SAN BERNARDINO COUNTY
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
ENVIRONMENTAL CHECKLIST FORM

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the State CEQA Guidelines.

PROJECT LABEL:

APNs:	1023-011-51	***USGS Quad:***	Ontario
Applicant:	Summerland Chino, LLC 1101 Dove Street, Suite 240 Newport Beach, CA 92660	***T, R, Section:***	**T:** 5N **R:** 5W **Sec:** 17
Location	13225 Serenity Trail in the County of San Bernardino. (East side of Serenity Trail between Hillview Drive South and Chino Avenue).	***Thomas Bros***	Page 681, Grid: B-1
Project No:	PROG-2019-2004	***Community Plan:***	None
Rep	Summerland Chino Mgr. LLC Ed Horowitz, Manager 1101 Dove Street, Suite 240 Newport Beach, CA 92660	***LUZD:***	RS-1 (Single Residential, 1-Acre Minimum)
Proposal:	A Conditional Use Permit for a 3-story, 45 foot high facility with sub-terrainean parking, consisting of 79 assisted living units, and 30 memory care units on 5.0 gross acres and a General Plan/ Land Use/Zoning Map Amendment from Single Residential (RS-1, 1 acre minimum) to General Commercial (CG)	***Overlays:***	None

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Land Use Services Department
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0182

Contact person: Steven Valdez, Senior Planner
Phone No: (909) 387-4421 ***Fax No:*** (909) 387-3223
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Project Sponsor Summerland Chino Mgr. LLC
Ed Horowitz, Manager
1101 Dove Street, Suite 240
Newport Beach, CA 92660

PROJECT DESCRIPTION:

Summary

The project is proposing to construct a new three-story, 45-foot high, senior living facility with 109 units (79 assisted living units and 30 memory care units) on 5.0 gross acres. Parking will be provided via surface parking stalls and within a subterranean parking structure. A private roadway will provide access throughout the project site with a drop-off area on the west end of the project, adjacent to the parking structure entrance.

Conditional Use Permit

The Project proposes the following improvements:

Improvements Adjacent to Serenity Trail

- Construct two (2) drive approaches and install landscaping/fences/walls along Serenity Trail.
- Construct a sidewalk along the entire frontage to the south and then to connect to Chino Avenue.

Drainage Improvements

The existing drainage patterns will be preserved in the proposed condition. Under the proposed condition, the site runoff will be directed to an on-site detention basin which is located in the southeast corner of the site. Runoff from the north and east driveways, roofs, and the center court yard will be collected by catch basins #1 (CB#1) and directed to the proposed on-site detention basin through storm drain Line A. Runoff from the south side planter areas and building roofs will be collected by CB#2, #3, and #4 and drain to the proposed on-site detention basin through storm drain Line B. The overflow after detention in the basin will be discharged to a proposed 24" storm drain Line D and conveyed to an existing 36" storm drain in the Chino Avenue, The offsite run-on from the development to the north of the project site will enter the proposed concrete v-ditch along the north and east property line and conveyed to storm drain Line D.

Water and Wastewater Improvements

Water: The Inland Empire Utilities Agency currently provides water service to the project site through the Monte Vista Water District. The project will construct an 8-inch water line that will connect to an existing water line located at the intersection of Serenity Drive and Hillview Drive south and to an existing water line located on Serenity Trail to the east of the project site.

Wastewater: An on-site septic system is proposed to provide wastewater treatment.

Construction Duration

Project construction is anticipated to occur over an approximately 1-year period.

Operational Characteristics

The project is a senior living facility with 109 units (79 assisted living units and 30 memory care units). Typical operations include resident activity, employees and visitors traveling to and from the site, and maintenance activities.

General Plan/Zoning Map Amendment

The project is proposing to amend the General Plan/ Land Use/Zoning Map from RS-1 (Single Residential, 1 acre minimum) to CG (General Commercial).

Surrounding Land Uses and Setting

Existing Land Use and Land Use Zoning Districts		
Location	**Existing Land Use**	**Land Use Zoning District**
Project Site	Vacant	RS-1 (Single Residential, 1 acre minimum)
North	Single-family residential development	RS-1 (Single Residential, 1 acre minimum)
South	Serenity Trail followed by vacant land with Chino Avenue further to the south	RS-1 (Single Residential, 1 acre minimum)
East	Single-family residential development	RS-1 (Single Residential, 1 acre minimum)
West	Serenity Trail followed by SR-71 further to the west	City of Chino Hills

Project Site Location, Existing Site Land Uses and Conditions

CEQA Guidelines §15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as "…the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation is published, or if no Notice of Preparation is published, at the time the environmental analysis is commenced…" (CEQA Guidelines §15125[a]). The Project does not require the preparation of an Environmental Impact Report and a Notice of Preparation is not required. Thus, the environmental setting for the Project is the approximate date that the project's Initial Study Checklist commenced in August 2019. The project site is an unimproved essentially triangular shaped approximately 5.0 gross acre (3.16-acres)rcel of land located adjacent to Serenity Trail, which is a paved two-lane roadway with curb and gutter, in the Chino area of unincorporated San Bernardino County, Topographic relief across the subject site ranges from a high of approximately 740 feet above mean sea level (amsl) near the northerly property boundary to a low of approximately 700 amsl near the southerly property boundary, resulting in a vertical relief of approximately 40 feet to the south across the subject site. The project site is covered with a light to moderate growth of natural grasses and weeds.

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

Federal: None.
State of California: Santa Ana Regional Water Quality Control Board (NPDES Permit and OWTS)
County of San Bernardino: Land Use Services Department-Building and Safety, and Public Works.
Regional: None.
Local: None

Site Photographs

Looking Southeast

Looking East

Looking Northeast

Looking East

Figure 1 Project Vicinity Map

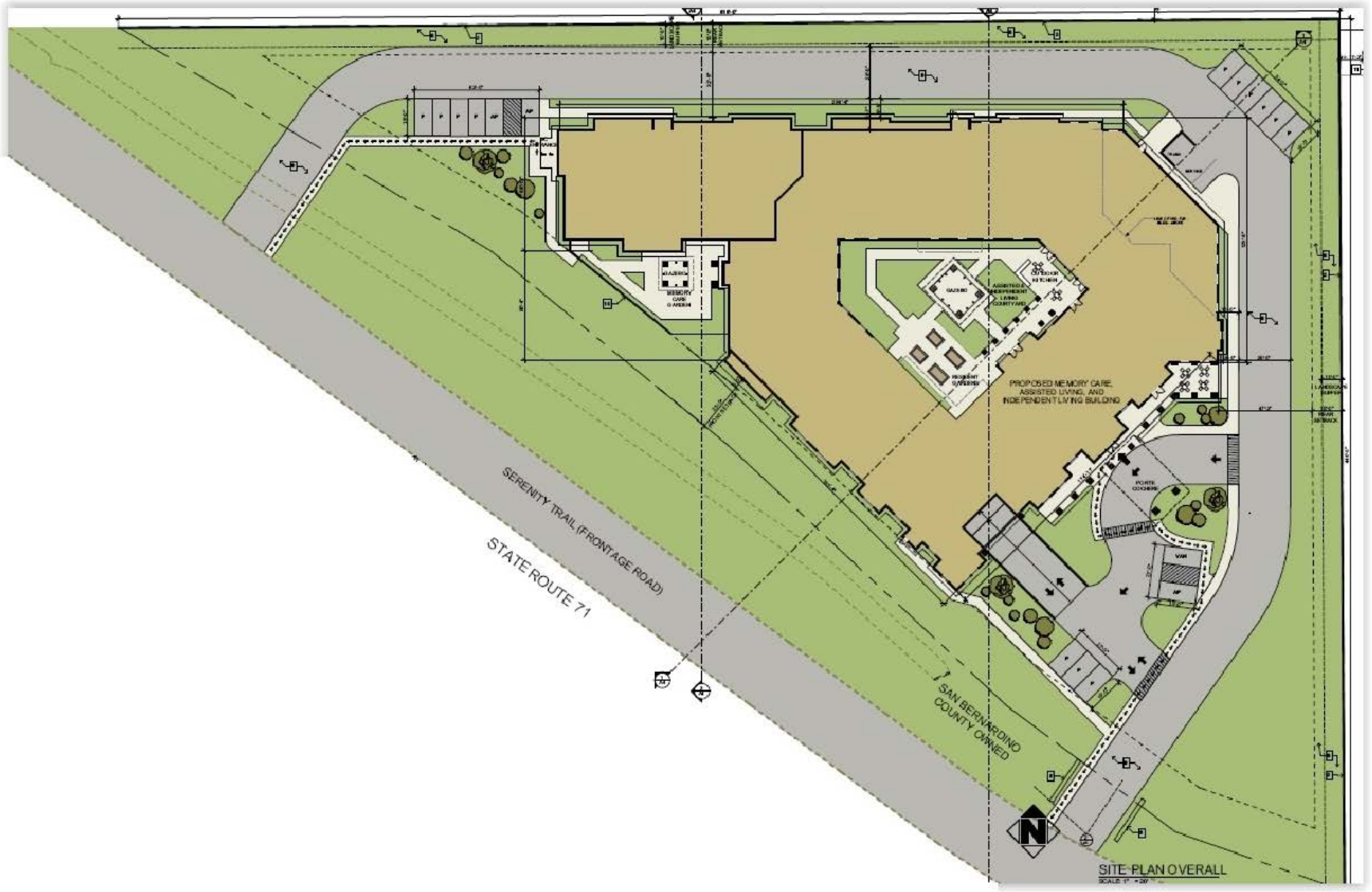

Figure 1 Site Plan

CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentially, etc.?

Tribal Consultation has occurred with the Gabrieleño Band of Mission Indians-Kizh Nation. Recommended mitigation measures were provided by the Gabrieleño Tribe and incorporated into this document as both mitigation measures and conditions of approval.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

EVALUATION FORMAT

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based on its effect on 20 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant	No Impact

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. **No Impact**: No impacts are identified or anticipated and no mitigation measures are required.
2. **Less than Significant Impact**: No significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. **Less than Significant Impact with Mitigation Incorporated**: Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List of mitigation measures)

4. **Potentially Significant Impact**: Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (List of the impacts requiring analysis within the EIR).

At the end of the analysis the required mitigation measures are restated and categorized as being either self- monitoring or as requiring a Mitigation Monitoring and Reporting Program.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the following finding is made:

☐	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.
☒	Although the proposed project could have a significant effect on the environment, there shall not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION shall be prepared.
☐	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
☐	The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
☐	Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: (Steven Valdez , Senior Planner) Date 3/19/2020

Signature:(David Prusch , Supervising Planner) Date 3/19/2020

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
I.	***AESTHETICS*** – Except as provided in Public Resources Code Section 21099, would the project:				
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b)	Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
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 a 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?	☐	☐	☒	☐
d)	Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?	☐	☐	☒	☐

SUBSTANTIATION: *(Check ☐ if project is located within the view-shed of any Scenic Route listed in the General Plan):*
San Bernardino General Plan, 2007; *Submitted Project Materials.*

a) ***Will the project have a substantial adverse effect on a scenic vista?***

County of San Bernardino General Plan Open Space Element Policy OS 5.1 states that a feature or vista can be considered scenic if it:

- Provides a vista of undisturbed natural areas;
- Includes a unique or unusual feature that comprises an important or dominant portion of the viewshed; or,
- Offers a distant vista that provides relief from less attractive views of nearby features such as views of mountain backdrops from urban areas).

The nearest feature that meets the criteria of a scenic vista pursuant to County of San Bernardino General Plan Open Space Element Policy OS 5.1 are the San Gabriel Mountains located approximately 9 miles north of the project site. The public views of

the San Gabriel Mountains are from Serenity Trail adjacent to the eastern and southern boundaries of the project site. Because of the distance and the intervening development between the project site and the San Gabriel Mountains, the project would have no impact on views of the San Gabriel Mountains. .

No Impact.

b) ***Would the project substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?***

California's Scenic Highway Program was created by the Legislature in 1963. Its purpose is to protect and enhance the natural scenic beauty of California highways and adjacent corridors, through special conservation treatment. The state laws governing the Scenic Highway Program are found in the Streets and Highways Code, Sections 260 through 263.

According to the California Department of Transportation, the project site is not located within a State Scenic Highway. In addition, according to the County of San Bernardino General Plan the Project site is not within a scenic route (Ref. General Plan Pg. IV-16).

No Impact.

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 a 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?***

According to the Census 2000 Urbanized Area Outline Maps, the project site is located in the Riverside-San Bernardino Urbanized Area. The project is subject to mandatory Development Code requirements governing scenic quality that stipulate that new land uses and structures shall be designed, constructed, and established in compliance with the requirements in the Development Code, including but not limited to, Chapter 82.05 (Commercial Land Use Zoning Districts), Chapter 83.02 (General Development and Use Standards) Chapter 83.06 Fences, Hedgers, and Walls),Chapter 83.10 (Landscape Standards), and Chapter 83.13 (Signs).Compliance with these mandatory Development Code requirements will ensure that the project will not conflict with applicable zoning and other regulations governing scenic quality.

Less Than Significant Impact.

d) ***Would the project create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?***

The project will increase the amount of light in the area above what is being generated by the vacant site by directly adding new sources of illumination including parking lot lighting, security lighting, and decorative lighting. The California Green Building Code requires that all outdoor lighting be designed and installed to comply with California

Green Building Standard Code or with a local ordinance lawfully enacted pursuant to California Green Building Standard Code Section 101.7, whichever is more stringent.

County lighting standards require that lighting fixtures shall be fully shielded to preclude light pollution or light trespass on an abutting residential land use zoning district; a residential parcel; or public right-of-way.

The exterior building surfaces primarily consist of non-glare materials such as stucco, shingle siding, and stone veneer so the building will not produce glare..

Less Than Significant Impact

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
II.	**AGRICULTURE AND FORESTRY RESOURCES** - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

SUBSTANTIATION: *(Check ☐ if project is located in the Important Farmlands Overlay):*

San Bernardino County General Plan, 2007; *California Department of Conservation Farmland Mapping and Monitoring Program; Submitted Project Materials.*

a) ***Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?***

The project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as mapped by the State Department of Conservation Farmland Mapping and Monitoring Program. The project site is within an area mapped as "urban and built-up land." As such, the project has no potential to convert such lands to a non-agricultural use.

No Impact.

b) ***Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?***

Agricultural Zoning

Generally, a conflict with existing zoning for agriculture use would occur if a project would intrude into agricultural areas and create conflicts between agriculture uses and non-agriculture uses. The project site is currently zoned RS-1 (Single Residential, 1 acre minimum). The zoning on the adjacent properties is also RS-1.The RS-1 zone allows incidental agricultural use but is not considered an agricultural zone. The project is proposing a General Plan Land Use/Zoning Map amendment from Single Residential, One-Acre Minimum (RS-1) to General Commercial (CG). The CG zone does not permit agricultural as a primary use and is also not considered an agricultural zone. In addition, there are no primary agricultural uses on the project site or in the immediate vicinity. As such, the project will not create a conflict with agricultural zoning.

Williamson Act

Pursuant to the California Land Conservation Act of 1965, a Williamson Act Contract enables private landowners to voluntarily enter into contracts with local governments for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive lower property tax assessments based upon farming and open space uses as opposed to full market value. The project site is not under a Williamson Act Contract. As such, there is no impact with respect to a Williamson Act Contract.

No Impact.

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

The project site is zoned RS-1 (Single Residential, 1 acre minimum) and proposes a General Plan Land Use/Zoning Map amendment to CG (General Commercial). The project site does not contain any forest lands, timberland, or timberland zoned as Timberland Production, nor are any forest lands or timberlands located on or nearby the project site. Because no lands on the project site are zoned for forestland or timberland, the project has no potential to impact such zoning.

No Impact

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

The project site and surrounding properties do not contain forest lands and are not zoned for forest lands. Because forest land is not present on the project site or in the immediate vicinity of the project site, the proposed project has no potential to result in the loss of forest land or the conversion of forest land to non-forest use.

No Impact.

e) ***Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?***

The project site is located in an area largely characterized by residential development and vacant land. The project site is bounded by existing residential uses to the north and east, and Serenity Trail borders the project site to the south. State Route 71 is located approximately 250 feet west of the project site (centerline to property line). The project site is covered with a light to moderate growth of natural grasses and weeds. There is no primary agricultural use occurring on the project site or in the immediate vicinity of the project site. Therefore, the project would not result in conversion of Farmland to non-agricultural use or forest land to non-forest use.

No Impact.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
III.	**AIR QUALITY -** Where available, the significance criteria established by the applicable air quality management district or air pollution control district might be relied upon to make the following determinations. Would the project:				
a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐
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?	☐	☒	☐	☐
c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
d)	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☐	☐	☐	☒

SUBSTANTIATION: *(Discuss conformity with the South Coast Air Quality Management Plan, if applicable):*

Air Quality and Greenhouse Gas Analysis (Appendix A).

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

The South Coast Air Quality Management District ("District") is required to produce air quality management plans directing how the South Coast Air Basin's air quality will be brought into attainment with the national and state ambient air quality standards. The most recent air quality management plan is the *2016 Air Quality Management Plan* (AQMP) and it is applicable to the project site.

Per the SCAQMD *California Environmental Quality Act (CEQA) Air Quality Handbook* (April 1993), there are two main indicators of a project's consistency with the applicable AQMP: (1) whether the project would increase the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the 2016 AQMP; and (2) whether the project would exceed the 2016 AQMP's assumptions for the final year for the AQMP. These criteria are discussed below.

Consistency Criterion No. 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 2016 Air Quality Management Plan.

Consistency Criterion No. 1 refers to violations of the California Ambient Air Quality Standards and National Ambient Air Quality Standards. As evaluated under Issue III (b) and (c) below, the air emission from construction and operation of the project will not exceed regional or localized significance thresholds for any criteria pollutant during construction or during long-term operation with implementation of Mitigation Measure AR-1. Accordingly, the project's regional and localized emissions would not contribute substantially to an existing or potential future air quality violation or delay the attainment of air quality standards.

Consistency Criterion No. 2: *The proposed project will not exceed the assumptions in the 2016 Air Quality Management Plan.*

Consistency Criterion No. 2 refers to the proposed project's potential to exceed the assumptions in the AQMP is primarily assessed by determining consistency between the proposed project's land use designations and potential to generate population growth. In general, projects are considered consistent with, and would not conflict with or obstruct implementation of, the AQMP if the growth in socioeconomic factors is consistent with the underlying regional plans used to develop the AQMP. The CEQA *Air Quality Handbook* states that, "New or amended General Plan Elements (including and use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP" (SCAQMD 1993). However, strict consistency with all aspects of the plan is usually not required. A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies.

The AQMP considers regional population forecasts developed by the Southern California Association of Governments (SCAG). SCAG's most recent population forecast was adopted in April 2016 as part of the 2016-2040 *Regional Transportation Plan/Sustainable Communities Strategy* (RTP/SCS*).* Table 11, *Jurisdictional Forecast 2040,* of the RTP/SCS shows a population for unincorporated San Bernardino County of 295,600 in 2012 and 344,100 in 2040.

Based on data form the U.S. Census Bureau (US Census 2019), under the current land use designation of RS-1, the project site would yield a population of 10 persons (3 dwelling units x 3.31 persons per household = 9.93 persons). If the request to amend the General Plan/ Land Use/Zoning Map from Single Residential (RS-1, 1 acre minimum) to CG (General Commercial) is approved, the project would provide 109 units (79 assisted living units and 30 memory care units). The project would generate approximately 156 residences (assuming 65% of the assisted living units are occupied by 2 persons), representing an approximately 0.03% increase in the estimated population used in the 2016 RTP/SCS.

Based on the above analysis, the minimal population increase (coupled with the fact that residents of assisted living facilities generate less traffic than the general population) the project will not exceed the regional significance thresholds established by the SCAQMD

or obstruct implementation of the applicable air quality plan and is therefore consistent with the 2016 AQMP.
Less Than Significant Impact With Mitigation Incorporated.

b) ***Would the project 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?***

Federal Air Quality Standards

Under the Federal Clean Air Act, the Federal Environmental Protection Agency establishes health-based air quality standards that California must achieve. These are called "national (or federal) ambient air quality standards" and they apply to what are called "criteria pollutants." Ambient (i.e. surrounding) air quality standard establish a concentration above which a criteria pollutant is known to cause adverse health effects to people. The national ambient air quality standards apply to the following criteria pollutants:

- Ozone (8-hour standard)
- Respirable Particulate Matter (PM10)
- Fine Particulate Matter (PM2.5)
- Carbon Monoxide (CO)
- Nitrogen Dioxide (NOx)
- Sulphur Dioxide (SO2), and
- Lead.

State Air Quality Standards

Under the California Clean Air Act, the California Air Resources Board also establishes health-based air quality standards that cities and counties must meet. These are called "state ambient air quality standards" and they apply to the following criteria pollutants:

- Ozone (1-hour standard)
- Ozone (8-hour standard)
- Respirable Particulate Matter (PM10)
- Fine Particulate Matter (PM2.5)
- Carbon Monoxide (CO)
- Nitrogen Dioxide (NOx)
- Sulphur Dioxide (SO2), and
- Lead

Regional Air Quality Standards

The Chino area of unincorporated San Bernardino County is located within the South Coast Air Basin which is under the jurisdiction of the South Coast Air Quality Management District

("District'). The District develops plans and regulations designed to achieve these both the national and state ambient air quality standards described above.

Attainment Designation

An "attainment" designation for an area signifies that criteria pollutant concentrations did not exceed the established standard. In contrast to attainment, a "nonattainment" designation indicates that a criteria pollutant concentration has exceeded the established standard.

Table 3 shows the attainment status of criteria pollutants in the South Coast Air Basin.

Table 3. Attainment Status of Criteria Pollutants in the South Coast Air Basin.

Criteria Pollutant	State Designation	Federal Designation
Ozone – 1 hour standard	Nonattainment	No Standard
Ozone – 8 hour standard	Nonattainment	Nonattainment
Respirable Particulate Matter (PM10)	Nonattainment	Nonattainment
Fine Particulate Matter (PM2.5)	Nonattainment	Nonattainment
Carbon Monoxide (CO)	Attainment	Attainment
Nitrogen Dioxide (N0x)	Attainment	Attainment
Sulfur Dioxide (SO2)	Attainment	Attainment
Lead	Attainment	Attainment
Source: California Air Resources Board, 2015		

Both construction and operational emissions for the project were estimated by using the California Emissions Estimator Model (CalEEMod) which is a statewide land use emissions computer model designed to provide a uniform platform for government agencies to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. The model can be used for a variety of situations where an air quality analysis is necessary or desirable such as California Environmental Quality Act (CEQA) documents and is authorized for use by the South Coast Air Quality Management District ("District').

Construction Emissions

Construction activities associated with the project will result in emissions of CO, VOCs, NO_X, SO_2, PM_{10}, and $PM_{2.5}$. Construction related emissions are expected from the following construction
activities:

- Site Preparation;
- Grading;
- Building Construction;
- Paving; and
- Architectural Coating.

Project construction is anticipated to occur over an approximately 1-year period. The estimated maximum daily construction emissions without mitigation are summarized on Tables 4 and 5 below.

Table 4.Construction Emissions (Pounds per Day) Unmitigated

Summer						
Activity	**VOC**	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Site Preparation	8.37	174.44	42.40	0.36	29.21	15.20
Grading	3.18	33.96	18.07	0.03	8.50	5.05
Building Construction	3.93	29.55	25.11	0.04	3.04	2.03
Paving	1.66	14.61	13.56	0.02	1.06	0.83
Architectural Coating	21.09	2.10	2.98	0.01	0.38	0.21
Maximum Emissions	**21.09**	**174.44**	**42.40**	**0.36**	**29.21**	**15.20**
SCAQMD Threshold	**75**	**100**	**550**	**150**	**150**	**55**
Exceeds Threshold?	**No**	**Yes**	**No**	**No**	**No**	**No**
Source: Air Quality and Greenhouse Gas Analysis, Appendix A.						

Table 5.Construction Emissions (Pounds per Day) Unmitigated

Winter						
Activity	**VOC**	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Site Preparation	8.50	175.58	44.63	0.00	29.22	15.21
Grading	3.18	33.97	17.90	0.36	8.50	5.05
Building Construction	3.93	29.57	24.09	0.03	3.05	2.03
Paving	1.66	14.61	13.36	0.04	1.06	0.83
Architectural Coating	21.09	2.10	2.78	0.02	0.38	0.21
Maximum Emissions	**21.09**	**175.58**	**44.63**	**0.36**	**29.22**	**15.21**
SCAQMD Threshold	**75**	**100**	**550**	**150**	**150**	**55**
Exceeds Threshold?	**No**	**Yes**	**No**	**No**	**No**	**No**
Source: Air Quality and Greenhouse Gas Analysis, Appendix A.						

As shown in Tables 4 and 5 above, emissions resulting from the project construction would exceed thresholds established for NOx and mitigation is required.

Mitigation Measure AIR-1: Limit Amount of Soil Import and Export. Prior to the issuance of a grading permit, the following note shall be included on the grading plan:

"*Limit the amount of material imported or exported to the site to forty (40) truckloads per day or less during the site preparation and grading phase of construction*."

With implementation of Mitigation Measure AIR-1, NOx emissions are reduced to 82.89 pounds per day which is below the SCAQMD threshold of 100 pounds per day. Impacts are less than significant.

Operational Emissions

Operational activities associated with the project will result in emissions of VOC, NO_X, CO, SO_2, PM_{10}, and $PM_{2.5}$. Operational emissions would be expected from the following primary sources:

• Area Source Emissions (architectural coatings, consumer products, landscape maintenance equipment);

• Energy Source Emissions (combustion emissions associated with natural gas and electricity);and

• Mobile Source Emissions (vehicles, fugitive dust related to vehicular travel).

The estimated maximum daily operational emissions without mitigation are summarized on Tables 6 and 7 below.

Table 6. Operational Emissions (Pounds per Day) Unmitigated

Summer						
Activity	**VOC**	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Mobile Sources	1.02	6.25	12.31	0.04	2.80	0.77
Energy Sources	0.06	0.52	0.22	0.00	0.04	0.04
Area Sources	1.55	0.21	9.17	0.00	0.06	0.06
Total	2.63	6.97	21.70	0.04	2.90	0.87
SCAQMD Threshold	**55**	**55**	**550**	**150**	**150**	**55**
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**
Source: Air Quality Impact Analysis, Appendix A.						

Table 7. Operational Emissions (Pounds per Day) Unmitigated

Winter						
Activity	**VOC**	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Mobile Sources	0.89	6.30	10.80	0.04	2.80	0.78
Energy Sources	0.06	0.52	0.22	0.00	0.04	0.04
Area Sources	1.55	0.21	9.17	0.00	0.06	0.06
Total	2.50	7.02	20.19	0.04	2.90	0.88
SCAQMD Threshold	**55**	**55**	**550**	**150**	**150**	**55**

Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**
Source: Air Quality and Greenhouse Gas Analysis, Appendix A.						

As shown in Tables 6 and 7 above, emissions resulting from the project operation would not exceed thresholds established by the District for emissions of any criteria pollutant. As such, the project will have a less than significant impact during on-going operational activity and no mitigation is required.

Less Than Significant Impact With Mitigation Incorporated.

c) ***Would the project expose sensitive receptors to substantial pollutant concentrations?***

Sensitive Receptors

Sensitive receptors (i.e., children, senior citizens, and acutely or chronically ill people) are more susceptible to the effects of air pollution than the general population. Land uses that are considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes. The closest sensitive receptors would be the residential homes to the north and east of the project site.

Localized Impacts

As part of the South Coast Air Quality Management District's environmental justice program, attention has been focusing more on the localized effects of air quality. Although the region may be in attainment for a particular criteria pollutant, localized emissions from construction and operational activities coupled with ambient pollutant levels can cause localized increases in criteria pollutant that exceed national and/or State air quality standards. The South Coast Air Quality Management District has established Localized Significance Thresholds (LST) which were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities.

Localized Significance Thresholds are only applicable to the following criteria pollutants: oxides of nitrogen (NOX), carbon monoxide (CO), particulate matter less than 10 microns in aerodynamic diameter (PM_{10}) and particulate matter less than 2.5 microns in aerodynamic diameter ($PM_{2.5}$). Localized Significance Threshold's represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable national or state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

Construction-Related Localized Emissions

Construction localized impacts were evaluated pursuant to the South Coast Air Quality Management District's *Final Localized Significance Thresholds Methodology*. This methodology provides screening tables for one through five-acre project construction scenarios, depending on the amount of site disturbance during a day. Maximum daily

oxides of nitrogen (NO_X), carbon monoxide (CO), and particulate matter (PM_{10} and $PM_{2.5}$) emissions will occur during construction of the project, grading of the project site, and paving of streets and driveways. Table 8 below summarize on-site emissions as compared to the local screening thresholds established for Source Receptor Area (SRA) 53 (Chino).

Table 8. Construction Localized Emissions (lbs/day)

LST Pollutants	CO	NOx	PM10	PM2.5
On-Site Emissions	44.63	175.58	11.01	6.63
SCAQMD Threshold	**2,193**	**270**	**16**	**9**
Exceeds Threshold?	**No**	**No**	**No**	**No**
Source: Air Quality and Greenhouse Gas Analysis, Appendix A.				

As shown in Table 8, emissions resulting from the project construction would not exceed LST numerical thresholds established by the SCAQMD and no mitigation is required.

Operational-Related Localized Emissions

On-site operational activities can result in localized increases in criteria pollutant levels that can cause air quality standards to be exceed even if standards are not exceeded on a regional level. On-site area and energy sources were evaluated. As shown in Table 10, emissions resulting from the Project operations would not exceed LST numerical thresholds established by the South Coast Air Quality Management District and no mitigation is required.

Table 9. Operational Localized Emissions (lbs/day)

LST Pollutants	NOx	CO	PM10	PM2.5
On-Site Emissions	1.04	10.01	0.2	0.14
SCAQMD Threshold	**270**	**2,193**	**4**	**2**
	No	**No**	**No**	**No**
Source: Air Quality and Greenhouse Gas Analysis, Appendix A.				

As shown in Table 9, emissions resulting from the project operations would not exceed LST numerical thresholds established by the SCAQMD and no mitigation is required.

CO Hot Spots

CO Hot Spots are typically associated with idling vehicles at extremely busy intersections (i.e., intersections with an excess of 100,000 vehicle trips per day). There are no intersections in the vicinity of the project site which exceed the 100,000 vehicle per day threshold typically associated with CO Hot Spots. In addition, the South Coast Air Basin has been designated as an attainment area for CO since 2007. Therefore, project-related vehicular emissions would not create a CO Hot Spot and would not substantially contribute to an existing or projected CO Hot Spot.

Toxic Air Contaminants (TAC)

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed project. The Office of Environmental Health Hazard Assessment (OEHHA)

has issued the Air Toxic Hot Spots Program Risk Assessment Guidelines and Guidance Manual for the Preparation of Health Risk Assessments, February 2015, to provide a description of the algorithms, recommended exposure variates, cancer and non-cancer health values, and the air modeling protocols needed to perform a health risk assessment (HRA) under the Air Toxics Hot Spots Information and Assessment Act of 1987. All substances that are evaluated for cancer risk and/or non-cancer acute, 8-hour, and chronic health impacts. In addition, identify any multi-pathway substances that present a cancer risk or chronic non-cancer hazard via non-inhalation routes of exposure. Given the relatively limited number of heavy-duty construction equipment and the short-term construction schedule, the proposed project would not result in a long-term substantial source of toxic air contaminant emissions and corresponding individual cancer risk. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the project. In addition, the project is an assisted living facility which is a type of use that does not generate the type of vehicle traffic (i.e. diesel trucks) that would expose people to TAC's.

Less Than Significant Impact

d) ***Would the project result in other emissions (such as those leading to odors adversely affecting a substantial number of people?***

According to the South Coast Air Quality Management District *CEQA Air Quality Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The project proposes an assisted living facility which is a land use typically not 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. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed project would also be required to comply with South Coast Air Quality Management District Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed project construction and operations would be less than significant and no mitigation is required.

Less Than Significant Impact.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
IV.	**BIOLOGICAL RESOURCES -** Would the project:				
a)	Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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?	☐	☐	☐	☒

SUBSTANTIATION: *(Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database ☐):*

San Bernardino County General Plan, 2007; *Submitted Project Materials; General Biological Resources Assessment (Appendix B)*

a) ***Would the project have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?***

The site supports a ruderal plant community due to past human disturbances. The dominant plants included erodium (*Erodium texanum*), schismus (*Shismus barbatus*), brome grasses (*Bromus* sp.), Russian thistle (*Salsola tragus*), and buckwheat (*Eriogonum* sp.). A few ornamental shrubs and trees also occur along portions of the northern property line. Vegetation in the areas adjacent to the site also consisted of mesquite trees (*Prosopis* sp.), erodium, schismus, and brome grass (*Brome* sp.)

The site does not support any native plant communities due to past human activities on the property. The site is surrounded by existing single-family dwellings to the north and east with Serenity Trail to the southwest. The site also shows signs of past ground clearing activities which has resulted in ruderal vegetation throughout the site. There are also signs that the property may have been used for hay production. No sensitive habitats or wildlife corridors exist on the site. Based on the findings of the August 2019 surveys the proposed project and its associated cumulative impacts to the general biological resources are not expected to be significant. Development of the site will result in removal of 3.16-acres of ruderal vegetation which will have a minimal impact on wildlife which currently utilize the site. The wildlife species which inhabit the site are limited in number and the mobile species will disperse through the area.

No special status species were observed during the general biological surveys conducted on August 28, 2019, nor is the site expected to support any listed or other special status species now or in the future. As noted above, the site has been significantly disturbed by past human activities and does not support any habitats which are associated with any sensitive species However, one species (i.e., burrowing owl) sometimes inhabits disturbed areas if suitable burrows are present. No owls, owl sign (castings, whitewash, etc.) or suitable burrows were observed during the field investigations.

No Impact.

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

No sensitive species or sensitive habitats (e.g., wetlands, riparian areas, etc.) were observed during the biological surveys conducted on August 28, 2019.

No Impact.

c) ***Would the project 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?***

The USGS Ontario, CA Quadrangle does not show any blue line channels on the site, and no streams, desert washes or other water features were observed during the August 28, 2019 field investigations.

No Impact.

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

No wildlife corridors bisect the property and no sensitive wildlife species were observed during the biological surveys.

No Impact.

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

Section 88.01.070 of the Development Code requires a Tree & Plant Removal Permit for the removal of any Native tree with a six inch or greater stem diameter or 19 inches in circumference measured 4.5 feet above natural grade level or a three or more palm trees in linear plantings, which are 50 feet or greater in length. A few ornamental shrubs and trees also occur along portions of the northern property line, however, none of the trees are covered by a tree protection ordinance.

No Impact.

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

The project site is not located within an area covered by an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan.

No Impact.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
V.	**CULTURAL RESOURCES** - Would the project:				
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☒
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	
c)	Disturb any human remains, including those outside of formal cemeteries?	☐	☐	☒	☐

SUBSTANTIATION: (Check if the project is located in the Cultural ☐ or Paleontologic ☐ Resources overlays or cite results of cultural resource review):

Bernardino County General Plan, 2007; Submitted Project Materials; Cultural Resources Assessment Appendix C)

a) ***Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?***

Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. Damaging or demolition of historic resources is typically considered to be a significant impact. Impacts to historic resources can occur through direct impacts, such as destruction or removal, and indirect impacts, such as a change in the setting of a historic resource.

CEQA Guidelines §15064.5(a) clarifies that historical resources include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.

2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements [of] section 5024.1(g) of the Public Resources Code.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

On February 11, 2016, the South Central Coastal Information Center (SCCIC) at California State University, Fullerton conducted a record search of previously documented cultural resources and cultural resource surveys and studies conducted on the property and within half mile radius of the subject property. No historical resources pursuant to §15064.5 have been previously recorded within the project site. The project site was also examined for the presence of any cultural resources, including prehistoric or historic archaeological sites or historic buildings. No historical resources pursuant to §15064.5 were discovered.

As such, there will be no impact with respect to surface historical resources as a result of the project and no mitigation measures are required.

No Impact

b) ***Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?***

Archaeological sites are locations that contain resources associated with former human activities, and may contain such resources as human skeletal remains, waste from tool manufacture, tool concentrations, and/or discoloration or accumulation of soil or food remains.

As noted under Issue Va) above, a record search and field survey were conducted for the project site and no archaeological resources pursuant to §15064.5 were discovered. However, the Cultural Resources Assessment prepared for the project (Appendix C) states that if previously undocumented cultural resources are identified during earthmoving activities, a qualified archaeologist should be contacted to assess the nature and significance of the find, diverting construction excavation if necessary.

The following mitigation measure is required to implement the above described requirement and in order to minimize impacts to the maximum extent feasible:

Mitigation Measure CR-1: Inadvertent Discoveries. Prior to the issuance of a grading permit, the following note shall be included on the grading plan:

"1*. In the event that pre-contact cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting the Secretary of the Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during the assessment period.*

2. If significant pre-contact resources, as defined by CEQA (as amended 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

3. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot

***buffer) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project's grading activities*.”**

With implementation of Mitigation Measure CR-1, impacts are less than significant.

Less Than Significant Impact With Mitigation Incorporated:

c) ***Would the project disturb any human remains, including those outside of formal cemeteries?***

The project site does not contain a cemetery and no known formal cemeteries are located within the immediate site vicinity. In the event that human remains are discovered during project grading or other ground disturbing activities, the project would be required to comply with the applicable mandatory provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner.

If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

With mandatory compliance with California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq., impacts are less than significant.

Less Than Significant Impact

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
VI.	**ENERGY** – Would the project:				
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

SUBSTANTIATION: *San Bernardino County General Plan, 2007; Submitted Materials.*

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

Implementation of the project would result in increases in demand for electricity and natural gas as compared to the currently undeveloped project site, which does not have any energy consuming uses. Construction of the project would create temporary increased demands for electricity and vehicle fuels compared to existing conditions Operational use of energy includes the heating, cooling, and lighting of buildings; water heating; operation of electrical systems and plug-in appliances within buildings; parking lot and outdoor lighting; and the transport of electricity, natural gas, and water to the areas where the resource would be consumed. Southern California Edison (SCE) provides electrical power and Southern California Gas Company (SoCalGas) provides natural gas service to the project area.

Short-Term Construction Impacts

Construction of the project would require electricity use to power some of the construction-related equipment. The electricity use during construction would vary during different phases of construction, where the majority of construction equipment during grading would be gas-powered or diesel-powered, and the later construction phases would require electricity-powered, such as interior construction and architectural coatings.

Table 10 below shows the estimated energy consumption for project construction.

Table 10. Energy Consumption Estimate for Project Construction.

Construction Phase	Number of Construction Days	Average Worker and Vendor Trips Per Day	Horse Power Hours per Construction Phase	Construction Equipment		Worker and Vendor Gas & Fuel Use (3)
				Energy Use (1)	Gas & Fuel Use (2)	
Site Preparation	5	18	9,032		488.22	49.42
Grading	8	15	7,064		219.68	65.89
Building Const., Paving, Architectural Coating.	230	158	11,754		635.35	19,955
			TOTALS	**83.69 kWh**	**1,334.25 Gal.**	**20,070.31 Gal.**

1: Calculation is based on an average construction energy cost of $2.28 per month of energy use per 1,000 square feet of building sp (57,356 s.f.) over the total duration of construction (8 months), at the rate of 8 cents per kilowatt hour (kWh).
2: Calculation is based on expected horsepower (HP) hours and an average factor of 1 gallon of fuel per 18.5 horsepower-hour.
3: Calculation is based on number of expected worker and vendor trips per day, multiplied by an average trip length of 14.7 mi workers and 6.9 miles for vendors based on the average fuel economy of a light duty automobile of 26.77 miles per gallon.
4. This calculation overstates the HP hours per construction phase because it does not apply a load factor.

Since the project area is already served by onsite electrical infrastructure, adequate electrical infrastructure capacity is available to accommodate the electricity demand during construction would not require additional or expanded electrical infrastructure.

The amount of energy and fuel use anticipated by the project's construction are typical for the type of construction proposed because there are no aspects of the project's proposed construction process that are unusual or energy-intensive. Project construction equipment would conform to the applicable ARB emissions standards, acting to promote equipment fuel efficiencies. In addition, demand for construction-related electricity and fuels would be spread out over the life of the construction phases of the project but would not require a permanent commitment of energy or diesel fuel resources for this purpose. Therefore, impacts from energy use during short-term construction activities would be less than significant.

Long-Term Operational Impacts

Operation of the project would create additional demands for electricity as compared to existing conditions, and would result in increased transportation energy use. Operational use of energy would include heating, cooling, and ventilation of buildings; operation of electrical systems, security functions, use of on-site equipment and appliances; and indoor, outdoor, perimeter, and parking lot lighting.

Based on Air Quality & Greenhouse Gas Analysis (Appendix A), the project would create a net increase in electricity demand of approximately 132,755 kWh per year. This net increase is well within SCE's systemwide net increase in electricity supplies of

approximately 15,273 GWh annually over the 2012-2024 period (CEC, Electricity Consumption by County, 2017). Therefore, there are sufficient planned electricity supplies in the region for the estimated net increase in electricity demands, and buildout under the proposed project would not require expanded electricity supplies.

Based on Air Quality & Greenhouse Gas Analysis (Appendix A), the project would generate a net increase in natural gas demand of approximately 2.05 KBTU/yr. This net increase is well within the Southern California Gas Company's systemwide natural gas supplies of approximately 923 million of therms during the 2017 period. (CEC, 2017). Therefore, there are sufficient planned natural gas supplies in the region for the estimated net increase in natural gas demands, and buildout under the proposed Project would not require expanded natural gas supplies.

Additionally, plans submitted for building permits of development projects in the project area would be required to include verification demonstrating compliance with the 2016 Building and Energy Efficiency Standards and are also required to be reviewed. The project would also be required adhere to the provisions of CALGreen, which established planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants.

Even though the project would increase the consumption of electricity and natural gas resources, the project would not increase demand such that SoCalGas and SCE would need to plan for new regional electricity or natural gas facilities, the construction of which could cause significant environmental effects.

Based on the above analysis, the proposed Project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

Less Than Significant Impact

b) ***Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?***

The County of San Bernardino General Plan Renewable Energy and Conservation Element (REC Element) is an established regulatory framework, and is supportive of other county, state, and federal plans. REC Element Policy 1.1 states: "*Continue implementing the energy conservation and efficiency measures identified in the County of San Bernardino Greenhouse Gas Emissions Reduction Plan.* As noted in the analysis for Issue VIIIa-b, *Greenhouse Gas Emissions*, the Performance Standards for Commercial and Industrial Project pursuant to Appendix F of the County of San Bernardino *Greenhouse Gas Emissions Reduction Plan* will be included as Conditions of Approval for the Project.

No Impact.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
VII.	**GEOLOGY AND SOILS** - Would the project:				
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, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
	ii. Strong seismic ground shaking?	☐	☐	☒	☐
	iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
	iv. Landslides?	☐	☐	☐	☒
b)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

SUBSTANTIATION: *(Check ☐ if project is located in the Geologic Hazards Overlay District San Bernardino County General Plan, 2007; Submitted Project Materials,* Feasibility of On-Site Sewage Disposal System (Appendix G).

ai) ***Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:***

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

The project site is not located within an Alquist-Priolo Earthquake Fault Zone, and no known faults underlie the site. Because there are no faults located on the project site, there is no potential for the project to expose people or structures to adverse effects related to ground rupture.

No Impact.

aii) ***ii) Strong seismic ground shaking?***

The project site is located in a seismically active area of Southern California and is expected to experience moderate to severe ground shaking during the lifetime of the project. This risk is not considered substantially different than that of other similar properties in the Southern California area. As a mandatory condition of project approval, the project would be required to construct the proposed structures in accordance with the California Building Code. The County's Building and Safety Department would review the building plans through building plan checks, issuance of a building permit, and inspection of the buildings during construction, which would ensure that all required California Building Code seismic safety measures are incorporated into the buildings. Compliance with the California Building Code as verified by the County's review process, would reduce impacts related to strong seismic ground shaking to less than significant.

Less Than Significant Impact

aiii) ***iii)Seismic-related ground failure, including liquefaction?***

Liquefaction is a phenomenon in which loose, saturated, relatively cohesion-less soil deposits lose shear strength during strong ground motions. The factors controlling liquefaction are:

- Seismic ground shaking of relatively loose, granular soils that are saturated or submerged can cause soils to liquefy and temporarily behave as a dense fluid. For liquefaction to occur, the following conditions have to occur:
    - Intense seismic shaking;

- Presence of loose granular soils prone to liquefaction; and
- Saturation of soils due to shallow groundwater.

The soil type present throughout most of the subject site is undocumented fill comprised of silty fine sand that was not saturated. The depth of undocumented fill across the site varies with the deepest section found to be 30 feet logged in the southwesterly area of the subject site. Based on historical groundwater data researched for this analysis, free groundwater is not anticipated to encroach within 50-feet of surface elevation at the subject site. The perched water condition recorded at a depth of 43-feet in Boring B1 is not considered sufficient to initiate liquefaction of the overlying soils and the overlying soils being comprised of very silty fine sands and interbedded clays do not possess soil characteristics susceptible to liquefaction.

While the soil type on site is not considered to have properties that would be susceptible to liquefaction, the soil in question is undocumented fill and covers most the subject site. The undocumented fill was tested during the field portion of this investigation and found to be loose from the surface to a depth of approximately 30-feet. Based on the initial test results, the density of the existing on-site soils are not sufficient to preclude settlement during a seismic event though the soil properties themselves are not susceptible to liquefaction potential. Compliance with the recommendations of the geotechnical study for soils conditions, is a standard practice and would be required by the County Building and Safety Department. Therefore, compliance with the requirements of the California Building Code as identified in a site specific geotechnical design would be reviewed by the County for appropriate inclusion, as part of the building plan check and development review process, would reduce the potential for liquefaction to a less than significant level.

Less Than Significant Impact.

aiv) ***iv)Landslides?***

The site is relatively flat and contains no slopes that may be subject to landslides. Therefore the site is not considered susceptible to seismically induced landslides. As such, there are no impacts.

No Impact.

b) ***Would the project result in substantial soil erosion or the loss of topsoil?***

Construction

During construction, the project has the potential to contribute to soil erosion and the loss of topsoil. Grading and excavation activities that would be required for the project would expose and loosen topsoil, which could be eroded by wind or water. A Construction General Permit would be obtained and a Storm Water Pollution Prevention Plan (SWPPP) would be prepared prior to construction. Potential impacts would be mitigated for through sediment, erosion, and non-storm water control methods identified

in the SWPPP pursuant to the requirements of the NPDES General Construction Permit. Implementation of a SWPPP would ensure the project does not result in significant impacts to water quality due to construction-related activities.

Operations

The project includes installation of landscaping and paving throughout the project site and areas of loose topsoil that could erode by wind or water would not exist upon operation of the proposed use. In addition, as described in Section X, *Hydrology and Water Quality*, the hydrologic features of the proposed project have been designed to slow, filter, and retain stormwater on the project site, which would also reduce the potential for stormwater to erode topsoil. Furthermore, the Water Quality Management Plan (WQMP) prepared for the project proposes treatment of water quality flows using a Filterra proprietary system located and maintained on-site. The Filterra system uses catch basins and planted filter systems at the back of curb to accept and filter storm runoff form the paved and impervious areas on-site. Other areas of the project have been designed where possible to incorporated LID principles, including draining roof drainage to adjacent landscaping where possible and minimizing impervious areas through use of minimum sizes for hardscape (sidewalks and drive aisles).

As a result, potential impacts related to substantial soil erosion or loss of topsoil would be less than significant with implementation of the mandatory requirements for the preparation of a SWPPP and WQMP.

Less Than Significant Impact.

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

Landslide

The site is relatively flat and contains no slopes that may be subject to landslides. Therefore, the site is not considered susceptible to landslides

Lateral Spreading

Lateral spreading is a term referring to landslides that commonly form on gentle slopes and that have rapid fluid-like flow horizontal movement. Most lateral spreading is caused by earthquakes but it is also caused by landslides. The site is relatively flat and contains no slopes that may be subject to landslides. Therefore, the site is not considered susceptible to lateral spreading.

Subsidence

Subsidence is the downward movement of the ground caused by the underlying soil conditions. Certain soils, such as clay soils are particularly vulnerable since they shrink and swell depending on their moisture content. Detailed design-level geotechnical

studies and building plans pursuant to the California Building Code are required prior to approval of construction. Compliance with the recommendations of the geotechnical study for soils conditions is a standard practice and would be required by the County Building and Safety Department. Therefore, compliance with the requirements of the California Building Code as identified in a site specific geotechnical design would be reviewed by the County for appropriate inclusion, as part of the building plan check and development review process, would reduce the potential for subsidence to a less than significant level.

Liquefaction

The soil type present throughout most of the subject site is undocumented fill comprised of silty fine sand that was not saturated. The depth of undocumented fill across the site varies with the deepest section found to be 30 feet logged in the southwesterly area of the subject site. Based on historical groundwater data researched for this analysis, free groundwater is not anticipated to encroach within 50-feet of surface elevation at the subject site. The perched water condition recorded at a depth of 43-feet in Boring B1 is not considered sufficient to initiate liquefaction of the overlying soils and the overlying soils being comprised of very silty fine sands and interbedded clays do not possess soil characteristics susceptible to liquefaction.

The potential for liquefaction is considered to be very low with implementation of the recommendations specified in the project's Updated Geotechnical Report (Appendix D).

Collapse

Collapse occurs in saturated soils in which the space between individual particles is completely filled with water. This water exerts a pressure on the soil particles that influences how tightly the particles themselves are pressed together. The soils lose their strength beneath buildings and other structures. The site is subject to low to moderate potential for collapse. Detailed design-level geotechnical studies and building plans pursuant to the *California Building Code* are required prior to approval of construction. Compliance with the recommendations contained in the Updated Geotechnical Report (Appendix D) prepared for the project is a standard practice and would be required by the County Building and Safety Department. Therefore, compliance with the requirements of the *California Building Code* as identified in a site specific geotechnical design would be reviewed by the County for appropriate inclusion, as part of the building plan check and development review process, would reduce the low to moderate potential for collapse to a less than significant level.

Less Than Significant Impact.

d) ***Would the project 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?***

Testing of near surface on-site soils indicate an expansion of EI=96, which is classified as a high expansion potential. Detailed design-level geotechnical studies and building plans pursuant to the *California Building Code* are required prior to approval of construction. Compliance with the recommendations of the geotechnical study for soils

conditions, is a standard practice and would be required by the County Building and Safety Department. Therefore, compliance with the requirements of the *California Building Code* as identified in a site specific geotechnical design would be reviewed by the County for appropriate inclusion, as part of the building plan check and development review process, would reduce the potential for expansive soils to a less than significant level.

Less Than Significant Impact.

e) ***Would the project 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?***

Testing was conducted in accordance with *Onsite Wastewater Treatment Soil Percolation (PERC) Test Report Standards: Suitability of Lots and Soils for Use of Leachlines or Seepage Pits* by San Bernardino County Public Health. Test results that were approved by County Environmental Health Services indicate that the soils are suitable for use of a septic system..

Less than Significant Impact.

f) ***Would the project Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?***

Paleontological resources are the preserved fossilized remains of plants and animals. Fossils and traces of fossils are preserved in sedimentary rock units, particularly fine- to medium grained marine, lake, and stream deposits, such as limestone, siltstone, sandstone, or shale, and in ancient soils. They are also found in coarse-grained sediments, such as conglomerates or coarse alluvium sediments. Fossils are rarely preserved in igneous or metamorphic rock units. Fossils may occur throughout a sedimentary unit and, in fact, are more likely to be preserved subsurface, where they have not been damaged or destroyed by previous ground disturbance, amateur collecting, or natural causes such as erosion.

The project site is located within the Sphere of Influence of the City of Chino. According to Chapter 4.5 Cultural and Paleontological Resources of the General Plan Environmental Impact Report, City of Chino, January 25, 2010, the project site lies in a region which is made up of alluvial valley floors, fans and terraces and the basic soil types are young alluvial deposits. Pleistocene alluvium and Holocene alluvium deposits underlying several areas of the Chino area have been identified as having varying potentials to yield fossils of importance. Vertebrate land mammal fossils have been discovered in parts of the Chino area, including the fossils of a mammoth, ground sloth, camel, bison, horse and deer.

No known paleontological resources or unique geologic features are present on the Project site. Notwithstanding, the San Bernardino County General Plan EIR states that unknown paleontological resources have the potential to exist on properties that have not been disturbed by prior development activities involving excavation. Accordingly, the project has the potential to result in significant adverse impacts to paleontological

resources that may exist beneath the ground surface on the project site during site excavation and/or grading activities that would occur on the property during project construction activities. To minimize the effects of this potential impact, Mitigation Measure GEO-1 is required.

Mitigation Measure GEO-1: Treatment of Previously Unidentified Paleontological Resources. Prior to the issuance of a grading permit, the following note shall be included on the grading plans:

**"*If previously unidentified paleontological resources are unearthed during construction activities, construction work in the immediate area of the find shall be halted and directed away from the discovery until a qualified Paleontologist assesses the significance of the resource. The County of San Bernardino Land Use Services Department shall make the necessary plans for treatment of the find(s) and for the evaluation and mitigation of impacts if the finds are found to be historically significant according to CEQA (CEQA Guidelines Section 15064.5 (a)). The plan shall include, but not be limited to:*

1. Preparation of recovered specimens to a point of identification and permanent preservation including washing of sediments to recover small invertebrates and vertebrates.

2. Identification and curation of specimens into an established, accredited museum repository with permanent retrievable paleontologic storage. The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impact to significant paleontological resources is not complete until such curation into an established repository has been fully completed and documented.

***3. Preparation of a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the County Land Use Services Department-Current Planning along with confirmation of the curation of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontological resources*.**"

With implementation of Mitigation Measure GEO-1, impacts are less than significant.

Less Than Significant Impact With Mitigation Incorporated

Issues	*Potentially Significant Impact*	*Less than Significant*	*Less than Significant*	*No Impact*

			with Mitigation Incorporated		
VIII.	**GREENHOUSE GAS EMISSIONS –** Would the project:				
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b)	Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

SUBSTANTIATION: *San Bernardino County General Plan, 2007; Submitted Project Materials, Source: Air Quality and Greenhouse Analysis, Appendix A.*

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

In December September 2011, the County of San Bernardino adopted the "*Greenhouse Gas Emissions Reduction Plan*" ("GHG Plan"). The purpose of the GHG Plan is to reduce the County's internal and external GHG emissions by 15 percent below current (2011) levels by year 2020 in consistency with State climate change goals pursuant to AB32. The GHG Plan has been designed in accordance with Section 15183.5 of the State CEQA Guidelines which provides for streamline review of climate change issues related to development projects when found consistent with an applicable greenhouse gas emissions reduction plan.

Section 5.6 of the GHG Plan identifies the procedures for reviewing development projects for consistency with the GHG Plan. The GHG Plan includes a two-tiered development review procedure to determine if a project could result in a significant impact related greenhouse gas emissions or otherwise comply with the GHG Plan pursuant to Section 15183.5 of the State CEQA Guidelines. The initial screening procedure is to determine if a project will emit 3,000 metric tons of carbon dioxide equivalent ($MTCO_2E$) per year or more. Projects that do not exceed this threshold require no further climate change analysis but are required to implement mandatory reducing measures in the project's conditions of approval.

Projects exceeding this threshold must meet a minimum 31 percent emissions reduction in order to garner a less than significant determination. This can be met by either (1) achieving 100 points from a menu of mitigation options provided in the GHG Plan or (2) quantifying proposed reduction measures. Projects failing to meet the 31 percent reduction threshold would have a potentially significant impact related to climate change and greenhouse gas emissions.

A GHG emissions inventory was conducted for the project utilizing the California Emissions Estimator Model (CalEEMod) as shown in Table 11 below.

Table 11. Total Project Greenhouse Gas Emissions During Construction

Emission Source	GHG Emissions (metric tons per year)
Construction	
Site Preparation	57.26
Grading	53.20
Building Construction	259.95
Paving	17.21
Coating	4.11
Annual Construction Emissions (amortized over 30 years)	13.06
Sub-Total	**13.06**
Operations	
Mobile Source	604.59
Energy Source	315.55
Area Source	3.35
Water	55.65
Waste	50.48
Sub-Total	**1,029.62**
Total (All Sources)	**1,043.00**
Significance Threshold	**3,000**
Significant?	**NO**
Source: Air Quality and Greenhouse Gas Impact Analysis (Appendix A).	

As shown in Table 11 above, the project's GHG emissions are less than the initial screening threshold of 3,000 $MTCO_2E$ per year Projects that do not exceed this threshold require no further climate change analysis. However, Performance Standards pursuant to Appendix F of the County of San Bernardino *Greenhouse Gas Emissions Reduction Plan* will be included as Conditions of Approval for the project.

Less Than Significant Impact.

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

State Plan

The Climate Change Scoping Plan was first approved by the California Air Resources Board (CARB) in 2008 and must be updated every five years. The *First Update to the Climate Change Scoping Plan* was approved by CARB on May 22, 2014. The *Climate Change Scoping Plan* provides a framework for actions to reduce California's GHG emissions, and requires CARB and other state agencies to adopt regulations and other initiatives to reduce GHGs. As such, the *Climate Change Scoping Plan* is not directly applicable to the project in most instances. However, the project is not in conflict with the *Climate Change Scoping Plan* because its individual greenhouse gas emissions are below screening thresholds as noted in the response to Issue VIII(a) above and the project will implement such greenhouse reduction measures Water Efficient

Landscaping, Title 24 Energy Efficiency Requirements, and recycling and waste reduction requirements

Regional Plan

I The County of San Bernardino has adopted the "*Greenhouse Gas Emissions Reduction Plan*" ("GHG Plan"). The purpose of the GHG Plan is to reduce the County's internal and external GHG emissions by 15 percent below current (2011) levels by year 2020 in consistency with State climate change goals pursuant to AB32. The GHG Plan has been designed in accordance with Section 15183.5 of the State CEQA Guidelines which provides for streamline review of climate change issues related to development projects when found consistent with an applicable greenhouse gas emissions reduction plan.

Performance Standard pursuant to Appendix F of the County of San Bernardino *Greenhouse Gas Emissions Reduction Plan* will be included as conditions of approval for the project.

Based on the analysis above, the project will not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Impacts are less than significant.

Less Than Significant Impact.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
IX.	**HAZARDS AND HAZARDOUS MATERIALS –** Would the project:				
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
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?	☐	☐	☐	☒
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

SUBSTANTIATION:

San Bernardino County General Plan, 2007; Submitted Project Materials.

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

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

Construction Activities

Heavy equipment that would be used during construction of the project would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials that would be considered hazardous if improperly stored or handled. In addition, materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be located on the project site during construction. Improper use, storage, or transportation of hazardous materials could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. The potential for accidental releases and spills of hazardous materials during construction is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with future development that would be a reasonably consequence of the project than would occur on any other similar construction site.

Construction contractors are required to comply with all applicable federal, state, and local laws and regulations regarding hazardous materials, including but not limited requirements imposed by the Environmental Protection Agency, California Department of Toxic Substances Control, South Coast Air Quality Management District, and the Santa Ana Regional Water Quality Control Board. As such, impacts due to construction activities would not cause a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials

Operational Activities

During the operational phase of the project, hazardous or potentially hazardous materials would not be routinely handled, stored, or dispensed on the project site in substantial quantities. Cleaning and degreasing solvents, fertilizers, pesticides, and other materials used in the regular maintenance of buildings and landscaping would be utilized on-site. Some medicines and medical supplies would also be used on-site, of limited type and quantity.

These potentially hazardous materials, however, would not be of a type or occur in sufficient quantities to pose a significant hazard to the public and safety or the environment. Businesses are required by law to ensure employee safety by identifying hazardous materials in the workplace, providing safety information to workers that handle hazardous materials, and adequately training workers. The project would be required to comply with applicable federal, state, and local requirements related to the handling of hazardous materials. Thus, hazardous materials used during project operation would not pose any substantial public health risk or safety hazards. Therefore, long-term operational impacts are less than significant.

Less Than Significant Impact.

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

The project site is not located within one-quarter (0.25) mile of a mile from an existing or proposed school. The nearest schools are Chino Hills Kindercare located approximately 0.60 miles south of the project site and Doris Dickson Elementary School located approximately 0,75 miles east of the project site. In addition, as discussed in the responses to issues VII a-b above, the all hazardous or potentially hazardous materials would comply with all applicable federal, State, and local agencies and regulations with respect to hazardous materials.

No Impact.

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?***

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State and local agencies to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites pursuant to Government Code Section 65962.5.. Below are the data resources that provide information regarding the facilities or sites identified as meeting the "Cortese List" requirements.

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database.
- List of Leaking Underground Storage Tank Sites from the State Water Board's GeoTracker database.
- List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit (PDF).
- List of "active" CDO and CAO from Water Board (MS Excel, 1,453 KB).
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.

Based on a review of the Cortese List maintained by the California Environmental Protection Agency website at https://calepa.ca.gov/SiteCleanup/CorteseList/ on January 15, 2020, the project site is not identified on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

No Impact.

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?***

The project site is not located within an Airport Land Use Compatibility Plan or within 2 miles of a public use airport or private airstrip. The nearest airport is the Chino Airport located approximately 5 miles to the southeast of the project site. As such, the project would not result in safety hazard impacts to or from aircraft-related uses.

No Impact.

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

Access to the project site is proposed from Serenity Trail, which is an improved roadway that meets County standards. The project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction and long-term operation, the project would be required to maintain adequate emergency access for emergency vehicles from Serenity Trail and connecting roadways as required by the County and the City of Chino. Furthermore, the project would not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures. Because the project would not interfere with an adopted emergency response or evacuation plan, there is no impact.

No Impact.

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

The County has mapped areas that are susceptible to wild land fires within the Fire Hazard Overlay. The Fire Hazard Overlay is derived from areas designated in high fire hazard areas in the General Plan and locations derived from the California Department of Forestry, U.S. Forest Service, and the County Fire Department. According to the San Bernardino County Hazards Overlay Map (Chino FH27B), the project Site is not located within a Fire Safety Overlay District. There is no impact.

No Impact.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
X.	**HYDROLOGY AND WATER QUALITY -** Would the project:				
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
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:				
	i. result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
	ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;	☐	☐	☒	☐
	iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or	☐	☐	☒	☐
	iv. impede or redirect flood flows?	☐	☐	☐	☒
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

SUBSTANTIATION:

San Bernardino County General Plan, 2007; Submitted Project Materials, Preliminary Drainage Plan (Appendix E), Water Quality Management Plan (Appendix F), Feasibility of Onsite Sewage Disposal System (Appendix G).

a) ***Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?***

Waste Discharge Requirements

Waste Discharge Requirements (WDRs) are issued by the Santa Ana Regional Board under the provisions of the California Water Code, Division 7 "Water Quality," Article 4 "Waste Discharge Requirements." These requirements regulate the discharge of wastes which are not made to surface waters but which may impact the region's water quality by affecting underlying groundwater basins. Such WDRs are issued for Publically Owned Treatment Works' wastewater reclamation operations, discharges of wastes from industries, subsurface waste discharges such as septic systems, sanitary landfills, dairies and a variety of other activities which can affect water quality.

Water Quality Requirements

The Porter-Cologne Act defines water quality objectives (i.e. standards) as "…the limits or levels of water quality constituents or characteristics which are established for the reasonable protection of beneficial uses of water or the prevention of nuisance within a specific area" (§13050 (h)).

Construction Impacts

Construction of the project would involve clearing, grading, paving, utility installation, building construction, and the installation of landscaping, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction activities in the absence of any protective or avoidance measures.

Pursuant to the requirements of the Santa Ana Regional Water Quality Control Board and the County of San Bernardino, the project will be required to obtain a National Pollutant Discharge Elimination System Municipal Stormwater Permit for construction activities. The National Pollutant Discharge Elimination System permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area.

In addition, the project will be required to comply with the Santa Ana Regional Water Quality Control Board's *Basin Plan*. Compliance with the National Pollutant Discharge Elimination System permit and the *Basin Plan* involves the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) for construction-related activities, including grading. The SWPPP would specify the Best Management Practices that the project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the Project site.

Operational Impacts

Storm Water

Storm water pollutants commonly associated with the project include sediment/turbidity, nutrients, trash and debris, oxygen-demanding substances, organic compounds, bacteria and viruses, oil and grease, and pesticides.

Pursuant to the requirements of the County's National Pollutant Discharge Elimination System permit, a Water Quality Management Plan (WQMP) is required for managing the quality of storm water or urban runoff that flows from a developed site after construction is completed and the facilities or structures are occupied and/or operational. The WQMP prepared for the project indicates that the project will propose treatment of water quality flows using a Filterra proprietary system located and maintained on-site. The Filterra system uses catch basins and planted filter systems at the back of curb to accept and filter storm runoff form the paved and impervious areas on-site. Other areas of the project have been designed where possible to incorporated LID principles, including draining roof drainage to adjacent landscaping where possible and minimizing impervious areas through use of minimum sizes for hardscape (sidewalks and drive aisles). In addition, due to the potential Hydrologic Condition of Concern (HCOC) per California Water Quality Control Board, the proposed basin was designed as a detention basin to mitigate 2-year runoff from the subject site to address HCOC.

With implementation of mandatory requirements for a SWPPP and a WQMP, impacts are less than significant.

Septic System

In May 2017 the Santa Ana Regional Water Quality Control Board (RWQCB) approved the County's Local Agency Management Program (LAMP) as a response to the State Water Resources Control Board's adoption of the Onsite Wastewater Treatment Systems (OWTS) Policy. There are specific OWTS which are not included in the LAMP. These exceptions require individual discharge requirements, or a waiver of individual waste discharge requirements issued by the RWQCB. This Project will utilize an OWTS having a projected wastewater flow of over 10,000 gallons per day (GPD). As such it is not included within the LAMP and is required to be reviewed and permitted by the Santa Ana RWQCB.

The project will generate 13,000 gallons per day of wastewater and the proposed OWTS is designed to accommodate 25,177 gallons per day of wastewater. The OWTS is a compact and efficient recirculating packed-bed filter. It consists of sturdy, watertight fiberglass tanks that incorporate recirculation-blend and discharge tankage in a single module. Each complete, pre-manufactured unit also includes pumping systems, ventilation, and a lightweight, highly absorbent, engineered textile media that treats the wastewater to meet discharge requirements.

Less Than Significant Impact.

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

The Inland Empire Utilities Agency currently provides water service to the project area through the Monte Vista Water District (MVWD). The MVWD currently has 12 active groundwater wells with a combined capacity of approximately 28.2 million gallons per day (mgd). The MVWD's retail water distribution system is comprised of four pressure zones, 198 miles of pipelines, six reservoirs, seven booster stations, three hydrogenerators, and six emergency interconnections with neighboring water agencies.

The MVWD is dependent on four sources for its long-term water supply:

• Groundwater produced from the Chino Groundwater Basin, an adjudicated basin managed by the Chino Basin Watermaster;

• Imported State Water Project surface water received from the Metropolitan Water District of Southern California (MWD) through the Inland Empire Utilities Agency (IEUA) and the Water Facilities Authority (WFA);

• Entitlement water deliveries from San Antonio Water Company (SAWCO), including groundwater produced from local adjudicated groundwater basins and surface water produced from the San Antonio Creek Watershed; and,

• Recycled water from IEUA.

Based on the Monte Vista Water District – 2015 Urban Water Management Plan (updated June 2016), MVWD can expect its available supplies to significantly exceed anticipated demands over the 25-year planning period. As a result of these surplus supplies, MVWD should not experience any problems in meeting its demands during normal, single, or multiple dry-year periods over the next 25 years. As such, the project will not substantially decrease groundwater supplies.

Development of the project would increase impervious surface coverage on the site which would in turn reduce the amount of direct infiltration of runoff into the ground. This would have a less than significant impact on groundwater recharge basins that are managed for that purpose, since those recharge areas do not encompass the project site. As such, the project will not interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.

Based on the above analysis, impacts to groundwater supplies and recharge would be less than significant and no mitigation measures are required.

Less Than Significant Impact

ci) ***Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:***

i) Result in substantial erosion or siltation on- or off-site;

Development of the project site will create impervious surfaces and increase the amount of surface runoff. The project will propose treatment of water quality flows using a Filterra proprietary system located and maintained on-site. The Filterra system uses catch basins and planted filter systems at the back of curb to accept and filter storm runoff form the paved and impervious areas on-site. Other areas of the project have been designed where possible to incorporated LID principles, including draining roof drainage to adjacent landscaping where possible and minimizing impervious areas through use of minimum sizes for hardscape (sidewalks and drive aisles). Hydrologic Condition of Concern mitigation is provided by a single detention basin at the southeast corner of the project site. As such, the project will not result in substantial erosion or siltation on- or off-site.

Less than Significant Impact.

cii) ***ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite?***

Existing Condition

The existing site grades range from a maximum elevation of ±756 feet in the northwest region of the site to a minimum elevation of ±723 feet in the east of the site with less than 5.0% gradient. The runoff from the existing site flows from northwest to the east in a sheet flow condition. Runoff is then spilled into the eastern neighborhood and continued southeasterly to an existing concrete ditch on the southeast side of the neighborhood and discharge to Chino Avenue. There is run-on tributary flow for 1.9 acers that comes from the north side of the property.

Proposed Condition

The existing drainage patterns will be preserved in the proposed condition. Under the proposed condition, the site runoff will be directed to an on-site detention basin which is located in the southeast corner of the site and ultimately discharged to the existing storm drain system in Chino Avenue.

Due to the potential Hydrologic Condition of Concern (HCOC) per California Water Quality Control Board, the proposed basin was designed as a detention basin to mitigate 2-year runoff from the subject site to address HCOC. The basin also mitigates 100-year peak storm to address downstream capacity constraints. The 100-year runoff generated from the developed site will be less than the existing (undeveloped) runoff.

The above described on-site basin has been designed to mitigate the storm water runoff from the developed site to levels equivalent to the pre-developed storm event up to the 100-year peak event. to ensure that the project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite. Impacts are less than significant.

Less Than Significant Impact.

ciii) ***iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or***

The existing drainage patterns will be preserved in the proposed condition. Under the proposed condition, the site runoff will be directed to an on-site detention basin which is located in the southeast corner of the site and ultimately discharged to the existing storm drain system in Chino Avenue.

Due to the potential Hydrologic Condition of Concern (HCOC) per California Water Quality Control Board, the proposed basin was designed as a detention basin to mitigate 2-year runoff from the subject site to address HCOC. The basin also mitigates 100-year peak storm to address downstream capacity constraints. The 100-year runoff generated from the developed site will be less than the existing (undeveloped) runoff. The WQMP prepared for the project indicates that the project will propose treatment of water quality flows using a Filterra proprietary system located and maintained on-site. The Filterra system uses catch basins and planted filter systems at the back of curb to accept and filter storm runoff form the paved and impervious areas on-site. Other areas of the project have been designed where possible to incorporated LID principles, including draining roof drainage to adjacent landscaping where possible and minimizing impervious areas through use of minimum sizes for hardscape (sidewalks and drive aisles).As such, the project will not provide substantial additional sources of runoff.

Less Than Significant Impact.

civ) ***iv) Impede or redirect flood flows?***

The Project site is located within FEMA Zone X (per FEMA National Flood Hazard Map 0671C8615H) and is not subject to flooding. As such, the project will not Impede or redirect flood flows.

No Impact

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

The Project site is located within FEMA Zone X (per FEMA National Flood Hazard Map 0671C8615H) and is not subject to flooding.

According to the California Department of Conservation, California Official Tsunami Inundation Maps the site is not located within a tsunami inundation zone.

Seismic seiches are standing waves set up on rivers, reservoirs, ponds, and lakes when seismic waves from an earthquake pass through the area. The project site is not located in close proximity to a river, reservoir, pond, or lake and will not be at risk from seiche.

No Impact

e) ***Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?***

The existing drainage patterns will be preserved in the proposed condition. Under the proposed condition, the site runoff will be directed to an on-site detention basin which is located in the southeast corner of the site and ultimately discharged to the existing storm drain system in Chino Avenue.

Due to the potential Hydrologic Condition of Concern (HCOC) per California Water Quality Control Board, the proposed basin was designed as a detention basin to mitigate 2-year runoff from the subject site to address HCOC. The basin also mitigates 100-year peak storm to address downstream capacity constraints. The 100-year runoff generated from the developed site will be less than the existing (undeveloped) runoff. As such, the project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts are less than significant.

Less Than Significant Impact.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XI.	**LAND USE AND PLANNING** - Would the project:				
a)	Physically divide an established community?	☐	☐	☒	☐
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?	☐	☒	☐	☐

SUBSTANTIATION:

San Bernardino County General Plan, 2007; Submitted Project Materials.

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

An example of a project that has the potential to divide an established community includes the construction of a new freeway or highway through an established neighborhood. The project site is 3.16 acres in size and is located in a developed area. The site is bordered by single-family residential development to the north and east, Serenity Trail followed by vacant land with Chino Avenue further to the south, and Serenity Trail followed by SR-71 further to the west. The project site is at a lower elevation from the adjacent existing homes, As such, it is not part of existing neighborhood to the north and east. In addition, the project will have separate entrances and exits and will not be accessible from the existing roadway system in the neighborhood to the north and east.. As such, the project will not divide an established community and there are no impacts.

No Impact.

b) ***Would the project 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?***

Under current conditions, the project is inconsistent with the existing General Plan/ Land Use/Zoning Map which designates the site as RS-1 (Single Residential, 1 acre minimum lot size).The project is proposing a General Plan/ Land Use/Zoning Map Amendment from RS-1 (Single Residential, 1 acre minimum lot size) to CG (General Commercial).

An inconsistencywith the General Plan/ Land Use/Zoning Map would only be significant if they were to result in significant, adverse physical effects to the environment. As

disclosed in this Initial Study/Mitigated Negative Declaration, implementation of the proposed project would develop the subject property at a greater intensity than allowed under the existing General Plan/Zoning designations and FAR and would result in adverse effects to the environment. However, in all instances where adverse impacts have been identified, mitigation measures are provided to reduce each impact to less-than-significant levels. Therefore, because the project is processing a General Plan Land Use/Zoning Map amendment to modify the site's underlying land use regulations to be consistent with those proposed by the projectof the project would not result in significant impacts to the environment with the implementation of the mitigation measures identified throughout this Initial Study/Mitigated Negative Declaration.

Plans that are adopted to mitigate an environmental effect include, but are not limited to the South Coast Air Quality Management District's Air Quality Management Plan, the County of San Bernardino Greenhouse Gas Emissions Reduction Plan, and the Santa Ana Region Basin Plan. As demonstrated throughout this Initial Study/Mitigated Negative Declaration, the project would otherwise not conflict with any applicable goals, objectives, and policies of the County of San Bernardino General Plan or Development Code. Additionally, the project would not conflict with any applicable policy document, including the South Coast Air Quality Management District's Air Quality Management Plan, the County of San Bernardino Greenhouse Gas Emissions Reduction Plan, and the Santa Ana Region Basin Plan with implementation of the mitigation measures identified throughout this Initial Study/Mitigated Negative Declaration.

Less Than Significant Impact With Mitigation Measure AR-1 Incorporated.

<u>Mitigation Measure AIR-1: Limit Amount of Soil Import and Export.</u> Prior to the issuance of a grading permit, the following note shall be included on the grading plan:

"*Limit the amount of material imported or exported to the site to forty (40) truckloads per day or less during the site preparation and grading phase of construction*."

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XII.	**MINERAL RESOURCES** - Would the project:				
a)	Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?	☐	☐	☐	☒
b)	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

SUBSTANTIATION: *(Check ☐ if project is located within the Mineral Resource Zone Overlay):*

San Bernardino County General Plan, 2007; Submitted Project Materials.

a-b) ***a) Would the project result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?***

b) Would the project 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?

The project site is located within the Sphere of Influence of the City of Chino. The City of Chino lies within the Claremont-Upland Production-Consumption (P-C) Region. The entire Claremont-Upland P-C Region has been divided into Mineral Resources Zones (MRZ's) to aid in the classification of areas with mineral deposits. According to Figure OSC-3 of the City of Chino General Plan, the project site is located within MRZ-1 which consists of rocks unsuitable for commercial use, such as shale, siltstone, carbonates, and chlorite-schist, as well as fine-grained sedimentary deposits that are unsuitable for use as aggregate. In addition, the site has never been used for mineral resources extraction. Thus, implementation of the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the state.

No Impact.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XIII.	**NOISE** - Would the project result in:				
a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b)	Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
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?	☐	☐	☐	☒

SUBSTANTIATION: *(Check if the project is located in the Noise Hazard Overlay District ☐ or is subject to severe noise levels according to the General Plan Noise Element ☐):*

San Bernardino County General Plan, 2007; Submitted Project Materials, Noise Impact Study (Appendix H).

a) ***Would the project 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?***

Existing Ambient Noise Environment

Noise monitoring locations were selected based on the proximity to the location to adjacent roadway noise sources and sensitive receptors. The location of the short term measurements are as follows:

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•ST-1 was taken approximately 5 feet south of northern property line and 250 feet east of the westerly property line.

• ST-2 was taken approximately 15 feet west of eastern property line and approximately 260 feet north of the southern property line.

Noise measurement data indicates that traffic noise propagating from the nearby roadways is the main source of noise impacting the project site and surrounding land uses. Noise levels on-site range from 56.4 dBA Leq to 61.4 dBA Leq during daytime hours and 51.4 dBA Leq to 56.4 dBA Leq during nighttime hours. The existing ambient noise levels currently exceed the County's daytime and nighttime stationary noise source standards for residential uses.

Construction Noise

Noise generated by construction equipment will include a combination of trucks, power tools, concrete mixers, and portable generators that when combined can reach high levels. The number and mix of construction equipment is expected to occur in the following stages:

• Site Preparation;

• Grading;

• Building Construction;

• Paving; and

• Architectural Coating.

Table 12 below shows the typical noise levels generated by construction equipment.

Table 12. Typical Construction Noise Levels

Equipment Powered by Internal Combustion Engines	
Type	**Noise Levels (dBA) at 50 feet**
Earth Moving	
Compactors (Rollers)	73-76
Front Loaders	73-84
Backhoes	73-92
Tractors	75-95
Scrapers, Graders	78-92
Pavers	85-87
Trucks	81-94
Materials Handling	

Concrete Mixers	72-87
Concrete Pumps	81-83
Cranes (Movable)	72-86
Cranes (Derrick)	85-87
Stationary	
Pumps	68-71
Generators	71-83
Compressors	75-86
Impact Equipment	
Type	**Noise Levels (dBA) at 50 feet**
Pneumatic Wrenches	82-87
Jack Hammers, Rock Drills	80-99
Pile Drivers (Peak)	95-105
Other	
Type	**Noise Levels (dBA) at 50 feet**
Vibrators	68-82
Saws	71-82
Source: *Noise Impact Study (Appendix G).*	

Table 13 below shows the construction related noise levels generated by the project.

Phase	Equipment	Calculated Noise Level at 50 ft (dBA)		Combined Noise Level at 50 ft (dBA)	
		Lmax	Leq	Lmax	Leq
Site Preparation	Rubber Tired Dozers	81.7	80.7	88.3	87.3
	Tractors/Loaders/Backhoes	77.6	76.6		
Grading	Excavators	80.7	79.7		

	Graders	85.0	84.0	88.8	87.8
	Rubber Tired Dozers	81.7	80.7		
	Tractors/Loaders/Backhoes	77.6	76.6		
Building Construction	Cranes	80.6	75.6	101.5	97.5
	Forklifts	74.7	70.7		
	Generator Sets	80.6	80.6		
	Tractors/Loaders/Backhoes	77.6	76.6		
	Welders	74.0	73.0		
	Impact Pile Driver	101.3	97.3		
Paving	Cement and Mortar Mixers	78.8	77.8	93.5	90.0
	Pavers	77.2	77.2		
	Paving Equipment	89.5	85.5		
	Rollers	80.0	76.0		
	Tractors/Loaders/Backhoes	77.6	76.6		
Architectural Coating	Air Compressors	77.7	76.7	77.7	76.7

Source: *Noise Impact Study (Appendix H).*

Construction Noise Thresholds

The degree of construction noise will vary depending on the phase of construction and type of construction activity. The closest sensitive receptors to the project site are existing residential uses to the north and east.

Construction noise sources are regulated within San Bernardino County under Section 83.01.090 (G) of the Development Code, which states that temporary construction, maintenance, repair, or demolition activities between 7AM to 7PM, except Sundays and Federal Holidays are exempt from the County's noise regulations.

Regardless of the project's consistency with the Section 83.01.090 of the Development Code as described above, construction activities on the project site, especially those involving heavy equipment, would result in noise levels up to 101.5 dBA during construction as shown on Table 13 above, which would exceed the exterior noise level

for residential uses of 55 dBA CNEL. The following mitigation measure are required to reduce construction noise impacts to the maximum extent feasible.

Mitigation Measure NOI-1: Construction Noise. Prior to the issuance of a grading permit and building permit, the following note shall be placed on the grading plans and building plans.

"*a. During the project site excavation and grading, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with the manufactures standards.*

b. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.

c. The construction contractor shall limit all construction-related activities that would result in high noise levels between the hours of 7:00 a.m. and 6:00 p.m., Monday through Saturday excluding holidays.

d. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.

e. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings."

With implementation of Mitigation Measure NOI-1, impacts are less than significant.

Operational Noise (Stationary)

The stationary noise impacts associated with the proposed project would include condenser unit noise from the rooftop HVAC units, and loading/unloading, deliveries and trash truck activities from the rear service area.

Operational Noise Thresholds

Section 83.01.080 (c) of the Development Code establishes standards concerning acceptable noise levels for the residential land uses to the north and east of the project site as 55 dBA Leq between the hours of 7am and 10pm and 45 dBA Leq between the hours of 10pm and 7am. According to Section 83.01.080 (c) (2).

"*No person shall operate or cause to be operated a source of sound at a location or allow the creation of noise on property owned, leased, occupied, or otherwise controlled by the person, which causes the noise level, when measured on another property, either incorporated or unincorporated, to exceed any one of the following:*

(A) The noise standard for the receiving land use as specified in Subsection B (Noise-impacted areas), above, for a cumulative period of more than 30 minutes in any hour.

(B) The noise standard plus 5 dB (A) for a cumulative period of more than 15 minutes in any hour.

(C) The noise standard plus 10 dB (A) for a cumulative period of more than five minutes in any hour.

(D) The noise standard plus 15 dB (A) for a cumulative period of more than one minute in any hour.

(E) The noise standard plus 20 dB (A) for any period of time".

As noted above, the ambient noise levels in the project area already exceed these standards. According to Section 83.01.080 (e):

"*If the measured ambient level exceeds any of the first four noise limit categories in Subsection (d) (2), above, the allowable noise exposure standard shall be increased to reflect the ambient noise level. If the ambient noise level exceeds the fifth noise limit category in Subsection (d) (2), above, the maximum allowable noise level."*

HVAC Equipment Noise

The proposed project would have rooftop heating, ventilation, and air conditioning (HVAC) or condenser equipment. With the effects of distance divergence, noise generated by HVAC equipment would be reduced to approximately 47.9 dBA Leq at the closest residences. In order to ensure HVAC equipment noise levels do not adversely impact the adjacent residential properties, all roof mounted equipment should be located at least 100 feet from the nearest residential property line and located behind a 5-foot parapet wall per Mitigation Measure NOI-2 below.

Mitigation Measure NOI-2: Rooftop Equipment. Prior to the issuance of a building permit the following note shall be placed on the building plans.

"***Mitigation Measure NOI-2: Rooftop Equipment. Locate all rooftop mechanical equipment as far away from neighboring residential properties as possible, and not less than 100 feet from property line, and provide a 5-foot parapet wall along rooftop to shield equipment."***

With implementation of Mitigation Measure NOI-2, noise impacts would be less than significant at the noise sensitive land uses adjacent to the site.

Service Area and Trash Truck Noise

The project would have a truck delivery and trash pick-up service area located near the rear of the building, located approximately 60 feet from the north and east property line. During loading, unloading, and trash pick-up activities noise would be generated by the

trucks' engines, exhaust systems, breaking, backing up, dropping down ramps and moving materials or dumpsters.

Noise levels generated by loading area and trash truck activities would be below the County's daytime (55 dBA Leq) and nighttime (45 dBA Leq) exterior standard for the residential land uses as the project's noise level for loading activities is 36.5 dBA Leq. Furthermore, noise impacts associated with loading area and trash collection are considered short-term and infrequent occurrences. However, in order to reduce noise levels to the maximum extent feasible, Mitigation Measure NOI-3 is required.

Mitigation Measure NOI-3: Perimeter Wall. Prior to the issuance of a building permit the following note shall be placed on the building plans.

"Mitigation Measure NOI-3: Perimeter Wall. Install 6-foot masonry block sound wall along parcel boundary as measured from the highest adjacent grade."

With implementation of Mitigation Measure NOI-3, noise impacts would be reduced to the maximum extent feasible and impacts are less than significant.

Combined Noise Levels

The combined noise level calculation includes the existing ambient noise level plus all stationary noise sources associated with the project. When combining the existing ambient noise level to the stationary noise levels, the project would result in a 57.0 dBA Leq level during daytime and 53.1 dBA Leq level during nighttime at the residential land uses near the northern property line. The combined ambient and stationary noise levels at residential and uses near the eastern property line would be 61.6 dBA Leq during daytime hours and 57.0 dBA LEQ during nighttime hours. However, in order to reduce noise levels to the maximum extent feasible, Mitigation Measures NOI-4 is required (in addition to Mitigation Measures NOI-1 through NOI-3 above).

Mitigation Measure NOI-4: Memory Garden Wall. Prior to the issuance of a building permit the following note shall be placed on the building plans.

"Mitigation Measure NOI-4: Memory Garden Wall. Install 6-foot masonry block sound wall around memory care garden."

With implementation of Mitigation Measures NOI-1 through NOI-4, impacts are less than significant.

Traffic Noise

Existing Plus Project Conditions

The project is anticipated to have minimal impact to the existing traffic noise levels. Noise levels are expected to increase by approximately 2.8 dBA CNEL along Serenity Trail and 0.1 dBA CNEL along Chino Avenue. Typically, the human ear can barely perceive the change in noise level of 3 dB, and therefore, the minor increase in noise is considered

less than significant. Furthermore, noise levels along Serenity Trail will remain below the acceptable limits for residential and institutional uses. Impacts are less than significant.

Opening Year Conditions

Noise levels are expected to increase by approximately 2.8 dBA CNEL along Serenity Trail and 0.1 dBA CNEL along Chino Avenue, as a result of the project. Typically, the human ear can barely perceive the change in noise level of 3 dB, and therefore, the minor increase in noise is considered less than significant. Furthermore, noise levels along Serenity Trail will remain below the acceptable limits for residential and institutional uses. The project is anticipated to have a less than significant impact to the Opening Year traffic noise levels. Impacts are less than significant.

Year 2040 Conditions

Noise levels are expected to increase by approximately 2.8 dBA CNEL along Serenity Trail and 0.0 dBA CNEL along Chino Avenue, as a result of the project. Typically, the human ear can barely perceive the change in noise level of 3 dB, and therefore, the minor increase in noise is considered less than significant. Furthermore, noise levels along Serenity Trail will remain below the acceptable limits for residential and institutional uses. Impacts are less than significant.

Less Than Significant Impact With Mitigation Incorporated

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b) ***Would the project generation of excessive groundborne vibration or groundborne noise levels?***

Construction Vibration

Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures and soil type. It is expected that ground-borne vibration from construction activities most likely to cause vibration impacts are:

Heavy Construction Equipment: Although all heavy mobile construction equipment has the potential of causing at least some perceptible vibration while operating close to buildings, the vibration is usually short-term and is not of sufficient magnitude to cause building damage.

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.

Section 83.01.090 of the Development Code states:

"*No ground vibration shall be allowed that can be felt without the aid of instruments at or beyond the lot line, nor shall any vibration be allowed which produces a particle velocity greater than or equal to two-tenths (0.2) inches per second measured at or beyond the lot line."*

The vibratory impact from the site is estimated to be 0.141 PPV (in/sec) at the nearest sensitive receiver. Therefore, the project will not result in a generation of excessive groundborne vibration or groundborne noise levels. Impacts are less than significant.

Operational Vibration

Typically, groundborne vibration sources that could potentially affect nearby properties are from rail roads and trucks traveling at higher speeds on freeways and highways. The project does not have rail access nor is it a major transportation facility or roadway. Therefore, the operational impacts associated with ground-borne vibration would be less than significant at nearby sensitive uses

Less Than Significant Impact.

c) ***Is the 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?***

The project site is not located within an Airport Land Use Plan or within 2 miles of a public use airport or private airstrip. The nearest airport is the Chino Airport located approximately 5 miles to the southeast of the project site. As such, the project would not expose people residing or working in the project area to excessive noise levels. There is no impact.

No Impact

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XIV.	**POPULATION AND HOUSING** - Would the project:				
a)	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b)	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

SUBSTANTIATION:

San Bernardino County General Plan, 2007; Submitted Project Materials.

a) ***Would the project 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)?***

Based on data form the U.S. Census Bureau (US Census 2019), under the current land use designation of RS-1, the project site would yield a population of 10 persons (3 dwelling units x 3.31 persons per household = 9.93 persons). If the request to amend the General Plan/ Land Use/Zoning Map from RS-1 (Single Residential, 1 acre minimum) to CG (General Commercial) is approved, the project would provide 109 units (79 assisted living units and 30 memory care units). The project would generate approximately 156 residences (assuming 65% of the assisted living units are occupied by 2 persons), representing an approximately 0.03% increase in the estimated population used in the 2016 RTP/SCS.

Typically, a population increase would be considered a significant impact pursuant to CEQA if it directly or indirectly affects the ability of agencies to provide needed public services and requires the unplanned construction of public facilities and utilities. The project is an in-fill development site, which does not require the unplanned extension of utilities or infrastructure to serve the project.

In addition, the analysis in Section XV, *Public Services*, of this Initial Study/Mitigated Negative Declaration demonstrates that the impacts on public services are less than significant so the public service provider's ability to provide services will not be reduced. Based on the above analysis, impacts are less than significant.

Less than Significant Impact

b) ***Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?***

The Project site is currently vacant and would not displace substantial numbers of existing people or existing housing units, or require the construction of replacement housing, as no housing units exist on the site.

No Impact.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XV.	**PUBLIC SERVICES**				
a)	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	Fire Protection?	☐	☐	☒	☐
	Police Protection?	☐	☐	☒	☐
	Schools?	☐	☐	☒	☐
	Parks?	☐	☐	☒	☐
	Other Public Facilities?	☐	☐	☒	☐

SUBSTANTIATION:

San Bernardino County General Plan, 2007; Submitted Project Materials.

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

Fire Protection

The Chino Valley Independent Fire District provides contracted fire services to the Cities of Chino and Chino Hills, and the surrounding unincorporated areas of San Bernardino County. Station #66 is located at 13707 Peyton Drive in Chino Hills approximately 1.2 miles from the project site. The station is an 8,300-square-foot facility that houses one paramedic engine company staffed with three personnel and a paramedic squad staffed with two personnel.

The station also houses a reserve ladder truck and a reserve engine (chinovalleyfire.org 2019). According to the Chino Valley Independent Fire District Master Plan-2012 (chinovalleyfire.org 2019), the response goal of the District is to provide a response time of five minutes 90 percent of the time to moderate risk structural fires and core life threatening emergencies. Given the close proximity of Station #66, the project would not increase demands such that a new or physically altered fire station would be required to meet the goal of provide a response time of five minutes 90 percent of the time.

Development of the project would impact fire protection services by placing an additional demand on existing fire protection resources. The project would be conditioned by the Fire Department to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes. Although the project would increase the demand for fire protection services, it is not anticipated that it would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities as the Fire Department has reviewed the project and will provide fire protection services from existing facilities.

Based on the above analysis, impacts related to fire protection are less than significant.

Police Protection

The San Bernardino County Sheriff through the Chino Hills Police Department currently provides public safety services to the project site. The project area is currently routinely patrolled. The Sheriff's Department has indicated that it can provide police protection services to the project site from existing facilities so the provision of new or physically altered sheriff facilities (e.g. substation) is not required to continue to patrol the area. Impacts are less than significant.

Schools

The project would establish assisted living and memory care facilities for senior citizens. As such, future residents would not be of school age or have children living with them. Therefore, the proposed project would not contribute to a substantial increase in the school-aged child population, necessitating either construction or expansion of local school district facilities. Thus, no impacts would occur.

Parks

Based on data form the U.S. Census Bureau (US Census 2019), under the current land use designation of RS-1, the project site would yield a population of 10 persons (3 dwelling units x 3.31 persons per household = 9.93 persons). If the request to amend the General Plan/ Land Use/Zoning Map from RS-1 (Single Residential, 1 acre minimum) to CG (General Commercial) is approved, the project would provide 109 units (79 assisted living units and 30 memory care units). The project would generate approximately 156 residences (assuming 65% of the assisted living units are occupied by 2 persons), representing an approximately 0.03% increase in the estimated population used in the 2016 RTP/SCS. As such, the project would not contribute to a substantial increase in the overall population necessitating either construction or expansion of a parks facility. Impacts are less than significant.

Other Public Facilities

The project would not contribute to a substantial increase in the overall population, necessitating either construction or expansion of a hospital, community based clinic, or other health services facility or program. Additionally, as an assisted living facility, many of the resident's medical needs would be met through on-site services. With regard to libraries, the project contains a library and computer room which will reduce the residents need to use a public library. Impacts are less than significant.

Less than Significant Impact.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XVI.	**RECREATION**				
a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated?	☐	☐	☒	☐
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

SUBSTANTIATION:

San Bernardino County General Plan, 2007; Submitted Project Materials.

a) ***Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated?***

Heritage Park is located approximately 1 mile east of the Project. Based on data form the U.S. Census Bureau (US Census 2019), under the current land use designation of RS-1, the project site would yield a population of 10 persons (3 dwelling units x 3.31 persons per household = 9.93 persons). If the request to amend the General Plan/ Land Use/Zoning Map from RS-1 (Single Residential, 1 acre minimum) to CG (General Commercial) is approved, the project would provide 109 units (79 assisted living units and 30 memory care units). The project would generate approximately 156 residences (assuming 65% of the assisted living units are occupied by 2 persons), representing an approximately 0.03% increase in the estimated population used in the 2016 RTP/SCS. As such, the project would not result in a substantial increase in the overall population, necessitating either construction or expansion of a parks or recreational facilities. Because the project is a senior living assisted facility with on-site recreational amenities and that Heritage Park, the project would not result in a substantial increase in the use of existing neighborhood and regional parks. Therefore, impacts to the use of existing neighborhood and regional parks would be less than significant.

Less than Significant Impact.

b) ***Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?***

The project would include courtyards and other outdoor areas for the exclusive use of future residents. All of the proposed facilities would be included within the project development footprint and have been sufficiently analyzed within this Initial Study/Mitigated Negative Declaration. In addition, Heritage Park is located approximately 1 mile east of the Project site, so no additional parks will be needed to serve the project area

Less than Significant Impact.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XVII.	**TRANSPORTATION** – Would the project:				
a)	Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b)	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?	☐	☐	☒	☐
c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d)	Result in inadequate emergency access?	☐	☐	☒	☐

SUBSTANTIATION:

San Bernardino County General Plan, 2007; Summerland Senior Living – Vehicle Miles Traveled (VMT) Evaluation (Appendix I).

a) ***Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?***

Motor Vehicle Analysis

The project is proposing to construct a new three-story senior living facility with 109 units (79 assisted living units and 30 memory care units). The project's vehicle trip generation forecast is based upon trip generation rates obtained from the Institute of Transportation Engineers (ITE), *Trip Generation Manual, 10th Edition, 2017*. Trip generation rates were determined for daily trips and morning/evening peak hour trips for the proposed land use. The number of trips forecast to be generated by the proposed project is determined by multiplying the trip generation rates by the land use quantity.

The project is forecast to generate 26 trips in the a.m. peak hour, 36 trips in the p.m. peak hour, and 359 daily trips. The project is forecast to generate 37 peak hour and 404 daily trips on Saturday, and 39 peak hour and 435 daily trips on Sunday.

According to the County of San Bernardino Traffic Impact Study Guidelines (April 2014), the requirement to prepare a traffic impact study is based upon, but not limited to, one or more of the following criteria:

- If a project generates 100 or more trips without consideration of pass-by trips during any peak hour.
- If the project is located within 300 feet of the intersection of two streets designated as Collector or higher in the County's General Plan or the Department's Master Plan, or (an) impacted intersection as determined by the Traffic Division.
- The project creates safety or operational concerns.

If a project generates less than 100 trips without consideration of pass-by trips during any peak hour, a focused study may still be required if there are special concerns.

The project is forecast to generate 26 trips in the a.m. peak hour 36 trips in the p.m. peak hour. Because the project is forecast to generate fewer than 100 peak hour trips and it is not located within 300 feet of an intersection of two streets designated as Collector or higher. (Chino Avenue is classifies as a Major Arterial but it does not intersect with another street classifies as a Collector or higher within 300 feet of the project site) Roadway improvements will be constructed to the satisfaction of the Public Works Department, there are no apparent safety or operational concerns with implementation of the project. Therefore, the project was not required to prepare a traffic impact study. Based on the low volume of traffic trips, it is not anticipated that the project would impact the performance of the circulation system related to motor vehicles.

Transit Service Analysis

Omnitrans, a public transit agency serves the project area. Omnitrans provides bus service through Route 365 in the area but the route does not pass along Serenity Trail adjacent to the project site andthe project is not proposing to construct any improvements that would interfere with any future bus service along Serenity Trail.

Bicycle & Pedestrian Facilities Analysis

The project is proposing to construct a drive approach and install landscaping/fences/walls along Serenity Trail and construct a sidewalk along the entire frontage to the south and then to connect to Chino Avenue. Pedestrian access will be facilitated with the construction of these improvements. In addition, bicycle parking will be provided on the project site. Therefore, the project will not conflict with an applicable plan, ordinance or policy applying to non-motorized travel. Impacts are less than significant.

Less Than Significant Impact.

b) ***Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?***

CEQA Guidelines Section 15064.3 (b) describes specific considerations for evaluating a project's transportation impacts. Generally, vehicle miles traveled (VMT) is the most appropriate measure of transportation impacts. For purposes of this section, "vehicle miles traveled" refers to the amount and distance of automobile travel attributable to a project. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact.

The project is forecast to generate 26 trips in the a.m. peak hour, 36 trips in the p.m. peak hour, and 359 daily trips. The project is forecast to generate 37 peak hour and 404 daily trips on Saturday, and 39 peak hour and 435 daily trips on Sunday.

The County of San Bernardino *Transportation Impact Study Guidelines (July 9, 2019)* requires a Transportation Impact Study (TIS) if a project generates 100 or more trips without consideration of pass-by trips during any peak hour. Since the trip generation of the project is less than 100 trips during any peak hour, a TIS was not required.

VMT Analysis

The VMT analysis was evaluated consistent with the County Guidelines and include VMT thresholds which state that a project should be considered to have a significant impact if the project VMT per person/employee is greater than 4% below the existing VMT per person/employee for the unincorporated County. In addition, the San Bernardino County Transportation Analysis Model (SBTAM) was used to calculate the VMT for the project and County of San Bernardino.

Table 13 shows the home-based-work VMT for the County of San Bernardino, as well as the home-based-work VMT for the project.

Table 13. VMT Calculations from SBTAM

Trip Generator	Total Homebased/Work VMT (miles)	Total Employees	VMT per Employee
Project	774	35	22.1
County of San Bernardino	5,154,554	212,001	24.3

As shown in Table 13, the per employee VMT (VMT per capita) for the County of San Bernardino is 24.3 miles per day. Based on the County threshold, the project will have a significant impact if the per capita VMT is greater than 23.3 miles per day (4% below). The project VMT is 22.1 miles per day, which is less than the 4% threshold of 23.3 miles per day. Therefore, the project will have a less than significant impact under the County of San Bernardino VMT thresholds.

	Less Than Significant Impact.
c)	***Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*** The project is proposing to construct a drive approach and install landscaping/fences/walls along Serenity Trail and construct a sidewalk along the entire frontage to the south and then to connect to Chino Avenue. The construction of the drive approach is required to meet County Standards. The project is proposing to construct a new three-story senior living facility with 109 units (79 assisted living units and 30 memory care units) with a semi subterranean parking garage. Since the surrounding area is developed with residential uses, the project will not increase hazards due to introducing incompatible uses (e.g., farm equipment) to the area. **Less Than Significant Impact**
d)	***Would the project result in inadequate emergency access?*** The project will not result in inadequate emergency access, because the project will provide two (2) driveway approaches along Serenity Trail per County standards. The required off-site improvements to will improve access to the site and allow for improved emergency access to the site. **Less Than Significant Impact.**

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XVIII. TRIBAL CULTURAL RESOURCES				
a) 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:				
i) 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	☐	☐	☐	☒
ii) 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 © of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision © of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☒	☐	☐

SUBSTANTIATION:

San Bernardino County General Plan, 2007; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Submitted Project Materials, Cultural Resources Assessment (Appendix C).

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ai) ***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: 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)?***

Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. Damaging or demolition of historic resources is typically considered to be a significant impact. Impacts to historic resources can occur through direct impacts, such as destruction or removal, and indirect impacts, such as a change in the setting of a historic resource.

CEQA Guidelines §15064.5(a) clarifies that historical resources include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.

2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements [of] section 5024.1(g) of the Public Resources Code.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

On February 11, 2016, the South Central Coastal Information Center (SCCIC) at California State University, Fullerton conducted a record search of previously documented cultural resources and cultural resource surveys and studies conducted on the property and within half mile radius of the subject property. No historical resources pursuant to §15064.5 have been previously recorded within the project site. The project site was also examined for the presence of any cultural resources, including prehistoric or historic archaeological sites or historic buildings. No historical resources pursuant to §15064.5 were discovered.

As such, there will be no impact with respect to historical resources as a result of the project and no mitigation measures are required.

No Impact.

aii) ***Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision © of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision © of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?***

Tribal Cultural Resources are either of the following:

(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

(A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.

(B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

(2) 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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

Senate Bill (SB) B18

Because the project involves a General Plan Amendment, the requirements of SB 18 apply. SB18 requires local agencies to consult with tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process, thereby providing tribes an opportunity to participate in local land use decisions at an early planning stage. SB 18 notification was initiated for this project as required by SB18.

Assembly Bill (AB) B52

AB 52 also created a process for consultation with California Native American Tribes in the CEQA process. Tribal Governments can request consultation with a lead agency and give input into potential impacts to tribal cultural resources before the agency decides what kind of environmental assessment is appropriate for a proposed project.

Results of Consultation

As a result of the AB52 and SB18 consultation process, the Gabrieleño Band of Mission Indians-Kizh Nation indicated that there is a possibility that Tribal Cultural Resources may be encountered. The following mitigation measure is required.

Mitigation Measure TCR-1: Tribal Cultural Resources.

Retain a Native American Monitor/Consultant:

Prior to the issuance of a grading permit, the Project Applicant shall be required to agree to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including

construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.

Unanticipated Discovery of Tribal Cultural and Archaeological Resources:

Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and

Public Resources Code Sections 21083.2(b) for unique archaeological resources:

Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.

Unanticipated Discovery of Human Remains and Associated Funerary Objects:

Native American human remains are defined in PRC 5097.98 (d) (1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are

those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.

Resource Assessment & Continuation of Work Protocol:

Upon discovery, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner.
Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).

Kizh-Gabrieleno Procedures for burials and funerary remains:

If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the following treatment measures shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.

Treatment Measures:

Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure

completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.

Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

Professional Standards: Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

Less Than Significant Impact With Mitigation Incorporated

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
XIX.	**UTILITIES AND SERVICE SYSTEMS -** Would the project:				
a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☒	☐	☐
b)	Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

SUBSTANTIATION:

County of San Bernardino General Plan 2007; Submitted Project Materials.

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

The Project would require the relocation or construction of the following facilities:

<u>Water</u>

The project will construct an 8-inch water line that will connect to an existing water line located at the intersection of Serenity Drive and Hillview Drive South and to an existing water line located on Serenity Trail to the east of the project site.

Wastewater Treatment

The project proposes the use an on-site wastewater treatment system (OWTS) for wastewater treatment. The OWTS is a compact and efficient recirculating packed-bed filter. It consists of sturdy, watertight fiberglass tanks that incorporate recirculation-blend and discharge tankage in a single module. Each complete, pre-manufactured unit also includes pumping systems, ventilation, and a lightweight, highly absorbent, engineered textile media that treats the wastewater to meet discharge requirements.

Storm Drainage

The site runoff will be directed to an on-site detention basin which is located in the southeast corner of the site. Runoff from the north and east driveways, roofs, and the center court yard will be collected by catch basins #1 (CB#1) and directed to the proposed on-site detention basin through storm drain Line A. Runoff from the south side planter areas and building roofs will be collected by CB#2, #3, and #4 and drain to the proposed on-site detention basin through storm drain Line B. The overflow after detention in the basin will be discharged to a proposed 24" storm drain Line D and conveyed to an existing 36" storm drain in the Chino Avenue, The offsite run-on from the development to the north of the project site will enter the proposed concrete v-ditch along the north and east property line and conveyed to storm drain Line D.

Electric Power

The project will connect to the existing Southern California Edison electrical distribution facilities available near the project site.

Natural Gas

The project will connect to the existing Southern California Gas natural gas distribution facilities near the project site.

Conclusions

The installation of the above-described facilities as proposed by the project would result in physical impacts to the surface and subsurface of the project site. These impacts are considered to be part of the project's construction phase and are evaluated throughout this Initial Study/Mitigated Negative Declaration. In instances where significant impacts have been identified, Mitigation Measures have been required to reduce impacts to less-than-significant levels. Accordingly, additional measures beyond those identified throughout this Initial Study/Mitigated Negative Declaration would not be required.

Less Than Significant Impact With Mitigation Measures AR-1, CR-1, GEO-1, NOI-1 through NOI-4, and TCR-1 Incorporated

b) ***Would the project a have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?***

The Inland Empire Utilities Agency currently provides water service to the project area through the Monte Vista Water District (MVWD). The MVWD currently has 12 active groundwater wells with a combined capacity of approximately 28.2 million gallons per day (mgd). The MVWD's retail water distribution system is comprised of four pressure zones, 198 miles of pipelines, six reservoirs, seven booster stations, three hydrogenerators, and six emergency interconnections with neighboring water agencies.

The MVWD is dependent on four sources for its long-term water supply:

• Groundwater produced from the Chino Groundwater Basin, an adjudicated basin managed by the Chino Basin Watermaster;

• Imported State Water Project surface water received from the Metropolitan Water District of Southern California (MWD) through the Inland Empire Utilities Agency (IEUA) and the Water Facilities Authority (WFA);

• Entitlement water deliveries from San Antonio Water Company (SAWCO), including groundwater produced from local adjudicated groundwater basins and surface water produced from the San Antonio Creek Watershed; and,

• Recycled water from IEUA.

Water use for the project was estimated by using The California Emissions Estimator Model (CalEEMod). The model can be used to estimate water usage for analysis in CEQA documents. The Project is estimated to have a water demand of 11.67 million gallons per year (or 31,972 gallons per day).

Based on the Monte Vista Water District – 2015 Urban Water Management Plan (updated June 2016), MVWD can expect its available supplies to significantly exceed anticipated demands over the 25-year planning period. As a result of these surplus supplies, MVWD should not experience any problems in meeting its demands during normal, single, or multiple dry-year periods over the next 25 years. As such, the project will have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years.

Less Than Significant Impact.

c) ***Would the project 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?***

Wastewater is proposed to be treated by an on-site wastewater treatment system (OWTS). The project will generate 13,000 gallons per day of wastewater and the OWTS

is designed to accommodate 25,177 gallons per day of wastewater. The OWTS is designed to meet the requirements of the Santa Ana Regional Water Quality Control Board. Therefore, the project will not 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.

No Impact.

d) ***Would the project 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?***

Construction Waste

Waste generated during the construction phase of the project would primarily consist of discarded materials from the construction of streets, common areas, infrastructure installation, and other project-related construction activities. The California Green Building Standards Code ("CALGreen'), requires all newly constructed buildings to prepare a Waste Management Plan and divert construction waste through recycling and source reduction methods. The County of San Bernardino, Department of Public Works, Solid Waste Management Division reviews and approves all new construction projects required to submit a Waste Management Plan. Mandatory compliance with CALGreen solid waste requirements will ensure that construction waste impacts are less than significant.

Operational Waste

Waste generated during the operation of the project is estimated to be 100.38 tons per year based on the California Emissions Estimator Model (CalEEMod) which is a statewide land use emissions computer model which can be used to estimate solid waste generation rates for various types of land uses for analysis in CEQA documents.

Solid waste generated in the project area is generally transported to the transported to the El Sobrante Landfill, located in the City of Corona. According to the Cal Recycle Facility/Site Summary Details website accessed on September 1, 2019, the El Sobrante Landfill has a remaining capacity of 143,977,170 cy and is not anticipated to reach capacity until 2051. As such, the project will not 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.

Less Than Significant Impact.

e) ***Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?***

The California Integrated Waste Management Act established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the Act established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the San Bernardino County Board of Supervisors adopted the *County of San Bernardino Countywide Integrated Waste Management Plan* which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of California Integrated Waste Management Act and its diversion mandates.

The project operator(s) will be required to coordinate with the waste hauler to develop collection of recyclable materials for the Project on a common schedule as set forth in applicable local, regional, and State programs. Recyclable materials that would be recycled by the commercial facility include paper products, glass, aluminum, and plastic.

Additionally, the project's waste hauler would be required to comply with all applicable local, State, and Federal solid waste disposal standards, thereby ensuring that the solid waste stream to the landfills that serve the facility are reduced in accordance with existing regulations.

No Impact.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XX.	**WILDFIRE:** If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒
SUBSTANTIATION: Add justification (FRAP Maps)					
County of San Bernardino General Plan 2007; Submitted Project Materials.					

a-d)

a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

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

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

d) ***Would the project 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?

A wildfire is a nonstructural fire that occurs in vegetative fuels, excluding prescribed fire. Wildfires can occur in undeveloped areas and spread to urban areas where the landscape and structures are not designed and maintained to be ignition resistant. A wildland-urban interface is an area where urban development is located in proximity to open space or "wildland" areas. The potential for wildland fires represents a hazard where development is adjacent to open space or within close proximity to wildland fuels or designated fire severity zones. Steep hillsides and varied topography within portions of the City also contribute to the risk of wildland fires. Fires that occur in wildland-urban interface areas may affect natural resources as well as life and property. The California Department of Forestry and Fire Protection (Cal Fire) has mapped areas of significant fire hazards in the state through its Fire and Resources Assessment Program (FRAP). These maps place areas of the state into different fire hazard severity zones (FHSZ) based on a hazard scoring system using subjective criteria for fuels, fire history, terrain influences, housing density, and occurrence of severe fire weather where urban conflagration could result in catastrophic losses. As part of this mapping system, land where Cal Fire is responsible for wildland fire protection and generally located in unincorporated areas is classified as a State Responsibility Area (SRA). Where local fire protection agencies, such as Chino Valley Fire Authority (CVFD), are responsible for wildfire protection, the land is classified as a Local Responsibility Area (LRA). Cal Fire does not currently identifies the project site as an SRA.

In addition, the County has mapped areas that are susceptible to wild land fires within the Fire Hazard Overlay. The Fire Hazard Overlay is derived from areas designated in high fire hazard areas in the General Plan and locations derived from the California Department of Forestry, U.S. Forest Service, and the County Fire Department. According to Hazard Map FH28B, the Project site is not located within in or near lands classified as very high fire hazard severity zones.

No Impact.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XXI.	**MANDATORY FINDINGS OF SIGNIFICANCE:**				
a)	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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?	☐	☒	☐	☐
b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐
c)	Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

a) ***Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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?***

In instances where significant impacts have been identified, Mitigation Measures GEO-1 and TCR-1 are required to reduce impacts to less than significant levels. Therefore, Project does not have impacts which would have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

Less Than Significant Impact With Mitigation Incorporated.

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

The Proposed Project would result in potentially significant project-specific impacts to air quality, cultural resources, paleontological resources, noise, and tribal cultural resources, In instances where these impacts have been identified, Mitigation Measures AR-1, CR-1, GEO-1, NOI-1 through NOI-4, and TCR-1 are required to reduce impacts to less than significant levels. In addition, future development in the surrounding area may impact these resources as well. However, implementation of the mitigation measures outlined in this document, and other CEQA documents for development projects in the area, will help reduce potential impacts to less than significant levels or to the maximum extent feasible. Therefore, Project does not have impacts that are cumulatively considerable.

Less Than Significant Impact With Mitigation Incorporated.

c) ***Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?***

In instances where impacts have been identified, Mitigation Measures NOI-1 through NOI-4 are required to reduce impacts to less than significant levels. Therefore, Project does not have impacts which will cause substantial adverse effects on human beings, either directly or indirectly

Less Than Significant Impact With Mitigation Incorporated.

XVIII MITGATION MEASURES.

(Any mitigation measures which are not 'self-monitoring' shall have a Mitigation Monitoring and Reporting Program prepared and adopted at the time of project approval)

Mitigation Measure AIR-1: Limit Amount of Soil Import and Export. Prior to the issuance of a grading permit, the following note shall be included on the grading plan:

"*Limit the amount of material imported or exported to the site to forty (40) truckloads per day or less during the site preparation and grading phase of construction*."

Mitigation Measure CR-1: Inadvertent Discoveries. Prior to the issuance of a grading permit, the following note shall be included on the grading plan:

**"1*. In the event that pre-contact cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting the Secretary of the Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during the assessment period.*

2. If significant pre-contact resources, as defined by CEQA (as amended 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

3. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050

Mitigation Measure GEO-1: Treatment of Previously Unidentified Paleontological Resources. Prior to the issuance of a grading permit, the following note shall be included on the grading plans:

**"*If previously unidentified paleontological resources are unearthed during construction activities, construction work in the immediate area of the find shall be halted and directed away from the discovery until a qualified Paleontologist assesses the significance of the resource. The County of San Bernardino Land Use Services Department shall make the necessary plans for treatment of the find(s) and for the evaluation and mitigation of impacts if the finds are found to be historically significant according to CEQA (CEQA Guidelines Section 15064.5 (a)). The plan shall include, but not be limited to:*

1. Preparation of recovered specimens to a point of identification and permanent preservation including washing of sediments to recover small invertebrates and vertebrates.

2. Identification and curation of specimens into an established, accredited museum repository with permanent retrievable paleontologic storage. The paleontologist must

have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impact to significant paleontological resources is not complete until such curation into an established repository has been fully completed and documented.

***3. Preparation of a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the County Land Use Services Department-Current Planning along with confirmation of the curation of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontological resources*.**"

Mitigation Measure NOI-1: Construction Noise. Prior to the issuance of a grading permit and building permit, the following note shall be placed on the grading plans and building plans.

"*a. During the project site excavation and grading, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with the manufactures standards.*

b. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.

c. The construction contractor shall limit all construction-related activities that would result in high noise levels between the hours of 7:00 a.m. and 6:00 p.m., Monday through Saturday excluding holidays.

d. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.

e. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings."

Mitigation Measure NOI-2: Rooftop Equipment. Prior to the issuance of a building permit the following note shall be placed on the building plans.

"***Mitigation Measure NOI-2: Rooftop Equipment. Locate all rooftop mechanical equipment as far away from neighboring residential properties as possible, and not less than 100 feet from property line, and provide a 5-foot parapet wall along rooftop to shield equipment."***

Mitigation Measure NOI-3: Perimeter Wall. Prior to the issuance of a building permit the following note shall be placed on the building plans.

"Mitigation Measure NOI-3: Perimeter Wall. Install 6-foot masonry block sound wall along parcel boundary as measured from the highest adjacent grade."

Mitigation Measure NOI-4: Memory Garden Wall. Prior to the issuance of a building permit the following note shall be placed on the building plans.

"Mitigation Measure NOI-4: Memory Garden Wall. Install 6-foot masonry block sound wall around memory care garden."

Mitigation Measure TCR-1: Tribal Cultural Resources.

Retain a Native American Monitor/Consultant:

Prior to the issuance of a grading permit, the Project Applicant shall be required to agree to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.

Unanticipated Discovery of Tribal Cultural and Archaeological Resources:

Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and

Public Resources Code Sections 21083.2(b) for unique archaeological resources: Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American

in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.

Unanticipated Discovery of Human Remains and Associated Funerary Objects:

Native American human remains are defined in PRC 5097.98 (d) (1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.

Resource Assessment & Continuation of Work Protocol:

Upon discovery, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner.
Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).

Kizh-Gabrieleno Procedures for burials and funerary remains:

If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the following treatment measures shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.

Treatment Measures:
Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-

hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.

Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

Professional Standards: Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

GENERAL REFERENCES

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https://www2.calrecycle.ca.gov/SWFacilities/Directory/

California Department of Transportation. *Caltrans Scenic Highway Corridor Map.*
http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm

California Energy Commission, *Electricity Consumption by County*, 2017
http://ecdms.energy.ca.gov/elecbycounty.aspx

Census 2000 Urbanized Area Maps. https://www.census.gov/geo/maps-data/maps/ua2kmaps.html.

City of Chino, *General Plan 2025*,

https://www.cityofchino.org/city_hall/departments/community_development/planning/plans/general

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County of San Bernardino Greenhouse Gas Emissions Reduction Plan, September 2011, *www.sbcounty.gov/Uploads/lus/GreenhouseGas/FinalGHGFull.pdf*

County of San Bernardino Hazard Overlay Map FH27B.
http://cms.sbcounty.gov/lus/Planning/ZoningOverlayMaps/HazardMaps.aspx

Federal Emergency Management Agency, Flood Insurance Rate Maps, https://msc.fema.gov

South Coast Air Quality Management District, Final 2016 Air Quality Management Planwww.aqmd.gov

State of California, Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program.

PROJECT-SPECIFIC REFERENCES

Appendices: (Under Separate Cover or on Compact Disk)

A. *Air Quality & Greenhouse Gas Analysis*, RK Engineering Group, Inc., January 17, 2017.

B. *General Biological Resources Assessment*, RCA Associates, September 10, 2019.

C. *Cultural Resources Assessment,* BCR Consulting LLC, September 2, 2016.

D. *Updated Geotechnical Report*, EnGEN Corporation, August 15, 2017.

E. *Preliminary Hydrology Report*, Huitt-Zollars, Inc., December 20, 2018.

F. *Water Quality Management Plan,* EnGEN Corporation, February 20, 2016.

G. *Feasibility of On-Site Sewage Disposal System*, Global Geo-Engineering, Inc., September 13, 2019.

H. *Noise Impact Study*, RK Engineering Group, Inc., February 6, 2016.

I. *Vehicle Miles Traveled (VMT) Evaluation,* Translutions, Inc., December 2, 2019.