

Eden Mixed-Use Development Project

Addendum to the City of Chino General Plan Certified EIR (SCH No. 2008091064)



Prepared for:
City of Chino
13220 Central Avenue
Chino, CA 91710

Prepared by:
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Corona, CA 92883

April 11, 2025

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1.0 INTRODUCTION

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1.1 OVERVIEW

This Addendum to the Chino General Plan Certified Environmental Impact Report (Certified EIR) substantiates that the proposed Project described herein would not result in any new significant impacts not considered and addressed in the Certified EIR; nor would there be any substantial increase in the severity of, or substantial change in, any previously-identified environmental impacts considered and addressed in the Certified EIR.

1.1.1 Background

The Project site is located within the East Chino Specific Plan Area in the eastern portion of the City. The City of Chino recently adopted amendments to the City's General Plan Land Use Element, Land Use Map, Zoning Ordinance, and Zoning Map to identify the location for Affordable Housing Overlay (AHO) and Mixed-Use Overlay (MUO) Districts to be consistent with the City's 2021-2029 Housing Element. The amendments also included text changes to update land use descriptions, establish policies and provide standards for development within the AHO and MUO Districts.

As a corollary action, the City also amended the East Chino Specific Plan (Specific Plan), revising the text of various sections within the Specific Plan related to the addition of the AHO and MUO Districts. As one component of this Specific Plan Amendment, the City adopted a Mixed-Use Overlay District for the property located northwest of the intersection of Schaefer Avenue and Euclid Avenue. This is the site of the proposed Eden Mixed-Use Project (Project) evaluated herein. It is the intent of the Project to implement the City's vision for the subject property articulated in the General Plan and Specific Plan amendments, and provide a development that is consistent with the site's Mixed-Use Overlay District designation.

1.1.2 Proposed Project

The Eden Mixed-Use Project would develop the approximately 10.5-acre Project site with the following uses:¹

- Up to 269 residential units,
- Up to 134,100 square feet of self-storage,
- Two fast-food restaurants with drive-through totaling 7,000 square feet, and
- A 13,800-square-foot retail/restaurant pad.

The Project would also provide parking and site amenities consistent with Municipal Code requirements for the Mixed-Use District.

1.2 CALIFORNIA ENVIRONMENTAL QUALITY ACT DOCUMENTATION

California Environmental Quality Act (CEQA) documentation for the Chino General Plan is presented in the City of Chino General Plan Draft Environmental Impact Report, SCH No. 2008091064 (Certified EIR). This Addendum to the Certified EIR (Addendum) compares the impacts that were identified in the Certified EIR with the anticipated impacts of the proposed Project. This Addendum substantiates that the proposed Project would not result in new significant impacts, substantially different impacts, or impacts that would be substantially more severe than those evaluated and addressed in the Certified EIR.

1.3 ADDENDUM PURPOSE AND SUMMARY

The focus and purpose of this document is to determine if the Project described herein would result in new or substantially different environmental impacts than those

¹ Subsequent to initial preparation of this Addendum, the Project design has been refined and the Project uses have been internally reconfigured. Specifically, as originally evaluated, the Project would provide for up to 282 multifamily residential dwelling units, up to 145,000 square feet of self-storage use, two fast-food restaurants with drive-through totaling 7,000 square feet, and a 12,500-square-foot retail/restaurant pad. The current Project design provides for up to 269 residential units, up to 134,100 square feet of self-storage, two fast-food restaurants with drive-through totaling 7,000 square feet, and a 13,800-square-foot retail/restaurant pad.

Impacts resulting from the recent Project revisions are within the scope and characterization of the environmental impacts previously analyzed. Findings and conclusions of this Addendum are not affected.

considered and addressed in the Certified EIR. To these ends, this Addendum defines, describes, compares, and contrasts potential environmental impacts of the Project in the context of the environmental impacts assessed in the Certified EIR. In so doing, this Addendum substantiates consistency with applicable California Environmental Quality Act Guidelines (CEQA Guidelines) provisions addressing preparation of an Addendum to a previously-Certified EIR.

In these regards, as presented at *CEQA Guidelines* Section 15164, an Addendum to a Certified EIR may be prepared if only minor technical changes or additions are necessary and none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR, have occurred. Further, Public Resources Code Section 21166 prohibits preparation of a subsequent or supplemental EIR for a Certified EIR unless substantial project changes are proposed requiring major revisions to the Certified EIR; a substantial change in circumstances has occurred requiring major revisions to the Certified EIR; or new information becomes available requiring major revisions to the Certified EIR. As supported by the information provided here, none of these conditions apply to the Project. This Addendum to the Certified EIR fulfills CEQA documentation requirements for the Project.

1.4 INTENDED USE OF THIS ADDENDUM

The City of Chino (City) is the Lead Agency for the purposes of CEQA because it has the principal responsibility and authority for consideration of discretionary actions and permitting for the Project. As the Lead Agency, the City is also responsible for analyzing the Project's potential environmental impacts.

The Lead Agency will employ this Addendum in its evaluation of potential environmental impacts resulting from, or associated with, approval and implementation of the Project. This Addendum may also be used by various Responsible Agencies, e.g., Air Quality Management District(s), Regional Water Quality Control Board(s), *et al.*; as well as utilities and service providers when such entities issue discretionary permits necessary to carry out the Project.

For example, if the Project would require discretionary permits from the South Coast Air Quality Management District (SCAQMD), this Addendum would serve as the environmental assessment for such permits (please refer to California Code of Regulations, Section 15050).

In employing this Addendum, the City and other agencies need recognize that the Project plans and development concepts identified herein are just that – plans and concepts that are subject to refinement as the Project is further defined. Acknowledging the potential for these future minor alterations to the Project, this Addendum in all instances evaluates likely maximum impact scenarios that would account for these potential minor alterations.

1.5 DOCUMENT ORGANIZATION

This Addendum is presented in five sections, as follows:

- **Section 1.0, *Introduction***, provides an overview of the Project, its context, and environmental documentation applicable to the proposed development.
- **Section 2.0, *Project Description***, presents the proposed Project in greater detail.
- **Section 3.0, *Environmental Checklist***, presents the analysis of potential environmental impacts of the Project. The analysis considers potential environmental impacts of the Project relative to impacts identified in the Certified EIR.
- **Section 4.0, *Determination***, presents the determination regarding the appropriate environmental document for the Project.
- **Section 5.0, *Mitigation Summary***, summarizes mitigation from the Certified EIR, and presents any newly required mitigation or modified mitigation.

1.6 CONCLUSION

This Addendum substantiates that implementation and operation of the proposed Project described and evaluated herein would not result in any significant new, different, additional, or substantially increased environmental impacts than were previously considered and addressed in the Certified EIR.

2.0 PROJECT DESCRIPTION

2.0 PROJECT DESCRIPTION

2.1 BACKGROUND

Adopted in March 1987, the East Chino Specific Plan Area is located in the eastern portion of the City. The 972-acre site is generally bounded by Riverside Drive, Eucalyptus Avenue, Euclid Avenue, and Mountain Avenue. The majority of [the then] existing land uses within the specific plan area supported milk and calf production, primarily as feeding yards and areas devoted to production of fodder for cattle. The East Chino Specific Plan provides guidance for development at the subdivision, parcel map or site approval levels and is the fundamental reference for determining basic use, residential densities and standards for development. It provides the framework within which individual projects must work if the entire area is to develop in a sensitive and orderly fashion.¹

The City of Chino recently adopted amendments to the City's General Plan Land Use Element, Land Use Map, Zoning Ordinance, and Zoning Map to identify the location for Affordable Housing Overlay (AHO) and Mixed-Use Overlay (MUO) Districts to be consistent with the City's 2021-2029 Housing Element. The amendments also included text changes to update land use descriptions, establish policies, and provide standards for development within the AHO and MUO Districts.

As a corollary action, the City also amended the East Chino Specific Plan (Specific Plan), revising the text of various sections within the Specific Plan related to the addition of the AHO and MUO Districts. As one component of this Specific Plan Amendment, the City adopted a Mixed-Use Overlay District for the property located northwest of the intersection of Schaefer Avenue and Euclid Avenue. This is the site of the proposed Eden

¹ *East Chino*. East Chino | Chino, CA. (n.d.). Retrieved December 20, 2023, from <https://www.cityofchino.org/209/East-Chino>.

Mixed-Use Project (Project) evaluated herein. Location of the Project site is presented at Figure 2.1-1. It is the intent of the Project to implement the City’s vision for the subject property articulated in the General Plan and Specific Plan amendments, and provide a development that is consistent with the site’s Mixed-Use Overlay District designation.

2.2 PROPOSED USES

The Eden Mixed-Use Project would develop the approximately 10.5-acre Project site with the following uses:²

- Up to 269 residential units,
- Up to 134,100 square feet of self-storage,
- Two fast-food restaurants with drive-through totaling 7,000 square feet, and
- A 13,800-square-foot retail/restaurant pad.

The Project would also provide parking and site amenities consistent with Municipal Code requirements for the Mixed-Use District. The Project Site Plan Concept is provided at Figure 2.2-2.

For the purposes of this analysis, the Project is assumed to be completed and fully occupied by 2026 - the Project Opening Year. This Addendum in all instances evaluates likely maximum impact scenarios. Should future development proposals within the Project area differ substantially from the development concept analyzed herein, the Lead Agency would comply with CEQA in consideration of those proposals. Ultimate scope and configuration of the Project uses would be as approved by the City through the City development review processes.

² Subsequent to initial preparation of this Addendum, the Project design has been refined and the Project uses have been internally reconfigured. Specifically, as originally evaluated, the Project would provide for up to 282 multifamily residential dwelling units, up to 145,000 square feet of self-storage use, two fast-food restaurants with drive-through totaling 7,000 square feet, and a 12,500-square-foot retail/restaurant pad. The current Project design provides for up to 269 residential units, up to 134,100 square feet of self-storage, two fast-food restaurants with drive-through totaling 7,000 square feet, and a 13,800-square-foot retail/restaurant pad.

Impacts resulting from the recent Project revisions are within the scope and characterization of the environmental impacts previously analyzed. Findings and conclusions of this Addendum are not affected.



NOT TO SCALE

Source: Google Earth; Applied Planning, Inc.

- Project Site Boundary
- City Boundary

Figure 2.1-1
Location - Aerial View

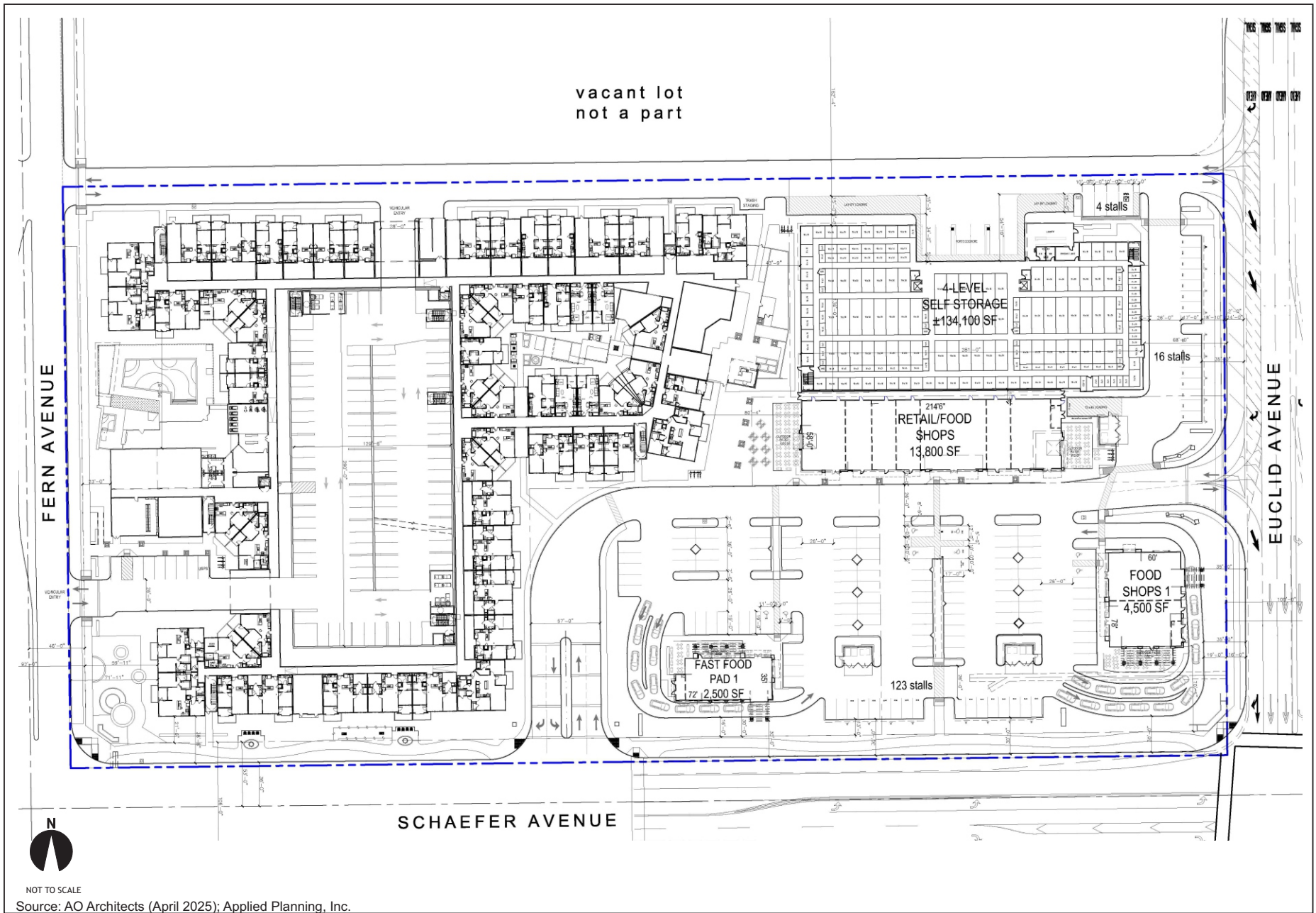


Figure 2.2-2
 Project Site Plan Concept

2.3 EXISTING LAND USES and LAND USE DESIGNATIONS

Existing land uses and land use designations for the Project site and adjacent properties are summarized at Table 2.3-1. Existing land uses are illustrated at Figure 2.3-1. The Project does not propose or require amendment of the Project site land use designations or land use designations of vicinity properties.

**Table 2.3-1
Existing Land Uses and Land Use Designations**

	Existing Land Use	General Plan Designation	Zoning Designation
Project Site	Agricultural Uses-Row Crops and Vacant Disturbed Properties	General Commercial with Mixed-Use Overlay	East Chino Specific Plan, General Commercial with Mixed-Use Overlay
North	Agricultural Uses-Row Crops and Vacant Disturbed Properties	General Commercial with Mixed-Use Overlay	East Chino Specific Plan, General Commercial with Mixed-Use Overlay
East	City of Ontario - Vacant Disturbed Properties (East Across Euclid Avenue)	City of Ontario - Medium Density Residential (East Across Euclid Avenue)	City of Ontario - Agricultural with Affordable Housing Overlay (East Across Euclid Avenue)
South	Commercial/Retail Uses	General Commercial (South Across Schaefer Avenue)	East Chino Specific Plan, Village Commercial (South Across Schaefer Avenue)
West	Residential	Residential RD 4.5 (3 – 4.5 DUs/Ac) (Across Fern Avenue)	East Chino Specific Plan, Residential RD 4.5 (3 – 4.5 DUs/Ac) (Across Fern Avenue)

Sources: City of Chino General Plan Land Use Plan and Zoning Map; City of Ontario General Plan Land Use Plan and Zoning Map.

As indicated at Table 2.3-1, the Project site is designated under the City General Plan and the East Chino Specific Plan as “General Commercial with a Mixed-Use Overlay District.” The Mixed-Use Overlay District responds directly to the City’s goal to promote the development of affordable housing for low and very low-income households in specific areas identified in the General Plan at densities of up to 30 dwelling units per acres. The Project residential, commercial/retail, and self-storage use are permitted or conditionally permitted under the site’s Mixed Use-Overlay District designation.³

³ The City recently adopted amendments to the City General Plan, Zoning Ordinance, and to the East Chino Specific Plan. It is the intent of these amendments “to promote the development of affordable housing for low and very low-income households in specific areas identified in the General Plan at densities of up to 30 dwelling units per acre if affordability requirements established in this section are met. More specifically, the AHO and MUO allow residential uses where they would not otherwise be allowed and provide for additional density in return for projects providing more affordable housing. The AHO is intended for standalone affordable housing projects, while the MUO provides for mixed use development with affordable housing either on upper floors or in separate buildings. This section also provides the residential development community two alternatives for construction of affordable housing within market-rate development and offers a streamlined process for administrative review of qualifying projects with affordable housing using checklists and objective standards as required by State law” (City of Chino Ordinance 2023-008, Section 20.09.090, *Overlay districts for affordable housing*).



Figure 2.3-1
Existing Land Uses

2.4 PROJECT DESIGN

Development implemented under the Project would be required to conform to Development Standards for the City's Mixed-Use Overlay District (Chino Municipal Code 20.09 *Overlay Districts*, 20.09.090 *Overlay Districts for Affordable Housing*, G. *Development Standards for the MUO District*). The City would review the final Project designs for conformance with applicable Mixed-Use Overlay District requirements prior to the issuance of development permits.

2.5 ACCESS and CIRCULATION

2.5.1 Roadways

Regional access to the City and the Project area is provided by Euclid Avenue (N – S), and State Route 60 (SR-60) (E – W). Euclid Avenue interchanges with SR-60 approximately 1.5 miles north of the Project site. Direct access to the Project site is provided by existing Euclid Avenue, (the east site boundary), Schaefer Avenue (the south site boundary), and Fern Avenue (the west site boundary). These abutting roadways would be improved consistent with City Conditions of Approval. Access between uses within the Project site would be provided by private drive aisles connecting the various Project uses.

Driveway access to the Project site would be provided by:

- Two STOP-controlled driveways connecting east to Euclid Avenue;
- One STOP-controlled driveway connecting south to Schaefer Avenue; and
- One STOP-controlled driveway connecting west to Fern Avenue.

Additionally, certain public rights-of-way improvements will be undertaken under the jurisdiction of the California Department of Transportation. These improvements include, but are not limited to:

- Site adjacent and off-site street widening along Euclid Avenue (SR-83) to accommodate acceleration/deceleration lanes and;
- Improvements to the Euclid Avenue median.

Ultimate alignments, configurations, and internal circulation plans for the Project would be required to conform to applicable provisions of the Mixed-Use Overlay District and City Conditions of Approval; and would be subject to City review and approval.

2.5.2 Alternative Transportation Modes

Bicycle and Pedestrian Amenities

In the vicinity of the Project, Class II bike lanes exist within Schaefer Avenue along the southern site boundary, and within Fern Avenue along the west site boundary. The City of Chino Bicycle and Pedestrian Master Plan can be accessed at: <https://www.cityofchino.org/204/Bike-Pedestrian>. The Project would provide on-site bicycle and pedestrian amenities consistent with applicable provisions of the Mixed-Use Overlay District and City Conditions of Approval.

Bus Service

Bus service is available to the City and the Project site via Omnitrans. Omnitrans Route 83 provides bus service along Euclid Avenue, the Project site east boundary. Omnitrans bus routes and schedules can be accessed at: <https://omnitrans.org>.

Transit service providers periodically review and update schedules and routes to address ridership, budget, and community demands. The Applicant and City would coordinate Project final designs with Omnitrans to evaluate the potential for provision of bus services and bus amenities serving the Project site.

2.5.3 Parking

The Project would be required to adhere to parking requirements established for the Mixed-Use Overlay District and the City Municipal Code. Parking assignments and design of parking areas within the site would be subject to City review and approval.

2.6 LANDSCAPE/STREETSCAPE

All landscaping/streetscaping implemented under the Project would be required to comply with applicable provisions of the Mixed-Use Overlay District and the City Municipal Code. The implemented landscape/streetscape concept would act to enhance perception of the site as developed under the Project, and to screen views of the site interior from off-site vantages. Landscape and streetscape elements would provide shade and visual interest, define entry/access points, and accentuate site and architectural features.

2.7 INFRASTRUCTURE/UTILITIES

2.7.1 Water/Sewer Service

Potable water would be provided by the City of Chino. Recycled water and sewer would be provided to the Project by the Inland Empire Utilities Agency (IEUA). It is anticipated that service to the Project would be provided by connection to existing lines located adjacent to the Project site. Final designs of water conveyance systems serving the Project would be required to conform to City requirements. Timing, sizing, and alignment of water system improvements serving the Project would be required to conform to City requirements.

2.7.2 Stormwater Management System

All Project stormwater management systems would be subject to review and approval by the City. The implemented stormwater management system(s) would comprehensively include proposed drainage improvements, and facilities and programs which act to control and treat stormwater pollutants.

The Project would implement a Storm Water Pollution Prevention Plan (SWPPP), and Water Quality Management Plan (WQMP) consistent with City requirements. In this manner, the Project would also comply with requirements of the City's National Pollutant Discharge Elimination System (NPDES) Permit and other water quality requirements or storm water management programs specified by the Regional Water Quality Control Board (RWQCB). In combination, implementation of the Project SWPPP,

WQMP, and compliance with NPDES Permit and RWQCB requirements acts to protect City and regional water quality by preventing or minimizing potential pollutant discharges to the watershed.

2.7.3 Solid Waste Management

The City of Chino contracts all refuse and recycling services to Waste Management (WM). WM would provide solid waste management services for the Project. Waste collected from the Project uses would be conveyed to the West Valley Recovery Facility and Transfer Station located in Fontana, and would then be transported for disposal at the El Sobrante Landfill located in Riverside County.

2.7.4 Electricity

Southern California Edison (SCE) would provide electricity to the site from existing vicinity facilities. All proposed connections and modifications to SCE facilities would conform to SCE and City requirements.

2.7.5 Natural Gas

Southern California Gas Company (SoCal Gas) will provide natural gas to the site. All proposed connections and modifications to SoCal Gas facilities would conform to SoCal Gas and City requirements.

2.7.6 Communications Services

Communications services, including wired and wireless telephone and internet services, are available through numerous private providers and would be provided on an as-needed basis. To the extent practical and consistent with City Conditions of Approval, existing and proposed wires, conductors, conduits, raceways, and similar communications improvements within the Project area would be installed underground. Any necessary surface-mounted equipment, e.g., terminal boxes, transformers, meters, service cabinets, etc., would be screened and would conform to City building setback requirements.

2.7.7 Energy Efficiency/Sustainability

Energy-saving and sustainable design features and operational programs would be incorporated in all facilities developed pursuant to the Project. The Project would be required to comply with incumbent energy efficiency and performance standards established under the CALGreen Code and the City of Chino Climate Action Plan (CAP).

2.7.8 Construction Area Traffic Management Plan

Temporary and short-term traffic detours and traffic disruptions could result during construction activities including implementation of access and circulation improvements noted above. Accordingly, the Applicant would be responsible for the preparation and submittal of a Construction Area Traffic Management Plan (Plan). Typical elements and information incorporated in the Plan would include, but not be limited to:

- **Name of on-site construction superintendent and contact phone number.**
- **Identification of Construction Contract Responsibilities** - For example, for excavation and grading activities, describe the approximate depth of excavation, and quantity of soil import/export (if any).
- **Identification and Description of Truck Routes** - to include the number of trucks and their staging location(s) (if any).
- **Identification and Description of Material Storage Locations (if any).**
- **Location and Description of Construction Trailer (if any).**
- **Identification and Description of Traffic Controls** - Traffic controls shall be provided per the Manual of Uniform Traffic Control Devices (MUTCD) if the occupation or closure of any traffic lanes, parking lanes, parkways or any other public right-of-way is required. If the right-of-way occupation requires configurations or controls not identified in the MUTCD, a separate traffic control

plan must be submitted to the City for review and approval. All right-of-way encroachments would require permitting through the City.

- **Identification and Description of Parking** - Estimate the number of workers and identify parking areas for their vehicles.
- **Identification and Description of Maintenance Measures** - Identify and describe measures taken to ensure that the work site and public right-of-way would be maintained (including dust control).

For this Project, the Plan shall specifically address and minimize any potential temporary traffic conflicts that may result from Project construction traffic interaction(s) with traffic accessing the shopping center use located south of the Project, across Schaefer Avenue.

The Plan would be reviewed and approved by the City prior to the issuance of the first building permit. The Plan and its requirements would also be required to be provided to all contractors as one component of building plan/contract document packages.

2.8 OPENING YEAR

For the purposes of this analysis, the Project Opening Year is defined as 2026, by which time all proposed uses are assumed to be complete, occupied, and operational.

2.9 PROJECT OBJECTIVES

Project Objectives are as follows:

- Implement the City Mixed-Use Overlay District for the subject site.
- Support the City General Plan and City Housing Element vision for the subject site through a Mixed-Use development that increases the City inventory of affordable housing and provides complementary retail and commercial uses meeting the needs of the on-site residential community and larger surrounding market area.

- Orient retail and commercial buildings to the street, wherever possible, to create an urban edge and sense of arrival.
- Implement developments providing additional construction employment opportunities.
- Implement a development providing additional long-term employment opportunities.
- Establish new development that would further the City's near-term and long-range housing objectives and would also support the City's fiscal goals.

2.10 DISCRETIONARY APPROVALS and PERMITS

Discretionary actions, permits, and related consultation(s) necessary to approve and implement the Project include, but are not limited to, the following.

2.10.1 Lead Agency Discretionary Actions and Permits

- CEQA Compliance;
- Adoption of this Addendum;
- Approval of Tentative Parcel Maps;
- Approval of Development Plans;
- Approval of Special Conditional Use Permits for Self-Storage and Drive-Through Uses.
- Ministerial permits necessary to realize all on- and off-site improvements related to the development of the site.

2.10.2 Other Consultation and Permits

Anticipated consultation and permits necessary to realize the Project would or may include the following:

- Permitting by/through the Regional Water Quality Control Board (RWQCB) pursuant to requirements of the City's National Pollutant Discharge Elimination System (NPDES) Permit.
- Permitting by/through the South Coast Air Quality Management District (SCAQMD) for certain equipment or land uses that may be implemented pursuant to the Project.
- Permitting (i.e., utility construction and connection permits) from affected utility purveyors.

3.0 ENVIRONMENTAL CHECKLIST

ENVIRONMENTAL CHECKLIST

Eden Mixed-Use Development Project

Addendum to the City of Chino General Plan Certified EIR (SCH No. 2008091064)

General Note: The CEQA Initial Study Checklist categories and topics presented below conform to the suggested content presented in the 2020 CEQA Guidelines, Appendix G. In certain instances, the 2020 CEQA Guidelines Initial Study Checklist content differs from that presented in Certified EIR. Additional or new environmental topics considered in the 2020 CEQA Initial Study Checklist, and not reflected in the Certified EIR, are recognized in the discussions below. Other Certified EIR discussions have been restructured or paraphrased to align with the format and content of the 2020 CEQA Initial Study Checklist, with no substantial effect on environmental findings or conclusions. This Addendum compares and contrasts impacts of the Eden Mixed-Use Development Project with impacts identified in the Certified EIR. In instances where the Addendum conclusions state that Conditions of Approval are not required, this statement indicates only that Conditions of Approval are not required in order to reduce impacts to levels that would be less-than-significant. The City (Lead Agency) may nonetheless require the Project to comply with any Conditions of Approval that may result from Development Review Committee (DRC), Planning Commission, or other agency review of the Project.

1. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an MND or EIR	No Impact
a) Have a substantial adverse effect on a scenic vista?					X	
b) Substantially damage visible scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?					X	
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?					X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?					X	

Substantiation:

a-d) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: Portions of the City have views of the San Gabriel Mountains to the north and Chino Hills to the south. No scenic highways are located within the City. The Certified EIR concludes that compliance with applicable goals and policies presented within the General Plan would ensure that potential aesthetics impacts would be less-than-significant (Certified EIR, pp. 4.1-5 – 4.1-7).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: Final designs of the Project facilities including, but not limited to, the proposed buildings, landscape/hardscape features, and lighting configurations would be required to conform to the Development Standards for the City's Mixed-Use Overlay District (Chino Municipal Code 20.09 *Overlay Districts*, 20.09.090 *Overlay Districts for Affordable Housing*, G. *Development Standards for the MUO District*). The City would review the final Project designs for conformance with applicable Mixed-Use Overlay District requirements prior to the issuance of development permits.

Conformance would ensure that the Project would not substantially degrade scenic vistas, substantially degrade scenic resources, adversely alter the existing visual character or quality of the area, or create a new source of substantial light or glare which would adversely affect day or nighttime views.

Project Conditions of Approval: None.

Aesthetics Summary

When compared to the Certified EIR, no new significant, substantially increased, or substantially different aesthetics or light/glare impacts would occur as a result of the Project. No changed or new information has been identified to indicate that any potential aesthetics or light/glare impacts resulting from the Project would be different from those previously identified and addressed in the Certified EIR.

Sources: *City of Chino General Plan Draft Environmental Impact Report, State Clearinghouse No. 2008091064 (Design, Community & Environment) January 25, 2010; Eden Mixed-Use Development Project Design Concepts.*

2. AGRICULTURE AND FORESTRY RESOURCES

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an MND or EIR	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?					X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?					X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?					X	
d) Result in the loss of forest land or conversion of forest land to non-forest use?					X	
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use, or conversion of forest land to non-forest use?					X	

Substantiation:

a) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: The Certified EIR recognizes that implementation of the General Plan would result in the conversion of agricultural areas, including Prime

Farmland, Unique Farmland, or Farmland of Statewide Importance, into urban uses. However, the majority of lands designated for conversion were already planned for such conversion and have been studied in other environmental documents. Additionally, the General Plan preserves 1,098 acres of land specifically designated for agricultural purposes, and presents goals and policies to protect these areas. Based on the preceding, the Certified EIR concludes that no significant impacts related to the conversion of land would occur (Certified EIR, pp. 4.2-7 – 4.2-12).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: Figure OSC-1, *Important Farmland*, of the City General Plan designates the site as Prime Farmland. The City of Chino has previously acknowledged the planned transition of existing agricultural uses to urbanized uses pursuant to the General Plan. As stated above, the Certified EIR has previously determined that buildout of the City would result in conversion of agricultural lands to non-agricultural purposes; and that impacts in this regard would be less-than-significant.

The Project considered here would result in loss of Farmland and conversion of agricultural lands to non-agricultural uses. However, loss of on-site Farmland and conversion of on-site agricultural lands resulting from the Project have already been considered and addressed in the Certified EIR. No new impacts would result in this regard.

Project Conditions of Approval: None.

b) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: The General Plan designates land which is currently under agricultural use for urban uses. More specifically, 94 of the 187 active Williamson Act contracts within the City are designated for urban uses under the General Plan. These properties would be encouraged to remain in agricultural use as long as possible. However, as contracts are put into a status of non-renewal in the future, the General Plan would allow the conversion of some of these properties to more urban uses. The majority

of such conversions were previously evaluated as part of The Preserve Specific Plan EIR (Certified EIR, pp. 4.2-12 – 4.2-13).

Certified EIR Mitigation Measures: Under the General Plan, the conversion of two parcels that are currently in an active Williamson Act contract, and which are not found within The Preserve Specific Plan Area would occur. The Certified EIR determined this was a significant and unavoidable impact. No mitigation was presented.

Eden Mixed-Use Development Project: The Project site is Zoned “General Commercial with a Mixed-Use Overlay District.” The Project does not propose or require uses or activities that would result in potentially adverse effects at agriculturally-zoned properties. Additionally, no Williamson Act Contracts exist for the subject site. Based on the preceding, the Project’s potential to conflict with existing zoning for agricultural use, or a Williamson Act contract would be less-than-significant.

Project Conditions of Approval: None.

c) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: This question has been added to the *CEQA Guidelines Appendix G, Environmental Checklist Form* since the adoption of the Certified EIR and was therefore not specifically addressed in the Certified EIR.

Certified EIR Mitigation Measures: Not Applicable.

Eden Mixed-Use Development Project: The Project site is not zoned for forest land, timberland, or timberland zoned Timberland Production. The Project would therefore have no impact on forest land or timberland.

Project Conditions of Approval: None.

d) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: This question has been added to the *CEQA Guidelines Appendix G, Environmental Checklist Form* since the adoption of the Certified EIR and was therefore not specifically addressed in the Certified EIR.

Certified EIR Mitigation Measures: Not Applicable.

Eden Mixed-Use Development Project: No forest land is located on the Project site or in the vicinity. The Project would therefore have no impact on forest land.

Project Conditions of Approval: None.

e) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: This question has been added to the *CEQA Guidelines Appendix G, Environmental Checklist Form* since the adoption of the Certified EIR and was therefore not specifically addressed in the Certified EIR.

Certified EIR Mitigation Measures: Not Applicable.

Eden Mixed-Use Development Project: The Project does not require or propose “other changes” to the environment which could result in the conversion of farmland or forestland to other uses. Please refer also to Checklist Items 2 a, b.

Project Conditions of Approval: None.

Agriculture and Forestry Resources Summary

When compared to the Certified EIR, no new significant, substantially increased, or substantially different agriculture and forestry resources impacts would occur as a result of the Project. No changed or new information has been identified to indicate that any potential impacts resulting from the Project would be different from those previously identified and addressed in the Certified EIR.

Sources: *City of Chino General Plan Draft Environmental Impact Report, State Clearinghouse No. 2008091064* (Design, Community & Environment) January 25, 2010; Eden Mixed-Use Development Project Design Concepts.

3. AIR QUALITY

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an MND or EIR	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?					X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?					X	
c) Expose sensitive receptors to substantial pollutant concentrations?					X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?					X	

Substantiation:

a) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: The Certified EIR determined that the proposed land uses would be inconsistent with the previous General Plan upon which the 2007 South Coast Air Quality Management Plan (SCAQMP) was based. As such, the General Plan would therefore fail to conform to the planning assumptions included in the 2007 SCAQMP. The GPU’s conflict with the 2007 SCAQMP was disclosed as a significant and unavoidable impact for which no mitigation was available and a statement of overriding considerations was adopted (Certified EIR, pp. 4.3-32 - 4.3-35).

Certified EIR Mitigation Measures: No feasible mitigation.

Eden Mixed-Use Development Project: Air Quality impacts of the Project are analyzed in *Eden Mixed-Use (PL23-0111) Air Quality Impact Analysis* (Urban Crossroads, Inc.) November 3, 2023. The Air Quality Analysis is provided as Appendix A to this Addendum, and the findings are summarized below.

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the 1993 *CEQA Handbook*. These indicators are:

- Criteria 1: The proposed Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

The violations that Consistency Criterion 1 refer to are the CAAQS and NAAQS. CAAQS and NAAQS violations would occur if regional or localized significance thresholds were exceeded. As discussed subsequently, no regional or localized significance thresholds would be exceeded by the Project.

- Criteria 2: The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.

The AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the district are provided to the SCAG, which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. Development consistent with the growth projections in City of Chino General Plan is considered consistent with the AQMP.

The Project site is designated as General Commercial (GC) under the City's East Chino Specific Plan. The GC designation allows for a wide variety of permitted and conditionally permitted commercial uses, including the proposed commercial retail and drive-through uses. The site is also subject to a recently approved Mixed Use Overlay that would allow for high density housing at the site (30 units per acre) and self-storage

uses on sites greater than five acres. As such, the Project would be consistent with Consistency Criteria 2.

Based on the preceding, when compared to the Certified EIR findings, no new or substantially increased AQMP consistency impacts would occur under the Project.

Project Conditions of Approval: None.

b) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: The region is in attainment for all criteria pollutants except ozone, PM₁₀, and PM_{2.5}. The Certified EIR concluded that compliance with SCAQMD requirements would be sufficient to reduce future construction emissions of these criteria pollutants to less-than-significant levels. However, increased operational-related vehicle miles travelled (VMT) would result in increased emissions of criteria pollutants for which the region is non-attainment. As such, operational emissions were deemed a significant and unavoidable impact (Certified EIR, pp. 4.3-36 - 4.3-43).

Certified EIR Mitigation Measures: No feasible mitigation.

Eden Mixed-Use Development Project:

Construction-Source Emissions

Project construction activities comprise Site Preparation, Grading, Building Construction, Paving and Architectural Coating. Project construction activities would generate emissions of carbon monoxide (CO), Volatile Organic Compounds (VOCs), Nitrogen Oxides (NOX), Sulfur Oxides (SOX), particulate matter ≤ 10 microns (PM₁₀), and particulate matter ≤ 2.5 microns (PM_{2.5}). Table 3-1 summarizes Project maximum daily construction-source emissions.

**Table 3-1
Maximum Daily Construction-Source Emissions**

Source	Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summer						
2024	4.59	42.71	49.37	0.06	8.18	4.82
Winter						
2024	68.75	35.00	59.73	0.07	6.27	2.47
Maximum Daily Emissions	68.75	42.71	59.73	0.07	8.18	4.82
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Source: Eden Mixed-Use (PL23-0111) Air Quality Impact Analysis (Urban Crossroads, Inc.) November 3, 2023.

As presented at Table 3-1, Project construction-source emissions would not exceed applicable SCAQMD regional thresholds and would therefore be less-than-significant. Per SCAQMD criteria, less-than-significant impacts at the project level are not cumulatively considerable. On this basis, the Project construction-source emissions would not contribute considerably to cumulative non-attainment criteria pollutant impacts.

Operational-Source Emissions

Project operational-source emissions would derive from site/building maintenance (area sources), building energy consumption, and traffic (mobile sources). Table 3-2 summarizes the Project maximum daily operational-source emissions.

**Table 3-2
Maximum Daily Operational-Source Emissions**

Operational-Source Emissions	Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summer						
Mobile Source	25.90	24.30	228.00	0.52	43.70	11.30
Area Source	13.10	4.90	25.10	0.03	0.40	0.39
Energy Source	0.11	2.03	1.38	0.01	0.16	0.16
Maximum Daily Emissions	39.11	31.23	254.48	0.56	44.26	11.85
SCAQMD Threshold	55	55	550	150	150	55

**Table 3-2
Maximum Daily Operational-Source Emissions**

Operational-Source Emissions	Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Threshold Exceeded?	NO	NO	NO	NO	NO	NO
Winter						
Mobile Source	23.90	26.20	190.00	0.49	43.70	11.30
Area Source	10.50	4.68	1.99	0.03	0.38	0.38
Energy Source	0.11	2.03	1.38	0.01	0.16	0.16
Maximum Daily Emissions	34.51	32.91	193.37	0.53	44.24	11.84
SCAQMD Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Source: *Eden Mixed-Use (PL23-0111) Air Quality Impact Analysis* (Urban Crossroads, Inc.) November 3, 2023.

As indicated at Table 3-2, the Project's daily regional emissions from on-going operations would not exceed the thresholds of significance for emissions of any criteria pollutant.

Based on the preceding, when compared to the Certified EIR findings, the Project would not result in substantively different or substantively increased contributions to cumulative contributions to criteria pollutant non-attainment impacts.

Project Conditions of Approval: None.

c) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: The Certified EIR evaluated impacts from CO Hotspots and diesel particulate matter (DPM) to sensitive receptors in the City. With the incorporation of General Plan goals and policies, as well as mitigation presented within the Traffic and Circulation section, impacts were determined to be less-than-significant (Certified EIR, pp. 4.3-43 – 4.3-45).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: Table 3-3 presents the localized emissions that can be expected from Project construction.

Table 3-3
Localized Construction-Source Emissions

Construction Activity	Year	Scenario	Emissions (lbs/day)			
			NO _x	CO	PM ₁₀	PM _{2.5}
Site Preparation	2024	Summer	42.51	35.31	7.91	4.76
		Winter	n/a	n/a	n/a	n/a
		Maximum Daily Emissions	42.51	35.31	7.91	4.76
		SCAQMD Threshold	233	1,999	20	8
		Threshold Exceeded?	NO	NO	NO	NO
Grading	2024	Summer	37.57	31.37	4.44	2.61
		Winter	n/a	n/a	n/a	n/a
		Maximum Daily Emissions	37.57	31.37	4.44	2.61
		SCAQMD Threshold	249	2,168	23	9
		Threshold Exceeded?	NO	NO	NO	NO

Source: Eden Mixed-Use (PL23-0111) Air Quality Impact Analysis (Urban Crossroads, Inc.) November 3, 2023.

As shown above, results of the LST analysis indicate that the Project would not exceed the SCAQMD localized significance thresholds during construction. Therefore, sensitive receptors would not be exposed to substantial pollutant concentrations during Project construction.

Further, based on the information presented at Section 3.9 of the Air Quality Analysis, Project roadways would not produce the volumes required to create or result in a CO “hotspot.” As such, the Analysis concludes that localized impacts related to mobile-source emissions would be less-than-significant.

Based on the preceding, the Project would not expose sensitive receptors to harmful pollutant concentrations. When compared to the Certified EIR findings, no new or substantially increased pollutant concentrations impacts to sensitive receptors would result from the Project.

Project Conditions of Approval: None.

d) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: The Certified EIR concluded that development pursuant to the General Plan would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people (Certified EIR, p. 4.3-45).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: The Air Quality Analysis also considered the potential for the Project to generate objectionable odors. Land uses generally associated with odor complaints include:

- Agricultural uses (livestock and farming)
- Wastewater treatment plants
- Food processing plants
- Chemical plants
- Composting operations
- Refineries
- Landfills
- Dairies
- Fiberglass molding facilities

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction.

Project-generated refuse would be stored in covered containers and removed at regular intervals, in compliance with current solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances.

The Project would therefore not create objectionable odors affecting a substantial number of people. The Project does not propose or require uses that would generate other emissions that could adversely affect a substantial number of people. On this basis, when compared to the Certified EIR findings, no new or substantially increased “other emissions” impacts would occur under the Project.

Project Conditions of Approval: None.

Air Quality Summary

When compared to the Certified EIR, no new significant, substantially increased, or substantially different air quality impacts would occur as a result of the Project. No changed or new information has been identified to indicate that any potential impacts resulting from the Project would be different from those previously identified and addressed in the Certified EIR.

Sources: *City of Chino General Plan Draft Environmental Impact Report, State Clearinghouse No. 2008091064 (Design, Community & Environment) January 25, 2010; Eden Mixed-Use (PL23-0111) Air Quality Impact Analysis (Urban Crossroads, Inc.) November 3, 2023; Eden Mixed-Use Development Project Design Concepts.*

4. BIOLOGICAL RESOURCES

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an MND or EIR	No Impact
a) Have a substantial adverse effect, either directly or through habitat modification, 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 Game or U.S. Fish and Wildlife Service?					X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies and regulations; or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?					X	
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?					X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?					X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?					X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?					X	

Substantiation:

- a) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: The Certified EIR recognizes that development in accordance with the General Plan could impact sensitive species. Projects considered for approval under the General Plan would be subject to independent CEQA review to determine whether there is potential habitat on-site for sensitive species. Other impacts to sensitive species were previously addressed as part of other EIRs or Resources Management Plans (RMP) associated with previously-approved developments (e.g., The Preserve Master Plan and Edgewater Communities project). No significant impacts in this regard were identified (Certified EIR, pp. 4.4-26 – 4.4-32).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: Biological impacts of the Project have been evaluated in *Biological Report for the Euclid and Schaefer Commercial Center Project Site* (Harmsworth Associates) May 2022, presented as Appendix B to this Addendum.

The site consists of undeveloped agricultural land and is currently an active strawberry and vegetable farm. Due to the site's history of agricultural use, it has been extensively altered, with the entire area having been cleared, leveled, or otherwise reshaped at some point. No discernible natural hills, rock formations, or natural drainages or water courses remain at the site.

No special-status plant or wildlife species were observed on-site during the field reconnaissance conducted as part of the Biological Report. Species with potential to occur on-site are listed at Biological Report Tables 1 and 2. The Biological Report determined that, due to the nature of the site, potential occurrence of these species is "very low."

Although no impacts to special-status species have been identified, construction of the Project has the potential to impact nesting birds. The Federal Migratory Bird Treaty Act (MBTA) governs the taking and killing of migratory birds, their eggs, parts, and nests

and prohibits the take of any migratory bird, their eggs, parts, and nests. No take of migratory birds is allowed under this act. With the incorporation of Mitigation Measures BIO-1 and BIO-2, presented below, impacts to special-status species would be less-than-significant.

Project Conditions of Approval:

BIO-1 Avoidance of Nesting Migratory Birds: If possible, all vegetation removal activities shall be scheduled from August 1 to February 1, which is outside the general avian nesting season. This would ensure that no active nests would be disturbed and that removal could proceed rapidly. If vegetation is to be cleared during the nesting season, all suitable habitat will be thoroughly surveyed within 72 hours prior to clearing for the presence of nesting birds by a qualified biologist (Biologist). The Biologist shall be approved by the City and retained by the Applicant. The survey results shall be submitted by the Applicant to the City Planning Department. If any active nests are detected, the area shall be flagged and mapped on the construction plans along with a minimum 300-foot buffer, with the final buffer distance to be determined by the Project Biologist. The buffer area shall be avoided until, as determined by the Biologist, the nesting cycle is complete or it is concluded that the nest has failed. In addition, the Biologist shall be present on the site to monitor the vegetation removal to ensure that any nests, which were not detected during the initial survey, are not disturbed.

BIO-2 Avoidance of Nesting Burrowing Owls: No more than 72 hours prior to any site disturbances, focused surveys for the burrowing owl shall be conducted. If absence of this species is confirmed, project work can proceed. If, however, burrowing owl is located on site, the appropriate resource agencies (CDFW and USFWS) shall be contacted. The Applicant shall consult with the wildlife agencies regarding the most appropriate methods and timing for removal of owls. As necessary, owls will be actively evicted following agency approved protocols (i.e., placing a one-way door at the burrow entrance to ensure that owls cannot access the burrow once they leave). Any such active eviction shall occur outside of the breeding/nesting season. That is, if active eviction is required, eviction shall be accomplished between September 1 and February 15. If more than 30 days have elapsed between owl eviction and completion of clearing and grubbing activities, a subsequent

survey for the burrowing owl shall be conducted to ensure that owls have not re-populated the site. Any reoccupation by owls will require subsequent protocol active eviction.

b) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: Projects considered for approval under the General Plan would be subject to independent CEQA review to determine potential impacts to riparian habitat. Additionally, future projects within the City would be required to adhere to federal and state regulations protecting such habitats in addition to General Plan goals, objectives, policies, and actions requiring avoidance, preservation, and/or mitigation for impacts. Based on the preceding, no significant impacts were identified within the Certified EIR (Certified EIR, pp. 4.4-33 – 4.4-35).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: The Biological Report prepared for the Project site concluded that the site does not contain any lakes, rivers, creeks, streambeds, wetlands, vernal pools, temporary rain pools or riparian areas. There are no areas onsite that are subject to the jurisdiction to the U.S. Army Corps of Engineers, the California Department of Fish and Wildlife or Regional Water Quality Control Board. As such, the potential for the Project to have a substantial adverse effect on any riparian habitat or other sensitive natural community is less-than-significant.

Project Conditions of Approval: None.

c) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: Projects considered for approval under the General Plan would be subject to independent CEQA review to determine potential impacts to federally protected wetlands. Additionally, future projects within the City would be required to adhere to federal and state regulations protecting such habitats in addition to General Plan goals, objectives, policies, and actions requiring avoidance, preservation,

and/or mitigation for impacts. Based on the preceding, no significant impacts were identified within the Certified EIR (Certified EIR, pp. 4.4-33 – 4.4-35).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: The Biological Report prepared for the Project site concluded that the site does not contain any lakes, rivers, creeks, streambeds, wetlands, vernal pools, temporary rain pools or riparian areas. There are no areas onsite that are subject to the jurisdiction to the U.S. Army Corps of Engineers, the California Department of Fish and Wildlife or Regional Water Quality Control Board. As such, the potential for the Project to have a substantial adverse effect on any riparian habitat or other sensitive natural community is less-than-significant.

Project Conditions of Approval: None.

d) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: Wildlife movement within the City is generally constrained by traffic on major roadways such as Highway 71, Highway 60, Euclid Avenue, and Central Avenue. Wildlife species use the open spaces in the southernmost portion of the City for movement. Traffic and limited habitat make wildlife movement from the south to the north of the City unlikely. The General Plan would not allow expanded development in the most southern portion of the City. Impacts were deemed less-than-significant (Certified EIR, pp. 4.4-36 – 4.4-37).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: No wildlife corridors or linkages are located onsite. Further, the site is bounded on all sides by roads and/or urban development, diminishing its potential to function as a wildlife movement corridor. The Project would not 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. Impacts would be less-than-significant.

Project Conditions of Approval: None.

e, f) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: The Certified EIR did not identify any conflicts with any local policies or ordinances protecting biological resources, adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or state habitat conservation plan (Certified EIR, pp. 4.4-37 – 4.4-38).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: The Project would comply with local policies and ordinances protecting biological resources. The Project does propose or require development or activities that would conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Project Conditions of Approval: None.

Biological Resources Summary

When compared to the Certified EIR, no new significant, substantially increased, or substantially different biological resources impacts would occur as a result of the Project. No changed or new information has been identified to indicate that any potential impacts resulting from the Project would be different from those previously identified and addressed in the Certified EIR.

Sources: *City of Chino General Plan Draft Environmental Impact Report, State Clearinghouse No. 2008091064 (Design, Community & Environment) January 25, 2010; Biological Report for the Euclid and Schaefer Commercial Center Project Site (Harmsworth Associates) May 2022; Eden Mixed-Use Development Project Design Concepts.*

5. CULTURAL RESOURCES

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an MND or EIR	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?					X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?					X	
c) Disturb any human remains, including those interred outside of formal cemeteries?					X	

Substantiation:

- a) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: All future projects implemented under the General Plan would be subject to site-specific studies to identify and protect historic resources. Additionally, the General Plan includes policies aimed at the protection of historical resources. As a result, the Certified EIR concluded that impacts to historical resources would be less-than-significant (Certified EIR, p. 4.5-11).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: Impacts of the Project have been evaluated in *Cultural Resources Assessment, Orbis NWC Euclid & Schaefer Project, City of Chino, San Bernardino County, California* (BCR Consulting, LLC) January 12, 2023 presented as Appendix C to this Addendum.

During the field survey, Project archaeologists did not identify any cultural resources, including prehistoric or historic archaeological sites or historic-period buildings, within the site boundaries. Due to negative findings during the research and field survey, the

Cultural Resources Assessment determined that no additional cultural resource work or monitoring would be necessary. The potential for the Project to cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064 is therefore considered less-than-significant.

Project Conditions of Approval: None.

b) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: All future projects implemented under the General Plan would be subject to site-specific studies to identify and protect archaeological resources. Additionally, the General Plan includes policies aimed at the protection of such resources. As a result, the Certified EIR concluded that impacts to archaeological resources would be less-than-significant (Certified EIR, pp. 4.5-11 – 4.5-12).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: No archaeological resources have been identified on-site. Due to negative findings during the research and field survey, the Cultural Resources Assessment determined that no additional cultural resource work or monitoring would be necessary. The potential for the Project to cause a substantial adverse change in the significance of an archaeological resource would be less-than-significant.

Project Conditions of Approval: None.

c) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: The Certified EIR concluded that compliance with existing regulations would ensure that the potential for the General Plan to disturb any human remains, including those interred outside of formal cemeteries was less-than-significant (Certified EIR, p. 4.5-12).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: The Project would be required to comply with all existing regulations, including the California Public Resources Code Section 5097.98, which would afford protection for any human remains discovered during development activities. On this basis, the potential for the Project to result in disturbance of any human remains, including those interred outside of formal cemeteries would be less-than-significant. When compared to the Certified EIR findings, no new or substantially increased impacts related to potential disturbance of human remains would result from the Project.

Project Conditions of Approval: None.

Cultural Resources Summary

When compared to the Certified EIR, no new significant, substantially increased, or substantially different cultural resources impacts would occur as a result of the Project. No changed or new information has been identified to indicate that any potential impacts resulting from the Project would be different from those previously identified and addressed in the Certified EIR.

Sources: *City of Chino General Plan Draft Environmental Impact Report, State Clearinghouse No. 2008091064* (Design, Community & Environment) January 25, 2010; *Cultural Resources Assessment, Orbis NWC Euclid & Schaefer Project, City of Chino, San Bernardino County, California* (BCR Consulting, LLC) January 12, 2023; *Eden Mixed-Use Development Project Design Concepts*.

6. ENERGY

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an MND or EIR	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?					X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?					X	

Substantiation:

a, b) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: The environmental topic “Energy” has been added to the CEQA Guidelines Appendix G, *Environmental Checklist Form* since the adoption of the Certified EIR, and was therefore not specifically addressed in the Certified EIR.

City of Chino Climate Action Plan and Related Energy Conservation/Energy Efficiency Measures

The City of Chino initially adopted the Citywide Climate Action Plan (CAP) in November 2013. The CAP identified strategies to reduce the City’s greenhouse (GHG) emissions and enhance sustainability. The CAP provided the GHG emissions inventory for the year 2008, and target for reducing GHG emissions 15% below 2008 levels by 2020. The CAP 2020 to 2030 Update (CAP Update) was adopted by the City on January 1, 2021.

GHG reduction measures presented in the CAP Update include design and operation of buildings and facilities in a manner that promotes energy conservation and energy efficiency. CAP Update energy conservation and energy efficiency measures are detailed at CAP Update Chapter 3.0, *GHG Reduction Measures, 3.3, Energy*. As discussed in the CAP Update:

“Reducing energy consumption in new and existing buildings is a central part of the City’s GHG emission reduction strategy. In 2012, the City reviewed the voluntary measures from the Green Building Standards Code and adopted the following items, making them mandatory in Chino:

- Electric Vehicle Charging: Dwellings shall comply with the requirements for future installation of electric vehicle supply equipment (EVSE).
- Appliance and Equipment Energy Star Rating: Each appliance provided by the builder meets ENERGY STAR if an ENERGY STAR designation is applicable for that appliance.
- Space for Future Solar Installation: A minimum of 300 square feet of unobstructed roof area facing within 30 degrees of south is provided for future solar collector or photovoltaic panels.
- Low-water Consumption Irrigation System: Install a low-water consumption irrigation system, which minimizes the use of spray type heads.
- Water Budget: When landscaping is provided by the builder, a water budget shall be developed for landscape irrigation use that conforms to the requirements of Chapter 20.19 (Landscaping) of the Chino Municipal Code.
- Enhanced Construction Waste Reduction: Divert to recycle or salvage at least 65 percent of non-hazardous construction and demolition debris generated at the site.”

[CAP Update, p. 28]

The City has since adopted and implemented all CAL Green Building Standards and CAL Green Standards updates, continuing City efforts to enhance energy efficiency and energy conservation.

Certified EIR Mitigation Measures: Not Applicable.

Eden Mixed-Use Development Project: Estimated energy demands of Project construction and Project operations are summarized in the following discussions and are presented in detail in *Eden Mixed-Use (PL23-0111) Energy Tables* (Urban Crossroads, Inc.) November 3, 2023 (Project Energy Assessment, Addendum Appendix D).

Construction Fuel/Power Consumption Estimates

Energy consumption in support of, or related to, Project construction would include electricity consumption by various equipment and tools; diesel fuel consumed by construction equipment and construction vendor trips; and gasoline consumed by construction worker commutes. As presented in the Project Energy Assessment:

- Over the approximately 8-month construction period, Project construction activities would consume approximately 93,115 kWh of electricity (Project Energy Assessment, p. 2).
- Over the approximately 8-month construction period, Project construction equipment operations would consume approximately 46,759 gallons of diesel fuel (Project Energy Assessment, p. 3).
- Over the approximately 8-month construction period, Project construction worker trips would consume approximately 29,548 gallons of gasoline (Project Energy Assessment, p. 4).
- Over the approximately 8-month construction period, Project construction vendor trips would consume an estimated 10,568 gallons of diesel fuel (Project Energy Assessment, p. 5).

Diesel fuel and gasoline for construction activities would be provided by existing area vendors. Construction electricity demands would be provided via connection to existing SCE services.

Project construction activities would comprise temporary, single-event demands for diesel fuel and electricity and would not require on-going or permanent commitment of fuel for these purposes.

Construction Energy Efficiency/Conservation Measures

Equipment and vehicles used during Project construction would conform to CARB regulations and California emissions standards, and would demonstrate related fuel efficiencies. There are no unusual Project characteristics or construction processes that would require the use of vehicles or equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to incumbent power/fuel efficiency standards. Project construction activities would therefore not result in inefficient, wasteful, or unnecessary consumption of power or fuel.

Additionally, certain incidental construction-source energy efficiencies would likely accrue through implementation of California regulations. More specifically, California Code of Regulations Title 13, Motor Vehicles, section 2449(d)(3) *Idling*, limits idling times of construction vehicles to no more than five minutes, thereby precluding unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Enforcement of idling limitations is realized through periodic site inspections conducted by City building officials, and/or in response to citizen complaints.

Indirect construction energy efficiencies and energy conservation would be achieved through the use of recycled/recyclable materials and related procedures, and energy efficiencies realized from bulk purchase, transport, and use of construction materials. Use of recycled and recyclable materials and use of materials in bulk also reduces energy demands associated with preparation and transport of construction materials as transport and disposal of construction waste and solid waste in general, with corollary reduced demands on area landfill capacities and energy consumed by waste transport and landfill operations.

A Project Construction Waste Management Plan would be implemented consistent with City of Chino Municipal Code Section 15.45.040-Non-Residential Development (2). This Section of the Municipal Code requires that the Project implement Enhanced

Construction Waste Reduction Measures. These Measures require diversion, recycling, or salvage at least seventy percent of nonhazardous construction and demolition debris generated at the site. The Project would also comply with all applicable provisions of the CAP Update, acting to reduce construction-source energy demands.

Operational Energy Consumption Estimates

Energy consumption in support of, or related to, Project operations would include transportation energy demands (energy consumed by vehicles accessing the Project site) and facilities energy demands (energy consumed by building operations and site maintenance activities). As presented in the Project Energy Assessment:

- Vehicles accessing the Project site activities would consume approximately 694,816 gallons of fuel annually (Project Energy Assessment, p. 6).
- Project building and site operations would consume approximately 7,761,351 kBTU natural gas annually (Project Energy Assessment, p. 6).
- Project building and site operations would consume approximately 2,599,729 kWh electricity annually (Project Energy Assessment, p. 6).

Operational Energy Efficiency/Conservation Measures

The Project would be required to meet or surpass standards established under incumbent California Code Title 24, Part 6 (the California Energy Code) and California Green Building Standards Code (CALGreen; CCR, Title 24, Part 11) as implemented by the City, to include building “solar zones” accommodating on-site photovoltaic energy sources.

Under future conditions, average fuel economies of vehicles accessing the Project site can be expected to improve as older, less fuel-efficient vehicles are removed from circulation. Average fuel economies of vehicles accessing the Project site can also be expected to improve over time in response to fuel economy and emissions standards imposed on newer vehicles entering the transportation system.

The Project proposes mixed uses within an urbanizing context, proximate to, and readily accessible from regional and local roadways. In these regards, the Project setting proximate to transportation corridors facilitates access to the Project generally. Additionally, the availability of alternative transportation modes would act to generally reduce commuter-related fuel consumption.

Drought-tolerant plants would be used where appropriate. Project landscaping would be required to conform to standards and specifications identified in the City Municipal Code and the East Chino Specific Plan.

The Project would be required to comply with applicable State of California and City solid waste diversion/recycling rules and regulations. These laws and regulations include but are not limited to: State AB 939, State AB 341; State AB 1826; CALGreen Code Section 5.408, Construction Waste Reduction, Disposal, and Recycling, and City of Chino Municipal Code Section 15.45.040-Non-Residential Development (2). In combination, these laws and regulations act to reduce the amount of solid waste transported to, and disposed at, area landfills. Corollary reduced demands on area landfill capacities and energy consumed by waste transport and landfill operations would likely result. The Project would also comply with all applicable provisions of the CAP Update, acting to reduce operational-source energy demands

Conclusion

As supported by the preceding analyses, Project construction and operations would not result in the inefficient, wasteful or unnecessary consumption of energy, and potential Project impacts in these regards would be less-than-significant. As required herein at MM GHG-1, the Project final plans and designs would be required to conform to the provisions of the CAP Update through implementation of the [CAP Update] Screening Table Measures. The Project shall implement Screening Table Measures providing for a minimum 100 points. The Screening Table Measures act to reduce GHG emissions by reducing energy consumption and encouraging energy conservation. Alternatively, the Project would be required to comply with applicable provisions of the CAP Update, as

codified at Municipal Code Section 15.45.070,¹ acting to promote Project energy conservation and energy efficiencies generally. Further, energy demands of the Project can be accommodated within the context of available resources and energy delivery systems. The Project would therefore not cause or result in the need for additional energy-producing or energy transmission facilities and would not create or otherwise result in a potentially significant impact affecting energy resources or energy delivery systems. Based on the preceding, the Project would not result in or cause wasteful, inefficient, and unnecessary consumption of energy; and would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Project Conditions of Approval: None.

Energy Summary

When compared to the Certified EIR, no new significant, substantially increased, or substantially different energy impacts would occur as a result of the Project. No changed or new information has been identified to indicate that any potential impacts resulting from the Project would be different from those previously identified and addressed in the Certified EIR.

Sources: *City of Chino General Plan Draft Environmental Impact Report, State Clearinghouse No. 2008091064* (Design, Community & Environment) January 25, 2010; *Eden Mixed-Use (PL23-0111) Energy Tables* (Urban Crossroads, Inc.) November 3, 2023; *Eden Mixed-Use Development Project Design Concepts*.

¹ See: https://library.municode.com/ca/chino/codes/code_of_ordinances?nodeId=TIT15BUCO_CH15.45CLACPLIM

7. GEOLOGY AND SOILS

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an MND or EIR	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:						
(i) rupture of a known earthquake fault;					X	
(ii) strong seismic ground shaking;					X	
(iii) seismic-related ground failure, including liquefaction; or					X	
(iv) landslides?					X	
b) Result in substantial soil erosion or the loss of topsoil?					X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?					X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?					X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?					X	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?					X	

Substantiation:

a – d) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: The Certified EIR recognizes existing geological conditions and location of the City within a seismically active area. The Certified EIR concludes that compliance with California Building Code (CBC) regulations and standard City Conditions of Approval would preclude significant geology/soils impacts (Certified EIR, pp. 4.6-16 – 4.6-22).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: Potential geotechnical impacts of the Project have been evaluated in *Geotechnical Investigation, Proposed Retail/Commercial Development, NWC Euclid Avenue and Schaefer Avenue, Chino, California* (Southern California Geotechnical) December 12, 2022. The Geotechnical Investigation is provided as Addendum Appendix E.

The Geotechnical Investigation determined that the Project site is not located within an Alquist-Priolo Earthquake fault zone; and no evidence of faulting was observed during the field survey. Additionally, potential for other geologic hazards such as seismically induced settlement, lateral spreading, expansion, liquefaction, and subsidence affecting the site is considered low.

The Geotechnical Investigation did identify the potential for collapse/consolidation in the upper soils of the site. These soils would not be suitable for development in their current condition, and may result in potentially significant impacts without implementation of the recommendations of the Geotechnical Investigation (see Geotechnical Investigation Section 6.0, *Conclusions and Recommendations*). To preclude impacts in this regard, the recommendations of the Geotechnical Investigation are incorporated here as Mitigation Measure GEO-1.

Through established Site Plan, Building Permit, and Certificate of Occupancy requirements, the City would verify that required design and construction measures are incorporated throughout Project development and are implemented in the completed structures and facilities. Accordingly, it is anticipated that any site-specific constraints which may be encountered during the course of Project implementation can be

successfully addressed within the context of the findings and recommendations of the Project Geotechnical Investigation and existing City/CBC seismic design regulations, standards, and policies.

Based on field explorations, laboratory testing, and geotechnical analysis, the Project Geotechnical Investigation concluded that the Project development concept is considered feasible from a geotechnical standpoint with the incorporation of Measure GEO-1. Compliance with this measure ensures that potential geology and soils impacts would be less-than-significant.

Project Conditions of Approval:

GEO-1 Design and development of the Project shall comply with recommendations, specifications and performance standards identified within the Project Geotechnical Investigation. Where the Project Geotechnical Investigation is silent, requirements of the California Building Code as adopted and implemented by the City shall prevail.

e) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: All new development in the City would be required to connect to the public wastewater collection system. As such, the Certified EIR concludes that there would be a less-than-significant impact associated with soils that are inadequate to support the use of septic system (Certified EIR, p. 5.7-21).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: The Project would connect to the City sanitary sewer system. No septic tanks or other alternative wastewater disposal systems are proposed. On this basis, the Project would not result in any impacts related to on-site or alternative wastewater disposal systems. The Project would therefore not result in new, additional, or different impacts regarding use of alternative wastewater treatment systems not considered and addressed in the Certified EIR.

Project Conditions of Approval: None.

f) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: All future projects implemented under the General Plan would be subject to site-specific studies to identify and protect paleontological resources. Additionally, the General Plan includes policies aimed at the protection of such resources. As a result, the Certified EIR concluded that impacts to paleontological resources would be less-than-significant (Certified EIR, pp. 4.5-12 – 4.5-13).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: The geologic units underlying the Project area are mapped entirely as alluvial gravel, sand, and silt from the Holocene period. Holocene alluvial units are considered to be of high preservation value, but material found is unlikely to be fossil material due to the relatively modern associated dates of the deposits. However, if development requires any substantial depth of disturbance, the likelihood of reaching Pleistocene alluvial sediments would increase.

While the presence of any fossil material is unlikely, the Cultural Resources Assessment concluded that if excavation activity disturbs deeper sediments dating to the earliest parts of the Holocene or Late Pleistocene periods, the material would be scientifically significant. As such, Mitigation Measure GEO-2, below, requires paleontological monitoring of deeper excavations.

With the implementation of Measure GEO-2, the potential for the Project to result in or cause a substantial adverse change in the significance of a paleontological resource would be less-than-significant.

Project Conditions of Approval:

GEO-2 A qualified paleontologist shall be retained to monitor any grading or trenching activities in excess of eight feet. If paleontological resources (fossils) are discovered during Project site-disturbing activities, work shall be halted in that area to assess the significance of the find. The Project paleontologist shall be equipped to record and salvage fossil resources that may be unearthed during site-disturbing activities. The paleontologist shall be empowered to temporarily halt or divert site-disturbing activities to allow recording and removal of the unearthed resources. Any fossils found shall be evaluated in accordance with the CEQA Guidelines and offered for curation at an accredited facility approved by the City.

Geology and Soils Summary

When compared to the Certified EIR, no new significant, substantially increased, or substantially different geology and soils impacts would occur as a result of the Project. No changed or new information has been identified to indicate that any potential impacts resulting from the Project would be different from those previously identified and addressed in the Certified EIR.

Sources: *City of Chino General Plan Draft Environmental Impact Report, State Clearinghouse No. 2008091064 (Design, Community & Environment) January 25, 2010; Geotechnical Investigation, Proposed Retail/Commercial Development, NWC Euclid Avenue and Schaefer Avenue, Chino, California (Southern California Geotechnical) December 12, 2022; Cultural Resources Assessment, Orbis NWC Euclid & Schaefer Project, City of Chino, San Bernardino County, California (BCR Consulting, LLC) January 12, 2023; Eden Mixed-Use Development Project Design Concepts.*

8. GREENHOUSE GAS EMISSIONS

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an MND or EIR	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?					X	
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?					X	

Substantiation:

a, b) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: The Certified EIR determined that buildout of the General Plan would contribute to global climate change through direct emissions of Greenhouse Gases (GHG) from sources such as energy consumption, transportation, and solid waste. Although the General Plan includes objectives, policies, and actions that would reduce GHG emissions to the extent feasible, GHG emissions were identified as a significant and unavoidable impact (Certified EIR, pp. 4.3-59 – 4.3-77).

Certified EIR Mitigation Measures:

MM AQ-2 Objective OSC-5.1 Action A1

No later than December 31, 2013, the City shall develop and approve a Climate Action Plan (“CAP”). The CAP shall include, at a minimum, the elements specified in Exhibit D of the Settlement and Release Agreement between CREED and the City of Chino dated December 19/20, 2011.²

² It is noted that this Mitigation Measure has been revised (as presented) since the adoption of the Certified EIR.

Eden Mixed-Use Development Project: Potential GHG impacts of the Project have been evaluated in *Eden Mixed-Use (PL23-0111) Greenhouse Gas Analysis* (Urban Crossroads, Inc.) November 3, 2023 (Addendum Appendix F). Findings of the Greenhouse Gas Analysis (GHGA) are summarized below.

Consistent with Certified EIR Mitigation Measure AQ-2, above, the City of Chino adopted the Citywide CAP in November 2013. Additionally, the City adopted the 2020 to 2030 CAP Update on November 17, 2020. The CAP presents Screening Tables to aid in measuring the reduction of GHG emissions attributable to certain design and construction measures incorporated in development projects. To this end, the Screening Tables establish categories of GHG Implementation Measures. Under each Implementation Measure category, mitigation or project design features are assigned point values that correspond to the minimum GHG emissions reduction that would result from each feature. Projects that yield at least 100 points are considered to have less-than-significant GHG emissions.

To this end, the Greenhouse Gas analysis concluded that, with the requirement to achieve at least 100 points³ through the Screening Tables (see MM GHG-1, presented subsequently), Project GHG emissions would be less-than-significant.

Additionally, the Project would not impede the State's progress towards carbon neutrality by 2045 under CARB's 2022 Scoping Plan. The 2022 Scoping Plan builds on the 2017 Scoping Plan as well as the requirements set forth by AB 1279, which directs the state to become carbon neutral no later than 2045. To achieve this statutory objective, the 2022 Scoping Plan lays out how California can reduce GHG emissions by 85% below 1990 levels and achieve carbon neutrality by 2045.

The Project would be required to comply with applicable current and future regulatory requirements promulgated through the 2022 Scoping Plan. Some of the current transportation sector policies the Project will comply with (through vehicle manufacturer compliance) include: Advanced Clean Cars II, Advanced Clean Trucks, Advanced Clean

³ Projects also have the option to comply with City of Chino Municipal Code Section 15.45.070 - *GHG Performance Standards for New Development*.

Fleets, Zero Emission Forklifts, the Off-Road Zero-Emission Targeted Manufacturer rule, Clean Off-Road Fleet Recognition Program, In-use Off-Road Diesel-Fueled Fleets Regulation, Off-Road Zero-Emission Targeted Manufacturer rule, Clean Off-Road Fleet Recognition Program, Amendments to the In-use Off-Road Diesel-Fueled Fleets Regulation, carbon pricing through the Cap-and-Trade Program, and the Low Carbon Fuel Standard. Additionally, the Project includes design features related to water and solid conservation that will further reduce Project GHG emissions. As such, the Greenhouse Gas Analysis concluded that the Project would not be inconsistent with the 2022 Scoping Plan.

Project Conditions of Approval:

GHG-1 The Project final plans and designs shall conform to the provisions of the CAP Update through implementation of the Screening Table Measures. The Project shall implement Screening Table Measures providing for a minimum 100 points. The City shall verify incorporation of the identified Screening Table Measures within the Project building plans and site designs prior to the issuance of building permit(s) and/or site plans (as applicable). Alternatively, the Project would be required to comply with City of Chino Municipal Code Section 15.45.070 - GHG Performance Standards for New Development.

Greenhouse Gases Summary

Based on the preceding discussion, the Project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. When compared to the Certified EIR, no new significant, substantially increased, or substantially different greenhouse gas impacts would occur as a result of the Project. No changed or new information has been identified to indicate that any potential impacts resulting from the Project would be different from those previously identified and addressed in the Certified EIR.

Sources: *City of Chino General Plan Draft Environmental Impact Report, State Clearinghouse No. 2008091064 (Design, Community & Environment) January 25, 2010; Eden Mixed-Use*

(PL23-0111) Greenhouse Gas Analysis (Urban Crossroads, Inc.) November 3, 2023; Eden Mixed-Use Development Project Design Concepts.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an MND or EIR	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?					X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?					X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?					X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?					X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?					X	
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?					X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?					X	

Substantiation:

a-c) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: The Certified EIR determined that buildout in accordance with the General Plan would involve the transport, use, and/or disposal of hazardous materials. However, these activities would be in compliance with federal, state, and local regulations thus precluding potentially significant impacts in this regard. Additionally, the General Plan includes goals and policies that would serve to reduce the potential to expose the public to hazardous materials (Certified EIR, pp. 4.7-10 – 4.7-12).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: The Project would not result in or cause exposure(s) to hazards or potentially hazardous conditions. That is, uses proposed by the Project are not considered hazardous. Nor does the Project propose or require facilities or operations involving inherent substantial hazards.

During the normal course of construction and operation activities, there would be limited transport of potentially hazardous materials (e.g., gasoline, diesel fuel, paints, solvents, fertilizer, etc.) to and from the Project site. However, as presented within the Certified EIR, the Project would be required to comply with all City and County Hazardous Materials Management Plans and regulations addressing transport, use, storage and disposal of these materials. The Project does not propose or require uses or activities that would result in atypical transportation, use, storage, or disposal of hazardous or potentially hazardous materials not addressed under current regulations and policies.

Further, any occupancies that would store or use hazardous materials would be required to comply with California Hazardous Materials Business Plan (HMBP) requirements (*California Health & Safety Code*, Division 20, Chapter 6.95) The HMBP contains detailed information on the storage of hazardous materials at regulated facilities. The purpose of the HMBP is to prevent or minimize damage to public health, safety, and the environment, from a release or threatened release of a hazardous material. The HMBP

also provides emergency response personnel with adequate information to help them better prepare and respond to chemical-related incidents at regulated facilities.

Hazardous or potentially hazardous conditions affecting the subject site have been extensively analyzed in *Phase I Environmental Site Assessment Report, Vacant Land - Euclid Schaefer Parcel, NWC of S. Euclid Avenue & Schaefer Avenue, Chino, California 91762* (EBI Consulting) September 19, 2022. The Phase I is presented as Appendix G to this Addendum.

In addition to conducting a records search and field reconnaissance, the September 2022 Phase I reviewed and summarized two previous studies conducted for the site: a February 2022 Phase I, and a March 2022 Phase II. In summary, the February 2022 Phase I concluded that, due to the past agricultural use on the site, pesticides, herbicides and fertilizers, had been stored, managed, and applied to the property. Additionally, a pre-demolition survey was recommended to identify materials subject to special management protocols (asbestos-containing materials [ACMs], lead-based paint [LBP], etc.). A Phase II was conducted to investigate the extent, if any, of possible soil contamination. The March 2022 Phase II did not identify significant subsurface impacts related to the historical on-site agricultural land uses.

Prior to demolition of structures, testing for ACMs and LBP is performed by a licensed contractor. The handling and disposal of these types of materials is extensively regulated by federal and state law. Should materials subject to special management protocols be identified on-site, they would be tested to determine the appropriate disposal regulations and procedures. Materials are required to be disposed of at the appropriate landfill type. Landfills are classified based on the type of waste accepted; hazardous waste must be disposed of at a Class I landfill (hazardous waste), Class II (designated waste), or Class III (non-hazardous solid waste).

In summary, the September 2022 Phase I identified no evidence of recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), controlled recognized environmental conditions (CRECs), de minimis

conditions, or considerations outside the scope of ASTM Practice E 1527-21 in connection with the subject property. The analysis recommended “no further action.”

Based on the preceding, when compared to impacts identified in the Certified EIR the Project would not result in new or substantially increased impacts or substantially different impacts related to use, transport, or potential upset of hazardous materials. Nor, when compared to impacts identified in the Certified EIR, would the Project result in new or substantially increased impacts or substantially different impacts related to potentially hazardous emissions or hazardous materials impacts at vicinity schools.

Project Conditions of Approval: None.

d) No Changes or New Information Requiring Preparation of an MND or EIR.

Certified EIR Conclusions: No impacts related to hazardous material sites were identified within the Certified EIR.

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: The subject site is not included on the hazardous materials sites list compiled pursuant to Government Code Section 65962.5.

Project Conditions of Approval: None.

e) No Changes or New Information Requiring Preparation of an MND or EIR.

Certified EIR Conclusions: All development implemented pursuant to the General Plan would adhere to the existing Airport Comprehensive Land Use Plan and Chino Airport Master Plan. In addition, goals and policies presented in the General Plan would assure that risks associated with aircraft operations at the Chino Airport are minimized. All construction shall be consistent with the required setbacks and height restrictions for the Chino Airport as determined by the Federal Aviation Administration (FAA), the Chino Airport Master Plan and the Chino Airport Comprehensive Land Use Plan (ACLUP).

With policy implementation, the Certified EIR determined that impacts would be less-than-significant (Certified EIR, pp. 4.7-11 – 4.7-12).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: The Project site is located within two miles of the Chino Airport, and approximately four miles from the LA/Ontario International Airport.

The site is located outside the Airport Influence Area of LA/Ontario International Airport. However, the Project would be subject to the requirements of the Chino ACLUP. The ACLUP identifies three primary referral areas: A, B, and C. Each of these referral areas has its own distinct safety requirements based on proximity to airport operations. The Project site is located outside Referral Area C, in the Conical Surface. While not specifically incorporated as a referral area, a Conical Surface is subject to FAA Part 77 height restrictions. No restrictions on zoning exist in the Conical Surface.

As with the development anticipated and evaluated in the Certified EIR, development implemented pursuant to the Project would comply with all requirements set forth within the ACLUP. Based on the preceding, no new or substantially increased impacts related to airport hazards/airport compatibility would result from the Project.

Project Conditions of Approval: None.

f) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: No impacts related to adopted emergency response plans or emergency evacuation plans were identified within the Certified EIR.

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: The Project does not propose or require permanent alteration of vehicle circulation routes, and would not interfere with any

identified emergency response or emergency evacuation plan. Consistent with City policies, coordination with the local fire and police departments during pre-construction review of Project plans would ensure that potential interference with emergency response plans and evacuation plans are avoided. When compared to impacts identified in the Certified EIR, no new or substantially increased impacts regarding emergency response plans or emergency evacuation plans would result from the Project.

Project Conditions of Approval: None.

g) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: With its flat topography and limited amount of open space, the City of Chino is generally buffered from wildland fires. State Route 71 separates the City from the wildland fire hazards in Chino Hills. Additionally, General Plan policies include requirements such as clearance around structures, use of fire-resistant ground covers, and fire-resistant roofing materials. Based on the preceding, the Certified EIR determined that no significant wildland fire risks would occur (Certified EIR, p. 4.7-11).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: The Project site is located in an urbanized area, and no wildlands are located in the vicinity of the site. Fire protection services are provided to the City and the Project site by the Chino Valley Fire District. Pre-construction coordination with Fire District staff and adherence to local fire department regulations during construction and operation of the Project would be required. As such, no new or substantially increased impacts related to wildland fire impacts would result from the Project.

Project Conditions of Approval: None.

Hazards and Hazardous Emissions Summary

When compared to the Certified EIR, no new significant, substantially increased, or substantially different hazards or hazardous emission impacts would occur as a result of

the Project. No changed or new information has been identified to indicate that any potential impacts resulting from the Project would be different from those previously identified and addressed in the Certified EIR.

Sources: *City of Chino General Plan Draft Environmental Impact Report, State Clearinghouse No. 2008091064 (Design, Community & Environment) January 25, 2010; Chino Airport Compatibility Land Use Plan, November 1991; Phase I Environmental Site Assessment Report, Vacant Land - Euclid Schaefer Parcel NWC of S. Euclid Avenue & Schaefer Avenue, Chino, California 91762 (EBI Consulting) September 19, 2022; Eden Mixed-Use Development Project Design Concepts.*

10. HYDROLOGY AND WATER QUALITY

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an MND or EIR	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?					X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?					X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:					X	
(i) result in substantial erosion or siltation on- or off-site?					X	
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?					X	

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an MND or EIR	No Impact
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?					X	
(iv) impede or redirect flood flows?					X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?					X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?					X	

Substantiation:

a) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: The Certified EIR recognizes that buildout of the City pursuant to the General Plan would increase concentrations of pollutants during construction and post-construction activities. To address potential water quality impacts resulting from project construction and operations, projects are required to comply with provisions of the City’s National Pollutant Discharge Elimination System (NPDES) permit. NPDES permit requirements include, but are not limited to, mandated preparation of a Stormwater Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP). Mandated SWPPPs and WQMPs are required to develop and implement Best Management Practices (BMPs) to reduce construction-source and operational-source stormwater pollutant discharges. Based on compliance with the City NPDES Permit and implementation of required SWPPPs and WQMPs, the Certified EIR did not identify any significant water quality impacts (Certified EIR, pp. 4.8-19 – 4.8-20).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: Consistent with City requirements, a preliminary WQMP (PWQMP) has been prepared for the Project.⁴ As summarized in the PWQMP, “[p]roprietary biotreatment systems will be used to treat the water quality flow rate, while a detention system will be used to mitigate HCOC and high flows” (PWQMP, p. 1-1). Non-structural and structural source control Best Management Practices (BMPs), and Preventative Low Impact Development (LID) Site Design Practices that would be implemented by the Project are detailed at PWQMP Section 4, Best Management Practices and listed below:

Non-structural BMPs:

- Education of Property Owners, Tenants and Occupants on Stormwater BMPs;
- Activity Restrictions;
- Landscape Management BMPs;
- BMP Maintenance;
- Uniform Fire Code Implementation;
- Litter/Debris Control Program;
- Employee Training;
- Catch Basin Inspection Program;
- Vacuum Sweeping of Private Streets and Parking Lots; and
- Compliance with all other applicable NPDES Permits.

Structural BMPs:

- Storm drain system stenciling and signage per California Stormwater Quality Association (CASQA) New Development BMP Handbook Standard Drawing (SD)-13;
- Design and construction of trash and waste storage areas to reduce pollution introduction per CASQA New Development BMP Handbook SD-32;

⁴ *Eden Mixed-Use Preliminary Water Quality Management Plan (PWQMP)* (Fusco Engineering) February 27, 2024, Addendum Appendix J.

- Efficient irrigation systems & landscape design, water conservation, smart controllers, and source control per Statewide Model Landscape Ordinance; CASQA New Development BMP Handbook SD-12;
- Finish grade of landscaped areas at a minimum of 1-2 inches below top of curb, sidewalk, or pavement; and
- Wash water control for food preparation areas.

Preventative Low Impact Development (LID) Site Design Practices:

- Minimize impervious areas;
- Maximize natural infiltration capacity;
- Preserve existing drainage patterns and time of concentration;
- Disconnect impervious areas;
- Re-vegetate disturbed areas; and
- Stake off areas that will be used for landscaping to minimize compaction during construction.

Additionally, an SWPPP would be prepared and submitted for City review concurrent with preparation of grading plans. City review and approval of these documents is required prior to issuance of Grading Permits. The implemented SWPPP would minimize or preclude potential stormwater pollution impacts during Project construction. The implemented WQMP would minimize or preclude potential stormwater pollution impacts resulting from Project operations. In combination, the implemented SWPPP and WQMP would ensure that the potential for the Project to violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality would be maintained at levels that would be less-than-significant.

Based on the preceding, the Project's potential to violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality is considered less-than-significant. When compared to the Certified EIR findings, no new or substantially increased water quality impacts would result from the Project.

Project Conditions of Approval: None.

b) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: The Chino Basin Optimum Basin Management Program (OBMP) guides Chino Groundwater Basin activities. The OBMP elements provide for enhanced management of the local groundwater basin resource, including protection of water quality and the safe yield of the basin. Recharge and other groundwater management activities ensure impacts in this regard would be less-than-significant (Certified EIR, p. 4.8-20).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: Direct additions to or withdrawals of groundwater are not proposed or required by the Project. Construction proposed by the Project would not involve substructures at depths that would significantly impair or alter the direction or rate of flow of groundwater. The Project does not propose or require uses or facilities that would affect designated groundwater recharge areas.

Based on the preceding, the Project would not contribute to groundwater depletion or interfere with groundwater recharge to an environmentally significant degree. When compared to impacts identified in the Certified EIR, no new or substantially increased groundwater impacts would result from the Project.

Project Conditions of Approval: None.

c) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: Consistent with NPDES requirements, post-development runoff quantities would not be permitted to substantially increase as a result of a development project considered for approval under the General Plan. In this regard, projects would be required to prepare project-specific hydrology studies. Further, General Plan policies encourage the use of low impact development strategies to intercept runoff, slow the discharge rate, increase infiltration and ultimately reduce discharge

volumes to traditional storm drain systems. Impacts would be less-than-significant (Certified EIR, pp. 4.8-18 – 4.8-19).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: The Project would not substantially alter the existing drainage pattern of the site. The Project would be required to comply with construction drainage and surface runoff controls pursuant to the provisions of City grading permit(s) and connect to available storm drains. Consistent with NPDES requirements, post-development runoff quantities would not be permitted to substantially increase as a result of the Project.

As discussed in the Project Preliminary Hydrology Study,⁵ the Project stormwater management concept provides for detention and controlled release of stormwaters. In this manner, the Project stormwater management concept would preclude or minimize the potential for the Project to substantially alter the existing drainage pattern of the site or area and thereby result in potentially significant hydrology impacts.

To these ends, the Project would construct two on-site underground detention systems in the southern portion of the site to address detention requirements. As discussed in the Project Hydrology Study, “a total of 30,590 CF of storage is provided for the underground detention system in Drainage Area A, and 25,280 CF of storage is provided for the underground detention system in Drainage Area B. With these systems, the proposed peak 2-, 10-, 25-, and 100-year storm event flowrates will not exceed 90% of the existing peak flowrate for the respective storm event” (Project Hydrology Study, p. 8).

The stormwater management concept presented in the preliminary Project Hydrology Study provides for conveyance, detainment, and controlled release of stormwater discharges such that the Project would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site; or create or

⁵ Preliminary Hydrology Study, Eden Mixed-Use (APN: 1052-581-03 & 1052-581-04) Chino, CA, County of San Bernardino (Fusco Engineering) February 2024, Addendum Appendix J.

contribute runoff water exceeding the capacity of existing or planned stormwater drainage systems. A final stormwater management plan would be required as part of the City's standard development plan review process. As discussed above at Checklist Item 10 a), the implemented Project SWPPP and WQMP ensure that the Project would not be a substantial additional source of polluted runoff or result in substantial erosion or siltation on- or off-site.

The Project site does not lie within an identified 100-year flood hazard zone. The Project does not propose or require facilities or operations that would redirect flood flows and thereby result in potentially significant hydrology/water quality impacts.

Based on the preceding, the potential for the Project to: result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; or create or contribute runoff water exceeding the capacity of existing or planned stormwater drainage systems; provide substantial additional sources of polluted runoff; or impede or redirect flood flows would be less-than-significant.

Project Conditions of Approval: None.

d) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: The Certified EIR concluded that although inundation within the City is possible, policies in place would preclude significant hazards in this regard (Certified EIR, pp. 4.8-20 – 4.8-21).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: As shown at Certified EIR Figure 4.8-1, *FEMA Floodplains*, the Project site is not located within an identified flood risk area. Additionally, as shown at Certified EIR Figure 4.8-2, *Prado Dam Inundation Area*, the site is not located within the inundation area of the City. The site remains unaffected by substantial flood hazards, tsunami hazards, or seiche hazards. No new or substantially increased flood

hazard impacts, tsunami hazard impacts, or seiche hazard impacts would result from the Project.

Project Conditions of Approval: None.

e) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: This checklist item was not specifically addressed within the Certified EIR.

Certified EIR Mitigation Measures: Not Applicable.

Eden Mixed-Use Development Project: The Project does not propose or require uses or facilities that would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The Project would have no impacts in these regards. Please refer also to the discussion presented at Checklist Item 10 a).

Project Conditions of Approval: None.

Hydrology and Water Quality Summary

When compared to the Certified EIR, no new significant, substantially increased, or substantially different hydrology or water quality impacts would occur as a result of the Project. No changed or new information has been identified to indicate that any potential impacts resulting from the Project would be different from those previously identified and addressed in the Certified EIR.

Sources: *City of Chino General Plan Draft Environmental Impact Report, State Clearinghouse No. 2008091064 (Design, Community & Environment) January 25, 2010; Eden Mixed-Use Preliminary Water Quality Management Plan (PWQMP) (Fusco Engineering) February 27, 2024; Preliminary Hydrology Study, Eden Mixed-Use (APN: 1052-581-03 & 1052-581-04) Chino, CA, County of San Bernardino (Fusco Engineering) February 2024; Eden Mixed-Use Development Project Design Concepts.*

11. LAND USE AND PLANNING

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an MND or EIR	No Impact
a) Physically divide an established community?					X	
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?					X	

Substantiation:

a) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: The Certified EIR concluded that, although the General Plan would redesignate certain properties within the City, it also sets forth regulatory goals, objectives, policies, and actions that would foster greater connectivity, particularly between the northern and southern portions of the City, and to prevent new development from dividing existing uses. As such, the Certified EIR concluded that implementation of the General Plan would not result in significant land use impacts (Certified EIR, pp. 4.9-18 – 4.9-19).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: No established community is located within the Project site. The Project would not otherwise result in potential division of an established community. The Project would have no impacts in these regards.

Project Conditions of Approval: None.

b) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: As noted above at Checklist Item 11 a), the Certified EIR concluded that implementation of the General Plan would not result in significant land use impacts (Certified EIR, pp. 4.9-19 – 4.9-22).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: The Project site is designated under the City General Plan and the East Chino Specific Plan as “General Commercial with a Mixed-Use Overlay District.” The Mixed-Use Overlay District responds directly to the City’s goal to promote the development of affordable housing for low and very low-income households in specific areas identified in the General Plan at densities of up to 30 dwelling units per acres. The Project residential, commercial/retail, and self-storage use are permitted or conditionally permitted under the site’s Mixed Use-Overlay District designation. The potential for the Project to conflict with any land use plan, policy, or regulation would be less-than-significant.

Project Conditions of Approval: None.

Land Use and Planning Summary

Based on the preceding, when compared to impacts identified in the Certified EIR, no new or substantially increased land use impacts would result from the Eden Mixed-Use Development Project.

Sources: *City of Chino General Plan Draft Environmental Impact Report, State Clearinghouse No. 2008091064* (Design, Community & Environment) January 25, 2010; Eden Mixed-Use Development Project Design Concepts.

12. MINERAL RESOURCES

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an MND or EIR	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?					X	
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?					X	

Substantiation:

a, b) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: Chino is located in the MRZ-1 and MRZ-3 zones. The MRZ-1 Zone is defined as a zone where adequate information indicates that no significant mineral deposits are present or likely to be present. In the MRZ-1 Zone there are no rocks suitable for commercial use, such as shale, siltstone, carbonates and chlorite-schist, and no fine-grained sedimentary deposits that are suitable for use as aggregate.

The MRZ-3 Zone is defined as an area where the significance of mineral deposits cannot be determined from the available data. The MRZ-3 Zone contains sand and gravel deposits, although there is insufficient data to ascertain whether these mineral deposits are significant. The Certified EIR noted that development allowed by the General Plan would primarily be on land that is already currently developed. Additionally, General Plan policies would protect any potential mineral resources on land that is not currently developed. On this basis, the Certified EIR concluded that impacts to mineral resources would be less-than-significant (Certified EIR, pp. 4.6-21 – 4.6-22).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: The site is located within the MRZ-3 zone, where the significance of mineral deposits cannot be determined from the available data. No known mineral resources or locally-important mineral resource recovery sites are located on the site. No significant impacts to mineral resources would occur.

Project Conditions of Approval: None.

Mineral Resources Summary

Based on the preceding, when compared to impacts identified in the Certified EIR, no new or substantially increased mineral resources impacts would result from the Eden Mixed-Use Development Project.

Sources: *City of Chino General Plan Draft Environmental Impact Report, State Clearinghouse No. 2008091064 (Design, Community & Environment) January 25, 2010; Eden Mixed-Use Development Project Design Concepts.*

13. NOISE

Would the project result in:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an MND or EIR	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?					X	
b) Generation of excessive groundborne vibration or groundborne noise levels?					X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?					X	

Substantiation:

a) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: Future development in the City would be required to conduct acoustical analyses to design mitigating features that would reduce noise to acceptable levels. Additionally, General Plan policies would serve to address potential noise impacts, reducing potential impacts to less-than-significant levels (Certified EIR, pp. 4.10-24 – 4.10-32).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: Potential noise impacts of the Project are evaluated in *Eden Mixed-Use (PL23-0111) Noise and Vibration Analysis* (Urban Crossroads, Inc.) November 2, 2023 (Noise Analysis, Addendum Appendix H). Analysis and conclusions of the Noise Impact Analysis are summarized below. As substantiated in the Noise Impact Analysis, when compared to findings of the Certified EIR, the Project would not result in any new or substantially increased noise impacts.

Noise Standards

Noise impacts would be considered significant if any of the following criteria are exceeded.

**Table 13-1
Significance Criteria Summary**

Analysis	Receiving Land Use	Condition(s)	Significance Criteria	
			Daytime	Nighttime
Off-Site	Noise-Sensitive	If ambient is < 60 dBA CNEL	≥ 5 dBA CNEL Project increase	
		If ambient is 60 - 65 dBA CNEL	≥ 3 dBA CNEL Project increase	
		If ambient is > 65 dBA CNEL	≥ 1.5 dBA CNEL Project increase	
	Non-Noise-Sensitive	If ambient is > 70 dBA CNEL	≥ 3 dBA CNEL Project increase	
Operational	Noise-Sensitive	Exterior Noise Level Standards	55 dBA Leq	50 dBA Leq
		if ambient is < 60 dBA Leq	≥ 5 dBA Leq Project increase	
		if ambient is 60 - 65 dBA Leq	≥ 3 dBA Leq Project increase	

Table 13-1
Significance Criteria Summary

Analysis	Receiving Land Use	Condition(s)	Significance Criteria	
			Daytime	Nighttime
		if ambient is > 65 dBA Leq	≥ 1.5 dBA Leq Project increase	
Construction	Noise-Sensitive	Noise Level Threshold	65 dBA Leq	50 dBA Leq
		Vibration Level Threshold	0.05 in/sec RMS	n/a

Source: Eden Mixed-Use (PL23-0111) Noise and Vibration Analysis (Urban Crossroads, Inc.) November 2, 2023.

Ambient Conditions

To assess the existing noise level environment, six 24-hour noise level measurements were taken at noise sensitive receiver locations in the Project study area. Table 13-2 presents the ambient noise measurements. Please also refer to Noise Impact Analysis Exhibit 5-A, *Noise Measurement Locations*.

Table 13-2
Ambient Noise Measurements

Location	Description	Energy Average Noise Level (dBA Leq)	
		Daytime	Nighttime
L1	Located northwest of the Project site near single-family residence at 6911 Joy Street.	62.9	55.6
L2	Located northeast of the Project site near single-family residence at 13585 Euclid Avenue.	78.9	76.9
L3	Located southeast of the Project site near single-family residence at 13811 Farmhouse Avenue.	65.6	63.8
L4	Located southwest of the Project site near single-family residence at 6916 Silverado Street.	62.4	55.2
L5	Located southwest of the Project site near single-family residence at 13723 Cherry Court.	65.6	60.7
L6	Located west of the Project site near single-family residence at 6856 Homan Court.	63.3	59.1

Source: Eden Mixed-Use (PL23-0111) Noise and Vibration Analysis (Urban Crossroads, Inc.) November 2, 2023.

Sensitive Receivers

The following receiver locations, shown at Noise Impact Analysis Exhibit 8-A, *Receiver Locations*, were identified as representative noise impact analysis locations.

R1: Location R1 represents the existing noise sensitive residence at 6911 Joy Street, approximately 153 feet northwest of the Project site. Receiver R1 is placed in the private outdoor living areas (backyards) facing the Project site. A 24-hour noise measurement was taken near this location, L1, to describe the existing ambient noise environment.

R2: Location R2 represents the existing noise sensitive residence at 13585 Euclid Avenue, approximately 166 feet northeast of the Project site. Receiver R2 is placed in the private outdoor living areas (backyards) facing the Project site. A 24-hour noise measurement was taken near this location, L2, to describe the existing ambient noise environment.

R3: Location R3 represents the existing noise sensitive residence at 13815 Farmhouse Avenue, approximately 737 feet south of the Project site. Receiver R3 is placed in the private outdoor living areas (backyards) facing the Project site. A 24-hour noise measurement was taken near this location, L3, to describe the existing ambient noise environment.

R4: Location R4 represents the existing noise sensitive residence at 6916 Old Mill Avenue, approximately 700 feet south of the Project site. Receiver R4 is placed in the private outdoor living areas (backyards) facing the Project site. A 24-hour noise measurement was taken near this location, L4, to describe the existing ambient noise environment.

R5: Location R5 represents the existing noise sensitive residence at 13723 Cherry Court, approximately 173 feet southwest of the Project site. Receiver R5 is placed in the private outdoor living areas (backyards) facing the Project site. A 24-hour noise measurement was taken near this location, L5, to describe the existing ambient noise environment.

R6: Location R6 represents the existing noise sensitive residence at 6852 Homan Court, approximately 116 feet west of the Project site. Receiver R6 is placed in the private outdoor living areas (backyards) facing the Project site. A 24-hour noise measurement was taken near this location, L6, to describe the existing ambient noise environment.

Construction-Source Noise Impacts

In the evaluation of construction-source noise impacts, the Noise Impact Analysis employs empirical reference noise measurements obtained from similar construction activities. Based on the reference construction noise levels, maximum received noise levels attributable to the Project construction activities were calculated, and are summarized at Table 13-3. Compliance with applicable significance thresholds is also presented. As shown at Table 13-3, received construction-source noise levels would comply with applicable standards.

Table 13-3
Maximum Received Construction-Source Noise Levels

Receiver Location	Maximum Received Noise Level (dBA Leq)	Threshold (dBA Leq)	Threshold Exceeded?
R1	60.8	65	No
R2	61.8	65	No
R3	55.1	65	No
R4	55.7	65	No
R5	60.3	65	No
R6	63.7	65	No

Source: *Eden Mixed-Use (PL23-0111) Noise and Vibration Analysis* (Urban Crossroads, Inc.) November 2, 2023.

Operational-Source Noise Impacts

The Noise Impact Analysis assumes the Project would be operational 24 hours per day, seven days per week. Operational noise sources are expected to include: storage activity, roof-top air conditioning units, courtyard activity, drive-through speakerphones, pool activity, trash enclosure activity, and parking lot vehicle movements. In the evaluation of operational-source noise impacts, the Noise Impact Analysis employs empirical reference noise measurements obtained from existing similar uses. Maximum received noise levels attributable to the Project operational activities were calculated, and are summarized at Table 13-4. Compliance with applicable significance thresholds is also presented.

**Table 13-4
Operational Noise Level Compliance**

Receiver Location	Project Operational Noise Levels (dBA Leq)		Noise Level Standards (dBA Leq)		Noise Level Standards Exceeded?	
	Daytime	Nighttime	Daytime	Nighttime	Daytime	Nighttime
R1	44.5	39.0	55	50	No	No
R2	52.4	41.1	55	50	No	No
R3	39.4	36.3	55	50	No	No
R4	39.3	36.3	55	50	No	No
R5	41.3	38.5	55	50	No	No
R6	47.6	43.5	55	50	No	No

Source: Eden Mixed-Use (PL23-0111) Noise and Vibration Analysis (Urban Crossroads, Inc.) November 2, 2023.

As shown at Table 13-4, received operational-source noise levels would not exceed the City of Chino exterior noise level limits at potentially affected receivers.

To describe the Project operational noise level increases, the Project operational noise levels were combined with the existing ambient noise levels measurements for the nearest receiver locations that may be potentially impacted by Project operational noise sources. Tables 13-5 and 13-6 present the daytime and nighttime noise level increases attributed to the Project.

**Table 13-5
Daytime Project Stationary Operational Noise Level Increases**

Receiver Location	Total Project Operational Noise Level	Measurement Location	Reference Ambient Noise Levels	Combined Project and Ambient	Project Increase	Increase Criteria	Increase Criteria Exceeded?
R1	44.5	L1	62.9	63.0	0.1	3.0	No
R2	52.4	L2	78.9	78.9	0.0	1.5	No
R3	39.4	L3	65.6	65.6	0.0	1.5	No
R4	39.3	L4	62.4	62.4	0.0	3.0	No
R5	41.3	L5	65.6	65.6	0.0	1.5	No
R6	47.6	L6	63.3	63.4	0.1	3.0	No

Source: Eden Mixed-Use (PL23-0111) Noise and Vibration Analysis (Urban Crossroads, Inc.) November 2, 2023.

Table 13-6
Nighttime Project Stationary Operational Noise Level Increases

Receiver Location	Total Project Operational Noise Level	Measurement Location	Reference Ambient Noise Levels	Combined Project and Ambient	Project Increase	Increase Criteria	Increase Criteria Exceeded?
R1	39.0	L1	55.6	55.7	0.1	5.0	No
R2	41.1	L2	76.9	76.9	0.0	1.5	No
R3	36.3	L3	63.8	63.8	0.0	3.0	No
R4	36.3	L4	55.2	55.3	0.1	5.0	No
R5	38.5	L5	60.7	60.7	0.0	3.0	No
R6	43.5	L6	59.1	59.2	0.1	5.0	No

Source: Eden Mixed-Use (PL23-0111) Noise and Vibration Analysis (Urban Crossroads, Inc.) November 2, 2023.

As summarized in the preceding discussions, received operational-source noise levels would comply with applicable City standards. Moreover, operational-source noise would not represent a substantial temporary or periodic increase in ambient noise levels.

Vehicular-Source Noise Impacts

To assess the off-site transportation CNEL noise level impacts associated with the development of the proposed Project, noise contours were developed based on the Project Traffic Analysis. Noise contours were used to assess the Project's incremental 24-hour dBA CNEL traffic-related noise impacts at land uses adjacent to roadways conveying Project traffic. Tables 13-7 and 13-8 present the Opening Year (2024) and Horizon Year (2045) noise level increases that can be expected from the Project.

Table 13-7
Opening Year (2024) Traffic Noise Level Increases

ID	Road	Segment	Receiving Land Use	CNEL at Receiving Land Use (dBA)			Incremental Noise Level Increase Threshold	
				No Project	With Project	Project Increment	Limit	Exceeded?
1	Fern Av.	n/o Schaefer Av.	Sensitive	73.0	73.9	0.9	1.5	No
2	Fern Av.	s/o Schaefer Av.	Sensitive	73.2	73.5	0.3	1.5	No

Table 13-7
Opening Year (2024) Traffic Noise Level Increases

ID	Road	Segment	Receiving Land Use	CNEL at Receiving Land Use (dBA)			Incremental Noise Level Increase Threshold	
				No Project	With Project	Project Increment	Limit	Exceeded?
3	Fern Av.	s/o Edison Av.	Sensitive	71.8	71.9	0.1	1.5	No
4	Euclid Av.	n/o Walnut Av.	Non-Sensitive	78.3	78.4	0.1	3.0	No
5	Euclid Av.	s/o Walnut Av.	Sensitive	78.1	78.2	0.1	1.5	No
6	Euclid Av.	n/o Chino Av.	Sensitive	79.6	79.8	0.2	1.5	No
7	Euclid Av.	n/o Schaefer Av.	Sensitive	79.9	80.1	0.2	1.5	No
8	Euclid Av.	s/o Schaefer Av.	Sensitive	79.5	79.6	0.1	1.5	No
9	Euclid Av.	s/o Edison Av.	Non-Sensitive	79.4	79.5	0.1	3.0	No
10	Chino Av.	w/o Fern Av.	Sensitive	76.2	76.3	0.1	1.5	No
11	Chino Av.	w/o Euclid Av.	Sensitive	76.1	76.3	0.2	1.5	No
12	Chino Av.	e/o Euclid Av.	Sensitive	77.3	77.4	0.1	1.5	No
13	Schaefer Av.	w/o San Antonio Av.	Sensitive	78.8	79.1	0.3	1.5	No
14	Schaefer Av.	w/o Fern Av.	Sensitive	78.6	78.8	0.2	1.5	No
15	Schaefer Av.	w/o Euclid Av.	Non-Sensitive	77.2	78.5	1.3	3.0	No
16	Schaefer Av.	e/o Euclid Av.	Non-Sensitive	74.9	75.1	0.2	3.0	No
17	Edison Av.	w/o Fern Av.	Sensitive	78.7	78.8	0.1	1.5	No
18	Edison Av.	e/o Euclid Av.	Sensitive	77.9	77.9	0.0	1.5	No

Source: Eden Mixed-Use (PL23-0111) Noise and Vibration Analysis (Urban Crossroads, Inc.) November 2, 2023.

As shown above, under Opening Year (2024) conditions, Project off-site traffic noise level increases can be expected to range from 0.0 to 1.3 dBA CNEL.

Table 13-8
Horizon Year (2045) Traffic Noise Level Increases

ID	Road	Segment	Receiving Land Use	CNEL at Receiving Land Use (dBA)			Incremental Noise Level Increase Threshold	
				No Project	With Project	Project Increment	Limit	Exceeded?
1	Fern Av.	n/o Schaefer Av.	Sensitive	73.4	74.2	0.8	1.5	No
2	Fern Av.	s/o Schaefer Av.	Sensitive	73.5	73.8	0.3	1.5	No
3	Fern Av.	s/o Edison Av.	Sensitive	72.1	72.2	0.1	1.5	No
4	Euclid Av.	n/o Walnut Av.	Non-Sensitive	79.4	79.5	0.1	3.0	No
5	Euclid Av.	s/o Walnut Av.	Sensitive	79.4	79.5	0.1	1.5	No
6	Euclid Av.	n/o Chino Av.	Sensitive	82.7	82.8	0.1	1.5	No
7	Euclid Av.	n/o Schaefer Av.	Sensitive	82.6	82.7	0.1	1.5	No
8	Euclid Av.	s/o Schaefer Av.	Sensitive	81.9	81.9	0.0	1.5	No
9	Euclid Av.	s/o Edison Av.	Non-Sensitive	81.3	81.4	0.1	3.0	No
10	Chino Av.	w/o Fern Av.	Sensitive	78.1	78.2	0.1	1.5	No
11	Chino Av.	w/o Euclid Av.	Sensitive	78.8	79.0	0.2	1.5	No
12	Chino Av.	e/o Euclid Av.	Sensitive	78.6	78.7	0.1	1.5	No
13	Schaefer Av.	w/o San Antonio Av.	Sensitive	78.6	78.9	0.3	1.5	No
14	Schaefer Av.	w/o Fern Av.	Sensitive	79.4	79.6	0.2	1.5	No
15	Schaefer Av.	w/o Euclid Av.	Non-Sensitive	80.2	80.8	0.6	3.0	No
16	Schaefer Av.	e/o Euclid Av.	Non-Sensitive	76.4	76.5	0.1	3.0	No
17	Edison Av.	w/o Fern Av.	Sensitive	82.3	82.3	0.0	1.5	No
18	Edison Av.	e/o Euclid Av.	Sensitive	83.4	83.4	0.0	1.5	No

Source: Eden Mixed-Use (PL23-0111) Noise and Vibration Analysis (Urban Crossroads, Inc.) November 2, 2023.

As shown above, under Horizon Year (2045) conditions, Project off-site traffic noise level increases can be expected to range from 0.0 to 0.8 dBA CNEL.

As summarized in the preceding discussions, received vehicular-source noise levels would not exceed applicable City standards.

Project Conditions of Approval: None.

b) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: Although the Certified EIR identifies the potential for future development to result in groundborne vibration or noise, it is noted that such development would be subject to environmental review. Additionally, General Plan policies serve to address noise in this regard. As such, the Certified EIR concludes that impacts associated with groundborne vibration and noise would be less-than-significant (Certified EIR, p. 4.10-32).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: Construction activities can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures and soil type. Groundborne vibration from construction activities would cause only intermittent, localized intrusion. Construction activities most likely to result in potential vibration impacts include:

- **Heavy Construction Equipment:** Although all heavy mobile construction equipment has the potential of causing at least some perceptible vibration, the vibration is usually short-term and is not of sufficient magnitude to cause building damage. It is not expected that heavy equipment such as large bulldozers would operate close enough to any residences to cause a vibration impact.
- **Trucks:** Trucks hauling building materials to construction sites can be sources of vibration intrusion if the haul routes pass through residential neighborhoods on streets with bumps or potholes. Repairing the bumps and potholes generally eliminates the problem.

In the evaluation of construction-source vibration impacts, the Noise Impact Analysis employs reference construction-source vibration data published by the Federal Transit

Administration (FTA). Maximum received construction-source vibration levels are summarized at Table 13-9.

Table 13-9 shows the maximum received construction-source vibration levels are expected to range from 0.000 to 0.006 in/sec RMS and will remain below the City of Chino threshold of 0.05 in/sec RMS at all receiver locations. Moreover, received vibration levels are unlikely to be sustained during the entire construction period. Rather, maximum vibration levels would be received only during times that heavy construction equipment is operating at the site perimeter. Based on the preceding, construction-source vibration impacts would be less-than-significant.

Table 13-9
Project Construction Vibration Levels

Receiver	Distance to Const. Activity (Feet)	Receiver Levels (in/sec) RMS					Threshold (in/sec) RMS	Threshold Exceeded?
		Small Bulldozer	Jack-hammer	Loaded Trucks	Large Bulldozer	Peak Vibration		
R1	153'	0.000	0.002	0.004	0.004	0.004	0.05	No
R2	166'	0.000	0.001	0.003	0.004	0.004	0.05	No
R3	737'	0.000	0.000	0.000	0.000	0.000	0.05	No
R4	700'	0.000	0.000	0.000	0.000	0.000	0.05	No
R5	173'	0.000	0.001	0.003	0.003	0.003	0.05	No
R6	116'	0.000	0.002	0.005	0.006	0.006	0.05	No

Source: *Eden Mixed-Use (PL23-0111) Noise and Vibration Analysis* (Urban Crossroads, Inc.) November 2, 2023.

Project Conditions of Approval: None.

c) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: The Certified EIR determined that airport noise associated with the Chino Airport is not anticipated to expose residential uses to noise levels in excess of 65 dB, and that buildout of the General Plan would not expose residents to excessive noise associated with the LA/Ontario Airport (ONT). The Certified EIR concluded that since no residential or other noise-sensitive uses were proposed in areas

subject to elevated aircraft noise, impacts would be less-than-significant (Certified EIR, p. 4.10-33).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: The Project site is located within two miles of the Chino Airport, and approximately four miles from the LA/Ontario International Airport.

The Project would be subject to the requirements of the Chino ACLUP. The ACLUP identifies three primary referral areas: A, B, and C. Each of these referral areas has its own distinct safety requirements based on proximity to airport operations. The Project site is located outside all identified referral areas. The Project would not otherwise be exposed to potentially adverse airport/airfield-source noise levels, nor does the Project propose or require uses that would contribute to or exacerbate airport-source noise impacts. As with the development anticipated and evaluated in the Certified EIR, development implemented pursuant to the Project would comply with all requirements set forth within the ACLUP, precluding significant impacts in this regard.

Project Conditions of Approval: None.

Noise Summary

Based on the preceding, when compared to impacts identified in the Certified EIR, no new or substantially increased noise impacts would result from the Eden Mixed-Use Development Project.

Sources: *City of Chino General Plan Draft Environmental Impact Report, State Clearinghouse No. 2008091064 (Design, Community & Environment) January 25, 2010; Eden Mixed-Use (PL23-0111) Noise and Vibration Analysis (Urban Crossroads, Inc.) November 2, 2023; Chino Airport Compatibility Land Use Plan, November 1991; Eden Mixed-Use Development Project Design Concepts.*

14. POPULATION AND HOUSING

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an MND or EIR	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?					X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?					X	

Substantiation:

a, b) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: Development of the City pursuant to the General Plan would increase both population and employment. However, the Certified EIR determined that buildout of the City would not adversely affect the ratio of jobs to housing within the City, and would therefore not create a disproportionate increase in jobs. Additionally, the Certified EIR concludes that although a substantial population increase would occur, the growth would be expected, planned for, and would not exceed available infrastructure or public services. No displacement of people or housing would occur. Impacts in this regard were deemed less-than-significant (Certified EIR, pp. 4.11-9 – 4.11-14).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: The Project proposes development that is consistent with site’s Mixed-Use Overlay District designation. The Project would therefore not substantially affect direct population growth when compared to the land uses anticipated by the Certified EIR.

Indirect population growth inducement could result from the creation of additional jobs and the extension of infrastructure and services to the site. In general terms, job creation furthers growth via wages, salaries and general fiscal benefits; increased demands for housing; and increased demand for consumer goods and services. Jobs created by or resulting from the Project would be typical of area employment opportunities, and would be filled by the local residents with no substantial increase in population.

The Project would implement infrastructure improvements that are consistent with the City and purveyor master plans. Growth that may result from or be facilitated by the Project infrastructure improvements would not result in growth and growth-related impacts not previously considered and addressed in the Certified EIR.

SCAG population growth projections reflect assumptions and development scenarios incorporated in local plans including City general plans. As demonstrated in the preceding discussions, the Project would not induce or generate growth beyond that reflected in the Chino General Plan and evaluated in the Certified EIR. Accordingly, the Project would not result in growth not already anticipated within SCAG population growth projections for the region.

As supported by the preceding discussions, the Project would not induce substantial population growth; displace substantial numbers of existing housing; or displace substantial numbers of people.

Project Conditions of Approval: None.

Population and Housing Summary

Based on the preceding, when compared to impacts identified in the Certified EIR, no new or substantially increased population and housing impacts would result from the Eden Mixed-Use Development Project.

Sources: *City of Chino General Plan Draft Environmental Impact Report, State Clearinghouse No. 2008091064 (Design, Community & Environment) January 25, 2010; Eden Mixed-Use Development Project Design Concepts.*

15. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any public service:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an MND or EIR	No Impact
a) Fire protection?					X	
b) Police protection?					X	
c) Schools?					X	
d) Parks?					X	
e) Other public facilities?					X	

Substantiation:

a – e) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: Certified EIR concluded that implementation of the General Plan would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection services, police protection services, schools, parks, or other public facilities. Future development within the City would be required to pay development impact fees to provide funding sources for the support and enhancement of public services commensurate with incremental demands of the development. Additionally, the General Plan contains policies that ensure the adequate provision of public services. The Certified EIR determined that impacts to public services would be less-than-significant (Certified EIR, pp. 4.12-5 – 4.12-32).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: The Project would be constructed within an already-developed urban environment. Fire protection and police protection services are currently available to the subject site via existing facilities. Further, when compared to

the Certified EIR, uses proposed by the Project would not create substantive additional demands for school or park facilities. Development impact fees and sales tax revenues generated by the Project would provide funding sources available for support and enhancement of public services commensurate with incremental demands of the development. Compliance with General Plan policies and remittance of development impact fees would ensure impacts are less-than-significant.

Project Conditions of Approval: None.

Public Services Summary

Based on the preceding, when compared to impacts identified in the Certified EIR, no new or substantially increased public services impacts would result from the Eden Mixed-Use Development Project.

Sources: *City of Chino General Plan Draft Environmental Impact Report, State Clearinghouse No. 2008091064 (Design, Community & Environment) January 25, 2010; Eden Mixed-Use Development Project Design Concepts.*

16. RECREATION

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an MND or EIR	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?					X	
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?					X	

Substantiation:

a, b) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: The City uses a park standard of three acres per 1,000 residents. In order to meet this standard, the City plans to collect park fees and buy new land for parks in northern Chino. In addition, the City is considering leasing land in the Prado Basin, and from the U.S. Army Corps of Engineers for wilderness parks, trails, and habitat restoration. Based on General Plan policies, the collection of development impact fees, and the leasing of land, the Certified EIR determined that recreation impacts would be less-than-significant (Certified EIR, pp. 4.12-31 – 4.12-32).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: Buildout of the City, including the provision of recreational facilities, is based on the City's General Plan. Since the Project is considered consistent with the site's existing land use designations, any potential increase in use of recreational facilities has been anticipated by the General Plan. The Project would be required to pay all applicable park development impact fees required of new development for the provision of Citywide parkland and park development. Further, residential uses developed pursuant to the Project would incorporate onsite recreational facilities (including a pool, clubhouse, and fitness center) to serve future residents.

The potential for the Project to increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or to include or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment is therefore considered less-than-significant.

Project Conditions of Approval: None.

Recreation Summary

Based on the preceding, when compared to impacts identified in the Certified EIR, no new or substantially increased recreation impacts would result from the Eden Mixed-Use Development Project.

Sources: *City of Chino General Plan Draft Environmental Impact Report, State Clearinghouse No. 2008091064 (Design, Community & Environment) January 25, 2010; Eden Mixed-Use Development Project Design Concepts.*

17. TRANSPORTATION

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an MND or EIR	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?					X	
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?					X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?					X	
d) Result in inadequate emergency access?					X	

Substantiation:

a) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: Development under the General Plan is not expected to generate any significant impacts associated with bicycle, pedestrian, and transit facilities. In fact, the Proposed General Plan includes numerous policies in support of expanding

opportunities for alternative modes of transportation. The Certified EIR determined that compliance with these policies would ensure future development encourages these types of transportation, and impacts would be less-than-significant (Certified EIR, pp. 4.13-58 – 4.13-59).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: The Project does not propose elements or aspects that would conflict with adopted alternative transportation policies. Transit services are currently provided to the City and the Project vicinity by Omnitrans, Foothill Transit, Orange County Transportation Authority, Metrolink, and Amtrak. On a long-term basis, the Project may result in increased demand for public transportation as increased employment opportunities become available onsite. Transit agencies routinely review and adjust their ridership schedules to accommodate shifts in demand for services. As part of the City’s standard development review processes, the need for transit-related facilities, bicycle, and pedestrian access would be coordinated between the City and the Applicant.

The Project would provide internal and perimeter pedestrian and bicycle amenities consistent with provisions of the East Chino Specific Plan and City Conditions of Approval.

Based on the preceding, the potential for the Eden Mixed-Use Development Project to conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities would be less-than-significant.

Project Conditions of Approval: None.

b) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: *CEQA Guidelines* Section 15064.3, subdivision (b) was added to the *CEQA Guidelines* in 2019. The Vehicle Miles Traveled (VMT) metric established under Section 15064.3 is recognized. The VMT metric became effective in July 2020. VMT impacts were not evaluated under the Certified EIR.

It is noted that the Certified EIR included extensive discussions addressing projected Level of Service impacts resulting from implementation of the General Plan. The City specifically recognizes that vehicle delay (Level of Service, LOS) deficiencies are no longer environmental impacts under CEQA.⁶ For informational purposes, the Certified EIR discussions of LOS impacts can be accessed at Certified EIR pages 4.13-45 – 4.13-57. <https://www.cityofchino.org/DocumentCenter/View/434/Chino-General-Plan-Draft-EIR---0414-Traffic-Circulation-PDF>.

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: A VMT Analysis was prepared for the Project to assess impacts in this regard (*Eden Mixed Use Vehicle Miles Traveled [VMT] Analysis* [Urban Crossroads, Inc.] October 27, 2023). As stated within the Analysis, a significant Project-related impact would occur if:

- A significant impact would occur if Project VMT per service population (SP) exceeds the Citywide average under General Plan Horizon Year Conditions.
- A significant cumulative impact would occur if the Project caused total daily VMT within the City to be higher than the ‘no project alternative’ under cumulative conditions.

Table 17-1 presents the City of Chino’s VMT per SP for General Plan Horizon Year.

⁶ *CEQA Guidelines* Section 15064.3, effective January 1, 2019, “describes specific considerations for evaluating a project’s transportation impacts” and provides that, except for roadway capacity projects, “a project’s effect on automobile delay (or LOS) shall not constitute a significant environmental impact.” (*CEQA Guidelines*, § 15064.3, subd. (a).)

Table 17-1
City of Chino VMT per Service Population

SP	173,150
VMT	5,930,004
VMT per SP	34.3

Source: *Eden Mixed Use Vehicle Miles Traveled (VMT) Analysis* (Urban Crossroads, Inc.)
October 27, 2023.

As shown above, the City of Chino’s VMT per SP for General Plan Horizon Year has been calculated as 34.3 VMT per SP. As such, a significant impact would occur if the Project were to exceed 34.3 VMT per SP.

Using socio-economic data, such as households, population, and employment, the Project-generated VMT was calculated, as shown at Table 17-2.

Table 17-2
Project Generated VMT

	Baseline	Cumulative
SP	1,143	1,143
VMT	33,297	33,600
VMT Per SP	29.1	29.4
City Threshold	34.3	34.3
Significant Impact?	No	No

Source: *Eden Mixed Use Vehicle Miles Traveled (VMT) Analysis* (Urban Crossroads, Inc.) October 27, 2023.

As shown above, the Project would generate VMT per SP below the City’s adopted threshold for Baseline and Cumulative (2040) conditions.

Additionally, Table 17-3 presents the Cumulative Boundary VMT within the City of Chino, with and without the Project.⁷

⁷ Since the Project site is located near the eastern edge of the City, additional assessment has been conducted covering a 10-mile radius surrounding the Project site.

Table 17-3
Cumulative Boundary VMT Results

Scenario	City Boundary		10-Mile Radius	
	No Project	With Project	No Project	With Project
SP	173,150	174,293	1,720,763	1,721,906
Boundary VMT	2,922,752	2,925,350	33,629,607	33,641,261
VMT per SP	16.8	16.8	19.5	19.5
Change in VMT	0	0	0	0
Significant?	No		No	

Source: *Eden Mixed Use Vehicle Miles Traveled (VMT) Analysis (Urban Crossroads, Inc.) October 27, 2023.*

As shown, the Boundary VMT per SP remains unchanged under the With-Project scenario for both the Chino City boundary and 10-mile radius of the Project site.

Based on the preceding discussion, no new significant, substantially increased, or substantially different VMT impacts would occur as a result of the Eden Mixed-Use Development Project. No changed or new information has been identified to indicate that any potential VMT impacts resulting from the Project would be different from those that would result under the Certified EIR.

Project Conditions of Approval: None.

c,d) No Changes or New Information Requiring Preparation of an MND or EIR.

Certified EIR Conclusions: The City of Chino reviews all changes to roadway systems, to ensure that plans follow standard policies and guidelines. Additionally, the Chino Valley Fire District reviews plans of all public and private streets, alleys, drives and access ways within its service area to ensure design standards related to adequate emergency access are met. The Certified EIR concluded that implementation of the General Plan would not result in increased hazards or inadequate emergency access, impacts would be less-than-significant (Certified EIR, pp. 4.13-57 – 4.13-58).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: The Project does not propose elements or aspects that would substantially increase transportation/traffic hazards. Moreover, all improvements under the Project would be designed and implemented consistent with recommendations of the Traffic Analysis⁸ (see: Traffic Analysis Section 1.6, *Improvements*), East Chino Specific Plan requirements, and City traffic engineering and safety standards, thereby minimizing the potential to result in or cause hazardous traffic/transportation conditions.

The Project would generate urban traffic comparable to and compatible with the vehicle mix and vehicle categories present within the area roadway system. The Project uses would therefore not cause or result in incompatible vehicle movements or traffic that would substantively increase hazards.

Additionally, pursuant to the Project Construction Traffic Management Plan (please refer to Addendum Section 2, *Project Description*, 2.7.9 *Construction Area Traffic Management Plan*), the Project would be required to maintain appropriate access during construction activities.

Based on the preceding, when compared to the Certified EIR findings, no new or substantially increased design hazards or emergency access impacts would occur under the Eden Mixed-Use Development Project.

Project Conditions of Approval: None.

Transportation Summary

Based on the preceding, when compared to impacts identified in the Certified EIR, no new or substantially increased transportation impacts would result from the Eden Mixed-Use Development Project.

Sources: *City of Chino General Plan Draft Environmental Impact Report, State Clearinghouse No. 2008091064* (Design, Community & Environment) January 25, 2010; *Eden Mixed Use*

⁸ *Eden Mixed Use (PL23-0111) Traffic Analysis* (Urban Crossroads, Inc.) October 26, 2023, Addendum Appendix I.

Vehicle Miles Traveled (VMT) Analysis (Urban Crossroads, Inc.) October 27, 2023; Eden Mixed-Use Development Project Design Concepts.

18. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an MND or EIR	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or					X	
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.					X	

Substantiation:

a, b) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: This environmental topical concern has recently been added to the *CEQA Guidelines Appendix G, Environmental Checklist Form* and was therefore not specifically addressed in the Certified EIR.

Impacts to archaeological and tribal resources generally are addressed at Certified EIR Section 4.5, *Cultural Resources*. The City did not receive any requests for consultation from

Native American groups in response to SB 18 procedures. The Certified EIR concluded that impacts to archaeological resources would be less-than-significant (Certified EIR, pp. 4.5-11 – 4.5-12).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: As discussed previously within this checklist, with incorporation of mitigation, the Project would not potentially adversely affect historic, archaeological, or paleontological resources. Findings were negative during the Sacred Lands File search with the Native American Heritage Commission.

Additionally, evaluation of impacts to tribal cultural resources pursuant to AB 52, Gatto. Native Americans: California Environmental Quality Act applies only to CEQA projects that are required to file a Notice of Preparation for an Environmental Impact Report, or Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration. Because the Project would not be required to file any of the mentioned documents, AB 52 requirements addressing potential impacts to tribal resources are not applicable within the context of this Addendum analysis.

Project Conditions of Approval: None.

Tribal Cultural Resources Summary

Based on the preceding, when compared to impacts identified in the Certified EIR, no new or substantially increased tribal cultural resources impacts would result from the Eden Mixed-Use Development Project.

Sources: *City of Chino General Plan Draft Environmental Impact Report, State Clearinghouse No. 2008091064 (Design, Community & Environment) January 25, 2010; Cultural Resources Assessment, Orbis NWC Euclid & Schaefer Project, City of Chino, San Bernardino County, California (BCR Consulting, LLC) January 12, 2023; Eden Mixed-Use Development Project Design Concepts.*

19. UTILITIES AND SERVICE SYSTEMS

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an MND or EIR	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?					X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?					X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?					X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?					X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?					X	

Substantiation:

a) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: The Certified EIR recognizes that buildout of the City pursuant to the General Plan could result in the construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication facilities. However, such construction would not result in significant

environmental effects. In this latter regard, the General Plan includes master plan infrastructure systems that have been planned and designed to adequately serve the City under buildout conditions. Individual developments implementing the General Plan would be required to implement or participate financially in construction of master plan infrastructure systems consistent with City requirements. Individual developments would also be required to comply with local, regional, state and federal regulations addressing potential impacts associated with construction of master plan and local serving infrastructure systems. Development pursuant to the General Plan would also be required to mitigate any potentially significant impacts resulting from construction of infrastructure.

Moreover, the General Plan establishes policies and strategies that act to reduce demands on utilities systems, thereby minimizing requirements for construction of new or expanded infrastructure systems. All development in the City is required to comply with General Plan policies as well as local, regional, state, and federal regulations that act generally to reduce demands on utilities systems, with correlating reductions on demands for construction of new or expanded infrastructure systems.

Based on the preceding, the Certified EIR concluded that the potential for construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication facilities necessary to support City buildout conditions would be less-than-significant (Certified EIR, pp. 4.14-17 – 4.14-32).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: Necessary infrastructure systems are locally available to the Project. The Project does not propose or require construction of major infrastructure systems that could result in potentially significant environmental impacts. All Project connections to and any necessary modification of serving infrastructure systems would be required to conform with General Plan policies as well as local, regional, state, and federal regulations, reducing the Project's potential demands on utilities systems, thereby the potential for construction of new or expanded infrastructure systems. On this basis, the potential for the Project to result in significant environmental

impacts attributable to the construction or expansion of serving infrastructure systems would be less-than-significant.

Moreover, the Project is consistent with development allowed under the General Plan. As substantiated in the Certified EIR, buildout of the City pursuant to the General Plan would not result in significant impacts attributable to construction or expansion of infrastructure systems.

Project Conditions of Approval: None.

b) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: The Certified EIR notes that the comprehensive 2008 Water Supply Assessment prepared for the SRG South Industrial Park Project EIR⁹ (SRG WSA) in the City of Chino indicates that sufficient water supplies would be available to the City under buildout conditions for normal, single-dry year dry and multiple dry-year conditions. Further, the General Plan incorporates water management Goals, Objectives, and Policies that minimize water demands, maximize water conservation, and encourage water recycling and groundwater recharge. On this basis, the Certified EIR concluded that there would be sufficient water supplies available to the City under General Plan buildout conditions (Certified EIR, pp. 4.14-13 – 4.14-17). On this basis, the Certified EIR concluded that the potential for development of the City pursuant to the General Plan to adversely affect water supplies or the availability of water would be less-than-significant.

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: For illustrative purposes, estimated water demands of the Project as developed under the site's Mixed-Use Overlay designation vs. estimated water demands if developed with commercial uses allowed by the site's

⁹ SRG Chino South Industrial Park (SCH No. 2007121019).

underlying General Plan “General Commercial” Land Use designation is presented at Table 19-1.

Table 19-1
Comparative Water Demand Estimates

Development Type(s)	Metric	Water Demand
General Commercial Land Use		
Commercial Buildings	411,642 SF	101.34 Acre Feet/Year
Commercial Landscape Areas	1.05 Acres	4.1 Acre Feet/Year
TOTAL		106 Acre Feet/Year (rounded total)
Mixed Use Overlay Land Use		
Residential	282 DU	146.7 Acre Feet/Year
Retail	1,650 SF	1.8 Acre Feet/Year
Self-Storage	145,000 SF	9.7 Acre Feet/Year
Food/Restaurant	12,000 SF	3.0 Acre Feet/Year
Mixed-Use Landscape Areas	0.38 Acres	1.5 Acre Feet/Year
TOTAL		163 Acre Feet/Year (rounded total)

Source: Fuscoe Engineering.

Notes:

1. Residential Water Demands: 142 gpcd is representative of residential use per San Bernardino County (see: Water Consumption – San Bernardino County Community Indicators (sbcounty.gov); gpcd = gallons per capita (person) per day; avg. City of Chino household size (3.27 persons/DU) from US Census Bureau (sbcounty.gov).
2. Water demands for non-residential uses reflect typical Southern California water demand estimates available from the Irvine Ranch Water District (IRWD) Resources Master Plan.

As indicated at Table 19-1, estimated water demands would increase by approximately 63 acre-feet per year if the site were developed with Mixed-Uses vs. General Commercial Uses. This is not considered to be a significant increase in water demands that would adversely affect the availability of water to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.

In this latter regard, the supply and demand figures in the previously-noted SRG WSA forecast a potable water surplus of 2,408 AFY in 2026 (Certified EIR, p. 4.14-14). The potential incremental increase of 63 AFY of water demand that may result from the Project can be accommodated within the noted 2,408 AFY year surplus, with no discernible effect on water supplies serving the project and reasonably foreseeable future development. On this basis, the potential for the Project to adversely affect water supplies or the availability of water is considered less-than-significant.

Project Conditions of Approval: None.

c) No Changes or New Information Requiring Preparation of an MND or EIR.

Certified EIR Conclusions: The Certified EIR notes that Inland Empire Utility Agency (IEUA) wastewater treatment facilities serving the City have a capacity of 71.7 million gallons per day (mgd), and that General Plan Buildout conditions would result in an increased demand of between 10.5 and 10.7 mgd (Certified EIR, pp. 4.14-23 - 4.14-24). On this basis, the Certified EIR concluded that there would be adequate wastewater treatment capacity to serve the City under the General Plan Buildout conditions, and that General Plan Buildout would not create a need for new or expanded wastewater treatment facilities. The Certified EIR concludes that impacts due to new or expanded wastewater treatment facilities would be therefore less-than-significant (Certified EIR, p. 4.14-24).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: As noted previously at Checklist Item 13 (b), the Project could result in an estimated increase in water demands of 63 AFY when compared to General Commercial development of the site anticipated under the Certified EIR. Conservatively assuming that all the Project water demand translates to wastewater treatment demands, the Project would generate an increment of 63 AFY, or approximately 56,206 gpd (0.06 mgd) of wastewater when compared to wastewater generated by General Commercial development of the site. The Project proposes conventional urban mixed-use development and would not generate wastewater requiring special treatment beyond that currently available to the City.

The approximate 0.06 mgd additional increment of wastewater treatment demand that could be generated by the Project falls within the range of increased wastewater treatment demands (10.5 to 10.7 mgd) anticipated under General Plan Buildout conditions. The approximate 0.06 mgd additional increment of wastewater treatment demand that could be generated by the Project would not represent a substantial increase in demands on generally available IEUA wastewater treatment facilities, which have a treatment capacity of 71.7 gpd. Additionally, the Certified EIR notes that IEUA will

expand the regional system treatment capacity as future demand increases (Certified EIR, p. 4.14-25).

Based on the preceding, the potential for the Project to result in an exceedance of available wastewater capacity or to otherwise result in adverse impacts to wastewater treatment facilities is considered less-than-significant.

Project Conditions of Approval: None.

d, e) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: The Certified EIR concluded that buildout of the General Plan would be served by landfills with sufficient permitted capacities to accommodate all solid waste disposal needs. In this regard, the Certified EIR assumes City-wide waste generation factor of 7.2 pounds per day per capita. This reflects aggregate waste generation by all uses. On this basis, the General Plan buildout population would generate between 185,420 – 188,705 tons of solid waste per year. At the time the Certified EIR was prepared, the receiving El Sobrante Landfill had a capacity of 141,744,785 tons [cubic yards].¹⁰ All development within the City would be required to comply with state and local waste control, reduction, and recycling mandates. Additionally, the General Plan identifies policies and strategies that would reduce the volume of solid waste entering the solid waste management system. On this basis, the Certified EIR concluded that General Plan buildout conditions would not generate solid waste exceeding available landfill capacities, or impair attainment of state or local waste reduction strategies and goals (Certified EIR, pp. 4.14-36 – 4.14-37).

No conflicts with federal, state, and local management and reduction statutes and regulations related to solid waste were identified in the Certified EIR. On this basis, the Certified EIR determined that General Plan buildout conditions would have less-than-

¹⁰ Even though the Certified EIR stated the El Sobrante Landfill capacity in tons, the Landfill capacity is actually quantified in cubic yards. As of April 2018, the estimated remaining capacity of the El Sobrante Landfill was 143,977,170 cubic yards, with a permitted throughput of 16,054 tons/day. See also: <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2280?siteID=2402>.

significant impacts related to potential conflicts with federal, state, and local waste reduction statutes and regulations (Certified EIR, pp. 4.14-36 – 4.14-37).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: The Project would implement Mixed-Uses, differing from assumed site development with General Commercial uses reflected in the Certified EIR. Solid waste generation resulting from the Project Mixed Uses could therefore differ from solid waste generation resulting from General Commercial uses reflected in the Certified EIR. As noted above, the Certified EIR assumes an aggregate City-wide solid waste generation factor of 7.2 pounds per capita per day. The Project would implement 273 dwelling units, with a resulting estimated population of 893 persons.¹¹ The Project uses would therefore generate an estimated 6,429.6 pounds of solid waste per day (1,173.4 tons per year). The Project solid waste generation (1,173.4 tons per year) falls within the range of 185,420 – 188,705 tons of solid waste generation per year reflected in the Certified EIR. The potential for the Project to result in solid waste generation impacts substantially different than, or substantially greater than that reflected in the Certified EIR is therefore considered less-than-significant.

The Project would be required to comply with state and local waste control, reduction, and recycling mandates. Additionally, the Project would implement applicable General Plan policies and strategies that would reduce the volume of solid waste entering the solid waste management system. On this basis, the Project would not generate solid waste exceeding available landfill capacities, or impair attainment of state or local waste reduction strategies and goals.

The Project would be required to comply with applicable federal, state, and local solid waste management and reduction statutes and regulations. On this basis, the Project would have less-than-significant impacts related to potential conflicts with federal, state, and local waste reduction statutes and regulations.

¹¹ City of Chino household size (3.27 persons/DU) from US Census Bureau (sbcounty.gov).

Project Conditions of Approval: None.

Utilities and Service Systems Summary

When compared to impacts identified in the Certified EIR, no new significant, substantially increased, or substantially different impacts related to utilities and service systems would result from the Project. No changed or new information has been identified to indicate that any potential impacts resulting from the Project would be different from those previously identified and addressed in the Certified EIR.

Sources: *City of Chino General Plan Draft Environmental Impact Report, State Clearinghouse No. 2008091064* (Design, Community & Environment) January 25, 2010; Water Demand Estimates (Fusco Engineering) April 2023; Eden Mixed-Use Development Project Design Concepts.

20. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an MND or EIR	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?					X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?					X	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?					X	

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an MND or EIR	No Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?					X	

Substantiation:

a – d) *No Changes or New Information Requiring Preparation of an MND or EIR.*

Certified EIR Conclusions: This environmental topical concern has been recently added to the *CEQA Guidelines Appendix G, Environmental Checklist Form* and was therefore not specifically addressed in the Certified EIR.

Section 4.7, *Hazards and Hazardous Materials*, of the Certified EIR states that, with its flat topography and limited amount of open space, the City of Chino is generally buffered from wildland fires. State Route 71 separates the City from the wildland fire hazards in Chino Hills. Additionally, General Plan policies include requirements such as clearance around structures, use of fire-resistant ground covers, and fire-resistant roofing materials. No significant wildland fire risks were identified within the Certified EIR (Certified EIR, p. 4.7-11).

Certified EIR Mitigation Measures: None.

Eden Mixed-Use Development Project: Per the California Department of Forestry and Fire Protection (CAL FIRE) Fire Hazard Severity Zone Maps, the City and the Project site are not located within or near a state responsibility area, or within an area classified as a very high fire hazard severity zone.

Fire protection services for the Project site and vicinity are currently provided by the Chino Valley Fire District. Adherence to Fire District building and site design requirements, and compliance with codified fire protection and prevention measures during construction and operation of the Project are required, precluding significant impacts.

Project Conditions of Approval: None.

Wildfire Summary

Based on the preceding, when compared to impacts identified in the Certified EIR, no new or substantially increased wildfire impacts would result from the Eden Mixed-Use Development Project.

Sources: *City of Chino General Plan Draft Environmental Impact Report, State Clearinghouse No. 2008091064 (Design, Community & Environment) January 25, 2010; Eden Mixed-Use Development Project Design Concepts.*

21. MANDATORY FINDINGS OF SIGNIFICANCE

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an MND or EIR	No Impact
Does the project: a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?					X	

Does the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an MND or EIR	No Impact
b) Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects.)					X	
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?					X	

Substantiation:

a – c) *No Changes or New Information Requiring Preparation of an MND or EIR.*

This Addendum defines, describes, compares, and contrasts potential environmental impacts of the Eden Mixed-Use Development Project in the context of the environmental impacts assessed in the Certified EIR. In so doing, this Addendum substantiates consistency with applicable *CEQA Guidelines* provisions addressing preparation of an Addendum to a previously-Certified EIR.

As supported by the discussions presented herein, the Project would not result in or cause any new significant impacts, substantively increased impacts, or substantively different environmental impacts than those previously considered and addressed in the Certified EIR. Analysis beyond that presented in this Addendum is not required or warranted.

4.0 DETERMINATION

4.0 DETERMINATION

As supported by the analysis presented herein, the potential environmental effects of the development allowed by the Eden Mixed-Use Development Project, and associated required discretionary actions, have been adequately addressed in the Certified EIR. As such, the development of any further information and analysis is not warranted. Pursuant to the requirements of *CEQA Guidelines* Section 15162 and 15164, the following determinations have been made.

Major Revisions to the Certified EIR Not Required

Based on the preceding analysis and information, there is no evidence that major changes to the Certified EIR are required. This Addendum indicates that there is no new significant or more severe environmental impact, and that the development of the Eden Mixed-Use Development Project described herein would essentially have the same, or reduced, impacts as those considered and addressed in the Certified EIR.

No Substantial Change in Circumstances Requiring Major Revisions to the Certified EIR

No information exists in the record, or is otherwise available that indicates that there are substantial changes in circumstances that would require major changes to the Certified EIR.

No New Information Showing Greater Significant Effects than Identified in the Certified EIR

This Addendum has considered all available relevant information to determine whether there is new information, which was not available at the time the Certified EIR was prepared, that may indicate that a new significant effect may occur that was not reported in the Certified EIR. As supported by the analysis presented in this

Addendum, there is no substantial new information that was not available at the time of the Certified EIR, indicating that there would be a new, significant impact requiring major revisions of the Certified EIR.

No New Information Showing Ability to Reduce Significant Effects Identified in the Certified EIR

The Addendum analysis substantiates that there are no significant impacts requiring identification of alternatives to the Eden Mixed-Use Development Project. The continued implementation of applicable mitigation from previous relevant CEQA documents, as incorporated in this Addendum, reduce the Project's potentially significant impacts to levels that are less-than-significant.

Summary

The analysis presented in this document substantiates that the analysis presented in the Certified EIR is sufficient to satisfy CEQA requirements for the proposed Eden Mixed-Use Development Project. That is, with incorporation of mitigation, implementation of the Project described and evaluated herein would not result in any significant new, different, additional, or substantially increased environmental impacts than were previously considered and addressed in the Certified EIR. As such, environmental assessment of the Eden Mixed-Use Development Project does not require any major revision of the previously-approved Certified EIR, nor would development allowed by the Project result in conditions that would require preparation of further analysis as described in the *CEQA Guidelines*.

5.0 MITIGATION SUMMARY

5.0 MITIGATION SUMMARY

5.1 OVERVIEW

The following Table 5.1-1, *Mitigation Summary Matrix*, presents relevant mitigation measures incorporated in the Certified EIR, and their applicability to the Eden Mixed-Use Development Project.

At the discretion of the City, any of the mitigation measures identified at Table 5.1-1 may be modified to respond to conditions and context as they may apply to development proposed by the Eden Mixed-Use Development Project. Any such discretionary modifications shall not result in any new significant environmental impacts. Rather, modifications (if any) would ensure compliance and consistency with current City goals, policies, regulations, and development programs/plans.

Table 5.1-1 Mitigation Summary Matrix	
Certified EIR	Eden Mixed-Use Development Project
Aesthetics	
Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all aesthetics impacts of the Eden Mixed-Use Development Project would be less-than-significant. No mitigation is required of the Project.
Agriculture and Forestry Resources	
Under the General Plan, the conversion of two parcels that are currently in an active Williamson Act contract, and which are not found within The Preserve Specific Plan Area would occur. The Certified EIR determined this was a significant and unavoidable impact. No mitigation was presented.	As substantiated in this Addendum, all agriculture and forestry resources impacts of the Project would be less-than-significant. No mitigation is required of the Project.
Air Quality	
<p>The Certified EIR determined that the proposed land uses would be inconsistent with the previous General Plan upon which the 2007 South Coast Air Quality Management Plan (SCAQMP) was based. As such, the General Plan would therefore fail to conform to the planning assumptions included in the 2007 SCAQMP. The GPU's conflict with the 2007 SCAQMP was disclosed as a significant and unavoidable impact.</p> <p>Additionally, increased operational-related vehicle miles travelled (VMT) would result in increased emissions of criteria pollutants for which the region is non-attainment (ozone, PM₁₀, and PM_{2.5}). As such, operational emissions were deemed a significant and unavoidable impact.</p> <p>No mitigation was available for the preceding impacts, and a statement of overriding considerations was adopted.</p>	As substantiated in this Addendum, all air quality impacts of the Project would be less-than-significant. No mitigation is required of the Project.

**Table 5.1-1
Mitigation Summary Matrix**

Certified EIR	Eden Mixed-Use Development Project
Biological Resources	
Mitigation is not identified in the Certified EIR.	<p>Impacts to biological resources would be less-than-significant with the incorporation of Measures BIO-1 and BIO-2:</p> <p><i>BIO-1 Avoidance of Nesting Migratory Birds: If possible, all vegetation removal activities shall be scheduled from August 1 to February 1, which is outside the general avian nesting season. This would ensure that no active nests would be disturbed and that removal could proceed rapidly. If vegetation is to be cleared during the nesting season, all suitable habitat will be thoroughly surveyed within 72 hours prior to clearing for the presence of nesting birds by a qualified biologist (Biologist). The Biologist shall be approved by the City and retained by the Applicant. The survey results shall be submitted by the Applicant to the City Planning Department. If any active nests are detected, the area shall be flagged and mapped on the construction plans along with a minimum 300-foot buffer, with the final buffer distance to be determined by the Project Biologist. The buffer area shall be avoided until, as determined by the Biologist, the nesting cycle is complete or it is concluded that the nest has failed. In addition, the Biologist shall be present on the site to monitor the vegetation removal to ensure that any nests, which were not detected during the initial survey, are not disturbed.</i></p>
	<p><i>BIO-2 Avoidance of Nesting Burrowing Owls: No more than 72 hours prior to any site disturbances, focused surveys for the burrowing owl shall be conducted. If absence of this species is confirmed, project work can proceed. If, however, burrowing owl is located on site, the appropriate resource agencies (CDFW and USFWS) shall be contacted. The Applicant shall consult with the wildlife agencies regarding the most appropriate methods and timing for removal of owls. As necessary, owls will be actively evicted following agency approved protocols (i.e., placing a one-way door at the burrow entrance to ensure that owls cannot access the burrow once they leave). Any such active</i></p>

Table 5.1-1 Mitigation Summary Matrix	
Certified EIR	Eden Mixed-Use Development Project
	<i>eviction shall occur outside of the breeding/nesting season. That is, if active eviction is required, eviction shall be accomplished between September 1 and February 15. If more than 30 days have elapsed between owl eviction and completion of clearing and grubbing activities, a subsequent survey for the burrowing owl shall be conducted to ensure that owls have not re-populated the site. Any reoccupation by owls will require subsequent protocol active eviction.</i>
Cultural Resources	
Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all cultural resources impacts of the Eden Mixed-Use Development Project would be less-than-significant. No mitigation is required of the Project.
Energy	
The environmental topic “Energy” has been added to the CEQA Guidelines Appendix G, Environmental Checklist Form since the adoption of the Certified EIR, and was therefore not specifically addressed in the Certified EIR. Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all energy impacts of the Eden Mixed-Use Development Project would be less-than-significant. No mitigation is required of the Project.
Geology and Soils	
Mitigation is not identified in the Certified EIR.	Geology and soils impacts would be less-than-significant with the incorporation of Measures GEO-1 and GEO-2: <i>GEO-1 Design and development of the Project shall comply with recommendations, specifications and performance standards identified within the Project Geotechnical Investigation. Where the Project Geotechnical Investigation is silent, requirements of the California Building Code as adopted and implemented by the City shall prevail.</i>

Table 5.1-1 Mitigation Summary Matrix	
Certified EIR	Eden Mixed-Use Development Project
	<i>GEO-2 A qualified paleontologist shall be retained to monitor any grading or trenching activities in excess of eight feet. If paleontological resources (fossils) are discovered during Project site-disturbing activities, work shall be halted in that area to assess the significance of the find. The Project paleontologist shall be equipped to record and salvage fossil resources that may be unearthed during site-disturbing activities. The paleontologist shall be empowered to temporarily halt or divert site-disturbing activities to allow recording and removal of the unearthed resources. Any fossils found shall be evaluated in accordance with the CEQA Guidelines and offered for curation at an accredited facility approved by the City.</i>
Greenhouse Gas Emissions	
<i>MM AQ-2 Objective OSC-5.1 Action A1 No later than December 31, 2013, the City shall develop and approve a Climate Action Plan (“CAP”). The CAP shall include, at a minimum, the elements specified in Exhibit D of the Settlement and Release Agreement between CREED and the City of Chino dated December 19/20, 2011.¹</i>	<p>GHG impacts would be less-than-significant with the incorporation of Measure GHG-1:</p> <p><i>GHG-1 The Project final plans and designs shall conform to the provisions of the CAP Update through implementation of the Screening Table Measures. The Project shall implement Screening Table Measures providing for a minimum 100 points. The City shall verify incorporation of the identified Screening Table Measures within the Project building plans and site designs prior to the issuance of building permit(s) and/or site plans (as applicable). Alternatively, the Project would be required to comply with City of Chino Municipal Code Section 15.45.070 - GHG Performance Standards for New Development.</i></p>
Hazards and Hazardous Materials	
Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all hazards and hazardous materials impacts of the Eden Mixed-Use Development Project would

¹ It is noted that this Mitigation Measure has been revised (as presented) since the adoption of the Certified EIR.

Table 5.1-1 Mitigation Summary Matrix	
Certified EIR	Eden Mixed-Use Development Project
	be less-than-significant. No mitigation is required of the Project.
Hydrology and Water Quality	
Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all hydrology and water quality impacts of the Eden Mixed-Use Development Project would be less-than-significant. No mitigation is required of the Project.
Land Use and Planning	
Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all land use and planning impacts of the Eden Mixed-Use Development Project would be less-than-significant. No mitigation is required of the Project.
Mineral Resources	
Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all mineral resources impacts of the Eden Mixed-Use Development Project would be less-than-significant. No mitigation is required of the Project.
Noise	
Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all noise impacts of the Eden Mixed-Use Development Project would be less-than-significant. No mitigation is required of the Project.
Population and Housing	
Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all population and housing impacts of the Eden Mixed-Use Development Project would be less-than-significant. No mitigation is required of the Project.
Public Services	
Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all public services impacts of the Eden Mixed-Use Development Project would be less-than-significant. No mitigation is required of the Project.

Table 5.1-1 Mitigation Summary Matrix	
Certified EIR	Eden Mixed-Use Development Project
Recreation	
Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all recreation impacts of the Eden Mixed-Use Development Project would be less-than-significant. No mitigation is required of the Project.
Transportation	
Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all transportation impacts of the Eden Mixed-Use Development Project would be less-than-significant. No mitigation is required of the Project.
Tribal Cultural Resources	
Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all tribal cultural resources impacts of the Eden Mixed-Use Development Project would be less-than-significant. No mitigation is required of the Project.
Utilities and Service Systems	
Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all utilities and service systems impacts of the Eden Mixed-Use Development Project would be less-than-significant. No mitigation is required of the Project.
Wildfire	
Mitigation is not identified in the Certified EIR.	As substantiated in this Addendum, all wildfire impacts of the Eden Mixed-Use Development Project would be less-than-significant. No mitigation is required of the Project.