR identified Mitigation Measures PS-S-1, PS-S-2, and PS-S-3 (schools); PS-P-1 (police protection); PS-F-1, PS-F-2, PS-F-3, PS-F-4, PS-F-5, and PS-F-6 (Fire Service & Emergency Medical Service); PS-L-1 and PS-L-2 (Library Services); and PS-PR-1 and PS-PR-2 (Parks and Recreation).. Mitigation Measures PS-S-1, PS-S-2, and PS-S-3 (schools); PS-P-1 (police protection); PS-F-1, PS-F-3, PS-F-4 and PS-F-5 (Fire Service & Emergency Medical Service); PS-L-2 (Library Services); and PS-PR-1 (Parks and Recreation) are applicable to the Proposed Project and are listed in Appendix A.

5.13.2 Impact Analysis of Proposed Project

<u>Environmental Issues</u>	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis	No Impact
Public Services - Would the project:					
a) 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: fire protection, police protection, schools, parks, and other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Threshold a) 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: fire protection, police protection, schools, parks, and other public facilities?

The Proposed Project includes 57 fewer residential units than the April 2006 Approvals for the Van Vliet, Westra, and Flores site. While the Proposed Project does include 24 more units on the Van Vliet property than the April 2006 Approvals, the Proposed Project does not increase the total number of residential units above that allowed within the PSP. As explained below, the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

1) Fire Protection

No Substantial Change from Previous Analysis. With regard to fire protection and emergency medical services, the needed station identified in the PSP EIR has since been

constructed on the Chino Airport property. The applicant will also comply with Mitigation Measure PS-F-1 requiring payment of impact fees for fire facilities, apparatus, and equipment, and Mitigation Measures PS-F-2, PS-F-3, and PS-F-6 regarding fire protection development requirements and project elements including fire hydrants and water lines. The Proposed Project is consistent with development contemplated in the PSP and analyzed in the PSP EIR, and impacts would be less than significant with mitigation incorporated. These requirements have been implemented by the Preserve Development Impact Fees set forth in Chino Municipal Code Chapter 3.45. Therefore, the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

II) Police Protection

No Substantial Change from Previous Analysis. With regard to police protection, the Chino PD’s headquarters were recently moved from a 25,000 square foot facility to a facility of more than 102,000 square feet, and the City of Chino General Plan EIR (2010) indicates that this facility “would meet all future staffing requirements through the 2024 buildout [of the General Plan].” The demand for police services generated by the Proposed Project would be consistent with that studied in the PSP EIR because proposed development is consistent with the Specific Plan. Impacts are therefore consistent with those analyzed in the PSP EIR and would be less than significant with implementation of Mitigation Measure PS-P-1, which required that project developers shall pay police impact fees to cover capital costs associated with the creation of additional facilities and improvements to service The Preserve area. These requirements have been implemented by the Preserve Development Impact Fees set forth in Chino Municipal Code chapter 3.45. Therefore, the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

III) Schools

No Substantial Change from Previous Analysis. With regard to schools, a K-8 school called the Cal Aero Preserve Academy was built within The Preserve Specific Plan area since the PSP EIR was prepared. This is consistent with the specific plan buildout in the PSP EIR. The demand for schools generated by the Proposed Project would be consistent with that studied in the PSP EIR because proposed development is consistent with the Specific Plan. Impacts are therefore consistent with those analyzed in the PSP EIR and would be less than significant with implementation of Mitigation Measure PS-S-2, which requires that project developers shall pay statutory development impact fees, and PS-S-1, which requires that developers within the plan area to work with the CVUSD to plan school service for proposed development. Therefore the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

IV) Parks and Recreation

No Substantial Change from Previous Analysis. With regard to parks and recreation, several parks have been constructed as part of development projects within Specific Plan area. The Proposed Project is consistent with development permitted in the PSP and assumed in the PSP EIR analysis, and would therefore generate the same level of demand analyzed in the PSP EIR. Further, the Proposed Project will be required to comply with Mitigation Measure PS-PR-1,

which specifies that developers shall dedicate a portion of land, pay a fee, or a combination of both at the option of the City for the purpose of providing park and recreational facilities at the time and according to City standards. These requirements have been implemented by the Preserve Development Impact Fees set forth in Chino Municipal Code chapter 3.45. The impact will therefore be less than significant with mitigation incorporated and the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

V) Libraries

No Substantial Change from Previous Analysis. With regard to libraries, as noted in the PSP EIR, buildout is anticipated to result in demand that would create a significant impact prior to mitigation, because while land is set aside in the specific plan area for civic uses, the County Library has limited funding. The Proposed Project is consistent with development permitted in the PSP and assumed in the PSP EIR analysis, and would therefore generate the same level of demand analyzed in the PSP EIR. Further, the Proposed Project will be required to comply with Mitigation Measures PS-L-1 and PS-L-2, which specify that developers should help address the need for additional library facilities by providing space, funding, or other mechanisms for library construction and should contribute impact fees either toward expansion of existing library facilities or construction of new facilities. These requirements have been implemented by the Preserve Development Impact Fees set forth in Chino Municipal Code chapter 3.45. The impact will therefore be less than significant with mitigation incorporated, and the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

Finding: No substantial changes would require revisions to the previous PSP EIR due to new significant environmental effects. No substantial changes have occurred with respect to the circumstances under which the project is undertaken that required major revisions to the previous PSP EIR due to new significant environmental effects or a substantial increase in severity of previous identified significant effects.

5.14 TRANSPORTATION/TRAFFIC

5.14.1 Summary of PSP EIR Findings

The PSP EIR traffic analysis was prepared consistent with the requirement of the City of Chino and the San Bernardino Association of Governments (SANBAG), which adopted a Congestion Management Program (CMP) to analyze traffic impacts. The CMP requires an analysis of selected roadways within 5 miles of the Specific Plan boundaries – roadways, Freeways, and Expressways duly studied include SR-91, I-15 Freeway, SR-83, SR-60, SR-17, SR-142, Edison Avenue, Riverside Drive, Walnut Avenue, Central Avenue, and Archibald Avenue. Analysis timeframes included Existing Conditions 2001, Project Interim Year 2010, CMP Horizon Year 2020, and General Plan Buildout.

The analysis determined the level of service (LOS), which is a qualitative measure that describes operational conditions within a traffic stream, generally in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and

safety. The criteria used to evaluate the traffic flow vary based upon the type of roadway and whether the traffic flow is considered to be uninterrupted or interrupted. The City has determined that a LOS of D or better is acceptable and constitutes a less than significant impact for roadways, and a LOS of E or better is acceptable and constitute a less than significant impact for freeways.

In Project Interim Year 2010 Without Project conditions, the PSP EIR concluded that fifteen intersections would operate at unacceptable LOS E or F, and that under Project Interim Year 2010 With Project conditions, 25 intersections would operate at LOS E or F without mitigation. In CMP Horizon Year 2020 Without Project conditions, 35 intersections are anticipated to operate at LOS E or F, which would rise to 42 under CMP Horizon Year 2020 With Project conditions, without mitigation. The PSP EIR identified various intersection and roadway improvements necessary to bring LOS to acceptable levels. It also incorporates Mitigation Measures T-1 through T-9, which set forth requirements for the City such as that the City work cooperatively with SCAG and SANDAG to development regional/subregional projects and funding to minimize freeway deficiencies; participation in planning efforts to develop regional/subregional transportation facilities; provision of traffic operations and traffic systems management (TSM) improvements including signal system coordination, automated traffic control, Smart Corridors, intelligent transportation systems, and other measures; contacting appropriate transit agencies to encourage expansion of transit services for the Specific Plan area; and appropriate review of individual project impacts. The measures also carry requirements for individual project developers, including the required construction of all necessary internal project roadway improvements; the integration of trip reduction measures, travel demand management (TDM) strategies, and alternative transportation modes, consistent with the Specific Plan; and the preparation of traffic studies as deemed necessary by the City Engineer, which will identify timing and extent of required improvements to adequately evaluate future traffic impacts of individual projects needed to mitigation the impacts of such development.

Despite the incorporation of all feasible mitigation measures, the PSP EIR concluded that impacts to roadways and freeways would remain cumulatively significant and unavoidable.

Mitigation Program

The PSP EIR identified Mitigation Measures T-1, T-2, T-3, T-4, T-5, T-6, T-7, T-8, and T-9. Consistent with Mitigation Measure T-9, a traffic study was prepared for the Proposed Project. Mitigation Measure T-2 is applicable to the Proposed Project and is listed in Appendix A.

5.14.2 Impact Analysis of Proposed Project

<u>Environmental Issues</u>	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis	No Impact
Transportation - Would the project:					

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Threshold (a) Would the project 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?

No Substantial Change from Previous Analysis. Access to the Proposed Project will be provided via roadways/driveways on existing roadways that borders the subject property, such as Bickmore Avenue and Pine Avenue. A portion of the back-bone internal network has already been completed with existing curb cut outs for two full access driveways located along Bickmore Avenue and one full access driveway located along Pine Avenue.

There is an entry street, Meadowhouse Avenue which has a paved cross-section that ranges between 68 feet wide to 76 feet wide. This primary roadway has direct access to Pine Avenue on the south via a signalized intersection. Two additional entry streets, Meadowhouse Avenue and Osprey Avenue, which have paved cross-sections of 86 feet and 36 feet, respectively, provide connectivity to Bickmore Avenue on the north via a full access unsignalized intersection. These streets are currently part of the public right-of-way. The remainder of the site is served by a combination of smaller public right-of-way, and private alleys. Linscott, Law & Greenspan (LLG) reviewed the preliminary site plan in March 2019 and concluded that the overall layout is adequate.

LLG prepared a Trip Generation Assessment for the Proposed Project in March 2019. The Trip Generation Assessment compared the Proposed Project trips with that of the April 2006 Approvals for the Proposed Project site. LLG found that the net trip generation for the Proposed Project would result in 93 more daily trips, 0 more AM peak hour trips and 3 fewer PM peak hour trips. From a “trip budgeting” point of view, LLG noted that the AM and PM peak hours typically govern as traffic studies focus the potential impact of a development project during the weekday AM peak hour and PM peak hour. While daily traffic is of interest, it is not the basis of peak hour service level calculations that are conducted during the preparation of traffic studies.

LLG noted that based on the trip generation analysis identified above, the implementation of the Proposed Project is forecast to result in no change to the weekday AM peak hour trips, and a decrease in weekday PM peak hour trips to that of April 2006 Approvals for the Proposed Project site. LLG concluded that the Proposed Project will not create any new traffic impacts beyond those already previously identified in these studies. Moreover, the increase in residential units on the Proposed Project site is offset as less units are being developed on the Westra and Flores sites and the changes to the Westra and Flores sites are covered under previous CEQA analyses. The Proposed Project would not conflict with any transportation plans and would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

Threshold (b) Would the project 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?

No Substantial Change from Previous Analysis. Since preparation of the PSP EIR, the City has conducted more recent traffic impact analysis that included intersections in the vicinity of the Proposed Project, including the Falloncrest at The Preserve Traffic Impact Analysis (Revised) prepared by Urban Crossroads dated February 2014, that included a long-term (buildout) traffic assessment. Review of the South of Pine “External” January 2008 TIA as well as the February 2014 Falloncrest TIA identifies that traffic conditions at the nearby intersections of Euclid Avenue/Bickmore Avenue, Euclid Avenue/Pine Avenue, and Rincon Meadows Avenue/Bickmore Avenue are forecast to operate at LOS D or better during long term buildout, with implementation of the programmed improvements. As noted above, LLG concluded that there would be no additional peak hour trips that would result from implementation of the Proposed Project (i.e. 0 more AM and 3 fewer PM peak hour trips) and the Proposed Project will not create any new traffic impacts beyond those already previously identified in these studies.

For the reasons described above under Threshold (a), the Proposed Project would have no additional impacts as compared with those studied in the EIR.

Threshold (c) Would the project 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?

No Substantial Change from Previous Analysis. The Proposed Project is not related to airport traffic or uses, and does not impact air traffic patterns, therefore the Proposed Project would have no additional impacts as compared with those studied in the EIR.

Threshold (d) Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Substantial Change from Previous Analysis. The Proposed Project is consistent with the project considered in the PSP EIR, and would develop the project site consistent with identical uses ascribed to the site in the PSP EIR. The Proposed Project does not include any hazardous design features and includes residential uses that are compatible with the existing surrounding uses. For these reasons there would be no additional impacts as compared with what was previously analyzed in the PSP EIR.

Threshold (e) Would the project result in inadequate emergency access?

No Substantial Change from Previous Analysis. The Proposed Project is consistent with the project considered in the PSP EIR, and would develop the project site consistent with the uses ascribed to the site in the PSP EIR. Site access and road improvements will provide for adequate emergency access. For this reason there would be no additional impacts as compared with what was previously analyzed in the PSP EIR.

Threshold (f) Would the project conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

No Substantial Change from Previous Analysis. The Proposed Project is consistent with the project considered in the PSP EIR, and would develop the project site consistent with the uses ascribed to the site in the PSP EIR. As with other projects within the Specific Plan area, the Proposed Project will comply with applicable policies, regulations, and ordinances. For these reasons and the reasons described above under Thresholds (a) and (b) there would be no additional impacts as compared with what was previously analyzed in the PSP EIR.

Finding: No substantial changes would require revisions to the previous PSP EIR due to new significant environmental effects. No substantial changes have occurred with respect to the circumstances under which the project is undertaken that required major revisions to the previous PSP EIR due to new significant environmental effects or a substantial increase in severity of previous identified significant effects.

5.15 TRIBAL CULTURAL RESOURCES

5.15.1 Summary of PSP EIR Findings

The PSP EIR analyzed potential impacts to Tribal Cultural Resources impacts under the Cultural Resources impact category. Since the certification of the PSP EIR, Assembly Bill 52 (AB 52) added various provisions to the California Public Resources Code (PRC) that concern Tribal Cultural Resources, including § 21080.3.1(d). The adoption of AB 52 established the tribal cultural resources environmental factor and related thresholds for to Appendix G of the CEQA Guidelines. On July 30, 2016, the California Natural Resources Agency adopted the final text for the tribal cultural resources update to Appendix G of the CEQA Guidelines, which was approved by the Office of Administrative Law on September 27, 2016. The addition of Tribal Cultural Resources as a separate category from Cultural Resources does not constitute new information requiring a revision to or additional EIR.

5.15.2 Impact Analysis of the Proposed Project

<u>Environmental Issues</u>	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis	No Impact
Tribal Cultural Resources - Would the project:					
a) Cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a tribal cultural resource that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Threshold a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? or

No Substantial Change from Previous Analysis. As described above in Section 5.5, in compliance with PSP EIR Mitigation Measure CR-1, a Phase 1 Cultural Resources Investigation was completed that includes the Proposed Project site.⁷ No Tribal Cultural Resources were identified on the Proposed Project site and impacts would be less than significant. The Proposed Project site has been graded and is currently vacant. Therefore, the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

Threshold b) Would the project cause a substantial adverse change in the significance of a tribal cultural resource that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

No Substantial Change from Previous Analysis. For the reasons set forth under Threshold (a) above, the Proposed Project would have no additional impacts as compared to those studied in the PSP EIR. Therefore, the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

5.16 UTILITIES & SERVICE SYSTEMS

5.16.1 *Summary of PSP EIR Findings*

With regard to water supply, the PSP EIR included a detailed Water Supply Assessment (WSA) which provided an analysis of water supply and source reliability. The WSA indicated that the City of Chino, with the PSP buildout, was expected to meet future water demands through multiple, reliable sources. Based upon the amount of water available from groundwater, desalination, imported supplies, and recycled water sources/supplies, the City and other water agencies, such as the Metropolitan Water District of Southern California, have the ability to provide adequate domestic and irrigation water supplies to the Proposed Project beyond the Year 2022. Chino received water from naturally recharged groundwater (38 percent), imported water (40 percent), desalted water (20 percent), and recycled water (2 percent). Planned improvements to the desalting and water reclamation facilities were anticipated to increase the availability of recycled and desalted water. The PSP EIR concluded that all current water sources were sufficient to continue serving the population's needs into the future. Overall demand and supply projections consider land use, development of groundwater programs, desalter expansion and development, and connection to recycled water sources. Demand projections also consider water savings resulting from plumbing codes, price effects, and actual and projected implementation of water conservation Best Management Practices. Based on these factors, as desalted water and recycled water use are maximized within the Chino Groundwater Basin in the future, the demand for groundwater and imported water supplies is anticipated to remain stable. Recycled water will

⁷ Phase 1 Cultural Resources Investigation of Approximately 100 Acres of Land Within the Lewis Operating Corp. Property South of Bickmore Avenue in the City of Chino, San Bernardino County, California. McKenna et. Al, dated July 13, 2005.

help supply areas currently supplied with potable water, and desalted water will supply areas currently using available groundwater and imported water.

The City did not supply water to the Specific Plan area at the time of PSP EIR preparation. Specific Plan design includes a dual (potable and recycled) water system to conserve potable water and make best use of available supplies. Based on planned land uses, at buildout, the Specific Plan is anticipated to need 6.1 million gallons daily of potable water and 4.0 million gallons daily of recycled water. The PSP EIR concluded that with implementation of the Specific Plan project, current and projected water supply and current and planned water facilities would be adequate for planned development including the Specific Plan, including through the use of desalter water, recycled water, and desalter programs. Further, the PSP EIR incorporates Mitigation Measures U-W-1 through U-W-8 to ensure impacts are less than significant. Impacts on water supply and facilities demand would be less than significant.

With regard to wastewater, the PSP EIR observed that the Specific Plan area did not already have a system for wastewater collection, treatment, and disposal, but rather was accomplished by private sewage disposal systems including septic tanks and subsurface disposal fields. However, with annexation to the City of Chino, sewer pipelines for the collection of wastewater would be constructed to serve new developments including the Specific Plan, in compliance with City policy to require financing and implementation plans for sewage system improvements as a condition of development approval. In anticipation of the proposed Specific Plan, the City prepared a preliminary Sewer Master Plan for the area, which outlined all planned sewer infrastructure additions, based on flow rates and growth projections, including estimated costs for construction, to accommodate the proposed plan area. The PSP EIR concluded that with implementation of planned improvements, Mitigation Measures U-WW-1 and U-WW-2 which require City assurance that required sewer improvements are implemented and developer payment of fees for construction, and increased reliance on the beneficial reuse of water resources, there would be sufficient capacity for the Specific Plan project and impacts would be less than significant.

Mitigation Program

The PSP EIR identified Mitigation Measures U-W-1, U-W-2, U-W-3, U-W-4, U-W-5, U-W-6, U-w-7, and U-W-8 (Water Supply); U-WW-1 and U-WW-2 (Wastewater); U-E-1 (Electricity); U-SW-1 (Waste Management) . Mitigation Measures U-W-3, U-W-4, U-W-5, U-W-7, U-W-8, U-WW-1, U-WW-2, U-E-1, U-SW-1 are applicable to the Proposed Project and are listed in Appendix A.

5.16.2 Impact Analysis of Proposed Project

<u>Environmental Issues</u>	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis	No Impact
Utilities - Would the project:					

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
f) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Threshold a) Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

No Substantial Change from Previous Analysis. The Proposed Project would result in growth amounts and land use types consistent with the land use plan analyzed in the PSP EIR. The Proposed Project would have a similar or smaller impact on wastewater and would not exceed wastewater treatment requirements of the Regional Water Quality Control Board. Therefore, the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

Threshold b) Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No Substantial Change from Previous Analysis. The Proposed Project would result in growth amounts and land use types consistent with the land use plan analyzed in the PSP EIR. The Proposed Project would develop the project site consistent with the uses ascribed to the site in the PSP EIR. For this reason, the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

Threshold c) Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

No Substantial Change from Previous Analysis. As explained in Section 5.9.2 above, the Proposed Project does not include any changes to the size or location of the existing Interim Drainage Basin. The Interim Drainage Basin is designed to store an increase of peak flows and volume from predevelopment to post-development condition including the 494 units of the Proposed Project. A submersible pump will be added so that the Interim Drainage Basin can be pumped out after each storm to drain away through the roadside ditch existing along Pine Avenue.

Construction of the City's Master Plan Storm Drain system (not a part of the Proposed Project) will alleviate the need for the Interim Drainage Basin. A storm drain will connect to the existing system within the tract and convey water westerly on Pine Avenue to the ultimate storm drain and water quality basin at the southwest corner of Pine Avenue and Johnson Avenue. The ultimate storm drain system will be sized with the capacity for all flows from complete build-out for Tract 17571. The Proposed Project is consistent with the City' Master Plan Storm Drain system and would not result in substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

For these reasons, and those described above under Threshold (b), the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

Threshold d) Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

No Substantial Change from Previous Analysis. As explained above, the PSP EIR included a WSA that concluded there was sufficient water supplies available to serve buildout of the Specific Plan area. Since publication of the PSP EIR, during progress toward PSP buildout, the City has consistently and reliably met water demand, and there is every indication that it will be able to do so for the Proposed Project. As explained above, the Proposed Project includes fewer residential units than the April 2006 Approvals for the Van Vliet, Westra, and Flores site. While the Proposed Project does include 24 more units on the Van Vliet property than the April 2006 Approvals, the Proposed Project does not increase the total number of residential units allowed within the PSP. Therefore, the Proposed Project would have a less than significant impact, and there are no new impacts not already identified in the PSP EIR.

Threshold e) Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No Substantial Change from Previous Analysis. The PSP EIR indicated that the Inland Empire Utilities Agency (IEUA) will provide sufficient sewage disposal capacity to meet the demands of PSP buildout, which would include the Proposed Project, since it is consistent with the land use plan contemplated in the PSP EIR. Therefore, the Proposed Project would have a less than significant impact, and there are no new impacts not already identified in the PSP EIR and the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

Threshold f) Would the project be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?

No Substantial Change from Previous Analysis. The PSP EIR addressed solid waste generation and landfill capacity. The Proposed Project would result in growth amounts and land use types consistent with the land use plan analyzed in the PSP EIR. Therefore, the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

Threshold g) Would the project comply with federal, state, and local statutes and regulations related to solid waste?

No Substantial Change from Previous Analysis. The Proposed Project would result in growth amounts and land use types consistent with the land use plan analyzed in the PSP EIR. Moreover, the Proposed Project would be required to comply with all Federal, State and local statutes and regulations related to solid waste as a matter of course. Therefore, the Proposed Project would not lead to substantial changes that would require revisions to the previous PSP EIR due to new significant environmental effects.

Finding: No substantial changes would require revisions to the previous PSP EIR due to new significant environmental effects. No substantial changes have occurred with respect to the circumstances under which the project is undertaken that required major revisions to the previous PSP EIR due to new significant environmental effects or a substantial increase in severity of previous identified significant effects.

5.17 ENERGY

5.17.1 Summary of PSP EIR Findings

With regard to electricity, the PSP EIR concluded that buildout would result in an electrical demand of 164,547,624 megawatts per hour per year, requiring the implementation of new service lines and support facilities. The PSP EIR indicated this demand would be 33 percent for residential use, 27 percent for industrial use, and 40 percent for commercial uses. However, because electrical demand and electrical provision to the PSP area would be phased over 20

years and the City has the opportunity to coordinate for service with Southern California Edison during that time frame, it can ensure that adequate new facilities are provided.

The PSP EIR also noted that new development would be required to comply with Title 24 of the California Code of Regulations, regarding efficient use of energy resources, and all other State and/or City Regulations that address energy use. Further, Mitigation Measure U-E-1 is incorporated to encourage the use of energy efficient and natural lighting where practical. However, the PSP EIR indicated that buildout of the specific plan may cause cumulatively significant impacts because of then-current electrical shortfall in the western United States and the then-unknown nature of future demand.

5.17.2 Impact Analysis of Proposed Project

The Proposed Project would not encourage activities resulting in large amounts of fuel, water, or energy that were not already studied in the PSP EIR, nor would it result in wasteful energy use. First, the Proposed Project would result in growth and use types consistent with the land use plan analyzed in the PSP EIR, and its energy demand would therefore fall within the amount assumed for residential development. As explained above, the Proposed Project includes 57 fewer residential units than the April 2006 Approvals for the Van Vliet, Westra, and Flores site. While the Proposed Project does include 24 more units on the Van Vliet property than the April 2006 Approvals, the Proposed Project does not increase the total number of residential units allowed within the PSP.

Second, Title 24 requirements have become far more stringent since the publication of the PSP EIR. Uses associated with the Proposed Project are subject to appliance, whole-building, and construction material efficiency standards contained in both Title 20 and Title 24 of the California Code of Regulations. These include stringent energy efficiency requirements for items such as roofs/ceilings and insulation, walls, flooring, heating and cooling appliances, bathroom and kitchen appliances. With regard to fuel, the Proposed Project is accessible to public transit options, which will reduce fuel use. Further, state fuel efficiency requirements have become far more stringent since the publication of the PSP EIR. The Proposed Project must also comply with SCAQMD Rules, and CARB regulations for vehicles and equipment. For example, under existing law, diesel-fueled motor vehicles with a gross vehicle weight rating greater than 10,000 pounds must comply with a prohibition from idling for more than 5 minutes at any location. With regard to water use, Part 11 of Title 24 contains water efficient fixture requirements for all types of appliances, including showerheads, bathroom faucets, kitchen faucets, toilets, urinals, dishwashers, and clothes washers.

Finally, as explained above in Section 6.7, the Proposed Project will comply with the City's Climate Action Plan which mandates energy efficiency. The Proposed Project will not cause wasteful or excessive energy use, and the impact would be less than significant.

Finding: No substantial changes would require revisions to the previous PSP EIR due to new significant environmental effects. No substantial changes have occurred with respect to the circumstances under which the project is undertaken that required major revisions to the previous PSP EIR due to new significant environmental effects or a substantial increase in severity of previous identified significant effects.

Appendix A: Mitigation Measures from the Preserve Specific Plan EIR that Apply to this Project

Appendix B: Geotechnical Report

Appendix C: Hydrology Reports

Preliminary Hydrology Study for Van Vliet Site, March 2019, L.D. King

Preliminary Water Quality Management Plan for Tract 20161 at the Preserve, L.D. King.

Appendix D: Traffic Report