SAN BERNARDINO COUNTY
INITIAL STUDY 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:	1013-161-01, 1013-111-01, and 1013-111-02	***USGS Quad:***	Ontario
Applicant:	Borstein Enterprises 11726 San Vicente Boulevard, Suite 300 Los Angeles, CA 90049	***T, R, Section:***	Township 1 South, Range 8 West, Section 34
Location	The Project site is bounded by Phillips Boulevard to the north and Pipeline Avenue to the west within unincorporated San Bernardino County, adjacent to the northern boundary of the City of Chino.	***Community Plan:***	None
Project No:	PROJ-2025-00106	***Land Use:***	Very Low Density Residential (VLDR)
Rep	4th Supervisorial District	***Zoning:***	Single Residential – One Acre Minimum (RS-1)
Proposal:	A General Plan Amendment from Very Low Density Residential (VLDR) to Special Development – Planned Development; a Zoning District Amendment from Single Residential 1-Acre Minimum (RS-1) to Special Development - Residential (SD-RES); and a Vesting Tentative Tract Map (VTTM) to create 91 lots, including 90 single-family home lots and one lot for an existing cell tower.	***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: Daniel Ruiz, Associate Planner
Phone No: (909) 387-3025
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Project Sponsor Borstein Enterprises
11726 San Vicente Boulevard., Suite 300
Los Angeles, CA 90049

PROJECT DESCRIPTION:

Project Overview

The Applicant requests approval of a General Plan Amendment (GPA) from Very Low Density Residential (VLDR) to Special Development – Planned Development; a Zoning District Amendment from Single Residential 1-Acre Minimum (RS-1) to Special Development – Residential (SD-RES), and a Vesting Tentative Tract Map (VTTM) to subdivide the site into 91 lots, consisting of 90 residential lots for single-family homes and one lot containing the existing cell tower (Project; Proposed Project). The Project would develop 90 single-family homes, while the existing cell tower would remain in place. The Project also includes an off-site sewer extension to facilitate sewer service to the site.

Project Location

The Project site is 24.16 gross acres and consists of three parcels (Assessor's Parcel Numbers [APNs] 1013-161-01, 1013-111-01, and -02). The Project site is located at the southeast corner of Pipeline Avenue and Phillips Boulevard in the southwest portion of the County of San Bernardino, adjacent to the City of Chino, as shown on Figure 1, *Regional Location*, and Figure 2, *Local Vicinity*. The site is depicted on the Ontario quadrangle of the United States Geological Survey's (USGS) 7.5-minute map series within an unsectioned area of Township 1 South, Range 8 West.

Existing Project Site

The Project site consists of disturbed agricultural land, with an active plant nursery located in the southwest corner and several structures located in the northwest and northeast corners of the site. The northwest corner is developed with a cellular communications tower, an emergency generator, and associated ancillary structures, while the northeast corner is developed with one single-family residence and various ancillary structures such as garages and storage sheds. Topography of the site is relatively level and ranges in elevation from approximately 830 to 846 feet above mean sea level. Existing conditions of the Project site and adjacent uses are shown in Figure 3, *Aerial View*, and Figure 4, *Existing Site Photos*.

Surrounding Land Uses and Setting

The Project site has a General Plan land use designation of Very Low Density Residential (VLDR) and a zoning designation of Single Residential – one acre minimum lot size (RS-1). The VLDR General Plan land use designation allows for very low-density residential uses when developed as single-family neighborhoods that can share common infrastructure, public facilities, and services and has a maximum density of two dwelling units per acre (du/ac). The RS zoning district is intended to provide sites for single-family residential uses, incidental agricultural and recreational uses, and similar and compatible uses. Refer to Figure 5, *Existing Land Use*, and Figure 6, *Existing Zoning*.

The surrounding land uses are shown on Figure 3, *Aerial View,* and described below. Table 1 lists the General Plan land use and zoning designations of the surrounding land uses.

Table 1: Surrounding Existing Land Use and Zoning Designations

	Existing Land Use	General Plan Designation	Zoning Designation
North	Phillips Boulevard followed by single-family residential	Low Density Residential (LDR)	Single Residential (RS)
East	Essex Avenue and single-family residential with smaller non-conforming lot sizes followed by Norton Avenue	Very Low Density Residential (VLDR)	Single Residential 1-Acre Minimum (RS-1)
South	Single-family residential followed by Maple Street	Low Density Residential (LDR)	RS-1
West	Pipeline Avenue followed by single-family residential and Watermark Fellowship Church	VLDR and LDR	RS and RS-1

General Plan Amendment

The Project proposes a General Plan Amendment (GPA) to change the site's land use designation from VLDR to Special Development (SD) – Planned Development. The SD – Planned Development land use allows for large-scale, master-planned developments that may include a mix of residential, commercial, and/or manufacturing uses, at a maximum density of four du/ac. The proposed GPA would facilitate the development of the Project at the proposed density of approximately 3.7 du/ac, while allowing flexibility in lot sizes, setbacks, and subdivision design for the single-family detached housing. Figure 7, *Proposed General Plan Land Use Designation*, shows the proposed general plan amendment.

Zoning Code Amendment

The Project proposes a Zone Change from RS-1 (Single Residential – one acre minimum) to SD-RES (Special Development – Residential), which allows for the development of single-family residential units at a maximum density of four du/ac. Figure 8, *Proposed Zoning Designation*, shows the proposed zone change.

Vesting Tentative Tract Map

The proposed Project would subdivide the 24.16-gross-acre site into 91 numbered lots (Lots 1 through 91) and four lettered lots (Lots A through D), which would result in a density of approximately 3.7 dwelling units per gross acre. Of the 91 lots, 90 (Lots 1 through 14 and 16 through 91) would be developed as for-sale single-family residential lots and one lot (Lot 15) would accommodate the existing cell tower located in the northwest corner of the site.

Lot 15, totaling 5,045 square feet (SF) would remain designated for telecommunications use in perpetuity. If telecommunications use is discontinued in the future, Lot 15 would be conveyed to the homeowners association (HOA), incorporated into the adjacent pocket park, and maintained as community open space.

Excluding Lot 15, the numbered lots would have a minimum lot size of 7,200 SF. The lettered lots would accommodate a neighborhood park, detention and water quality basin, pocket park, and off-site access improvements. Figure 9, *Proposed Tentative Tract Map*, illustrates the proposed subdivision.

Development Summary

The proposed Project would construct 90 single-family residential units on the 24.16-acre site, resulting in an overall density of approximately 3.7 du/ac. Figure 10, *Conceptual Site Plan,* illustrates the site plan as proposed. The proposed residences would be grouped into six unit plans. The residences would have six floor plan options. Individual homes would have three to five bedrooms and 2.5 to 5.5 bathrooms, with home sizes ranging from approximately 2,513 to 3,953 SF. A summary of the proposed residential unit types is provided in Table 2.

Table 2: Residential Unit Summary

Unit Plan	Unit Square Footage	Bedrooms	Bathrooms	Stories	Height (Approx.)	No. of Units	Square Footage
Plan 1	2,513	3	2.5	1	20’	8	20,104
Plan X	3,430	5	3.5	2	25’	10	34,300
Plan 2	2,751	4	3	1	20’	15	41,265
Plan 3	3,184	4	4.5	2	27’	19	60,496
Plan 4	3,622	5	5.5	2	26’	19	68,818
Plan 5	3,953	5	5.5	2	28’	19	75,107
					Total	**90**	**300,090**

Unit Plans 1 and 2 would consist of single-story homes with a maximum height of approximately 20 feet, as measured from finished grade to the highest roof ridge. Unit Plans X, 3, 4, and 5 would consist of two-story homes with a maximum height of approximately 28 feet, measured from finished grade to the highest roof ridge.

The proposed residences would incorporate a range of architectural styles and design features, including articulated building massing and varied exterior materials and finishes. Exclusively single-story plans are proposed along the south property boundary for better compatibility with the adjacent neighborhood. Architectural themes would be consistent with traditional Hacienda Ranch, California Ranch, and Spanish Colonial styles. Conceptual elevations of the proposed residential structures are provided in Figure 11a: *Plan 1.1 Elevations*; Figure 11b: *Plan 1.2 Elevations*; Figure 11c: *Plan 2 Elevations*; Figure 11d: *Plan 3 Elevations*; Figure 11e*: Plan 4 Elevations*; and Figure 11f: *Plan 5 Elevations.*

Circulation and Parking

Access to the Project site would be provided by two new 36-foot-wide driveways proposed along Pipeline Avenue. The Project also proposes a new driveway approach off of Pipeline Avenue to relocate access to the existing cell tower facility on-site which would remain in place as part of the Project.

Internal circulation would be provided via new extensions of Boyer Street and Locust Street to connect to new Streets A, B, C, and D. All newly proposed streets, A, B, C, D, Boyer, and Locust would have a 60-foot-wide right-of-way (ROW), with 5-foot-wide sidewalks, 7 feet of landscape buffer, and 6-inch curb and gutter on either side of the 32-foot-wide streets.

Pedestrian access would be provided via 5-foot-wide sidewalks throughout the site and along all lot frontages to the proposed new streets and new sidewalks along Phillips Boulevard and Pipeline Avenue.

Short-term bike parking facilities consisting of two bike racks to accommodate four bike stalls are proposed within the central community park.

The Project would provide a total of 495 parking spaces. Each residence would include a three-car garage and two driveway spaces for a total of five off-street spaces per residence (450 total). Additionally, the Project would provide 45 on-street parking spaces for use by guests.

Open Space and Landscaping

The Project proposes approximately 26,166 SF of common open space, including a central community park with recreational amenities. These include a tot lot with ADA-accessible play equipment, lawn areas, seating, short-term bicycle parking, a gathering space for small groups, and a dog relief area with waste stations.

The Project would install approximately 421,800 SF of new drought-tolerant landscaping including 36-inch box, 24-inch box, and 15-gallon trees, vines, and a variety of shrubs and groundcover. Landscaping would be installed throughout the Project site, including along the northern and western perimeters of the site and along the proposed internal streets. Figure 12, *Conceptual Landscape Plan*, illustrates the site's landscape plan as proposed.

Walls and Fencing

The Project would include a 6-foot-tall concrete masonry unit (CMU) wall along the general perimeter of the site, around the perimeter of Lot 15 (where the existing cell tower and associated structures are to remain in place), along the external sides of the end and corner residential lots, and around the eastern and southern sides of Lot B (where the proposed detention and water quality basin is located). In order to provide the residents adjacent to the central community park additional privacy and security, an 8-foot-tall CMU wall would be installed around the eastern and southern sides of the park. Additionally, 5-foot-and-6-inch-tall vinyl fencing is proposed between each residential lot to provide privacy. A 5-foot-and-6-inch-tall iron fence is proposed along the western side of the proposed detention and water quality basin fronting Pipeline Avenue. Five-foot-and-6-inch-tall metal gates are proposed at either end of the 6-foot-wide drainage easement proposed between residential lots 40 and 41. Proposed fencing and walls are shown in Figure 13, *Wall and Fence Plan.*

Infrastructure Improvements

Gas

The Project would be serviced by Southern California Gas Company (SoCalGas) for gas. The Project assumes limited natural gas use for residential fireplaces, but would otherwise be developed as an all-electric residential community. The Project would install underground gas lines that would connect to existing SoCalGas infrastructure in adjacent roadways.

Electric

The Project would be serviced by Southern California Edison (SCE) for electricity and would include underground electrical service throughout the proposed subdivision. An existing 66-kilovolt (kV) SCE transmission line and four existing transmission poles located along the south side of Phillips Boulevard would be relocated to the south as part of the Project's frontage improvement construction. The facilities would be relocated within the proposed landscaped parkway area along Phillips Boulevard.

Water Infrastructure

The Project would be serviced by Monte Vista Water District (MVWD) for water services. The Project would install new 8-inch water lines on-site, which would connect to the existing 8-inch water line in Pipeline Avenue.

Wastewater Infrastructure

The Project site is not currently served by sanitary sewer infrastructure. The Project Applicant proposes to obtain sewer service through a service agreement with the City of Chino. To facilitate service, the Project would install new on-site 8-inch sewer lines and an off-site public sewer extension connecting to the City of Chino's existing sewer system.

The preferred off-site improvement would consist of construction of an approximately 2,820-foot-long, 8-inch-diameter off-site public sewer line extension. The proposed off-site sewer extension would connect to an existing sewer main located within Norton Avenue, approximately 0.5 miles south of the Project site. From that connection point, the alignment would extend north within Norton Avenue to Maple Street, continue west along Maple Street to Pipeline Avenue, and then extend north along Pipeline Avenue to the Project site (see Figure 14, *Proposed Off-Site Sewer Extension*). An alternative alignment extending along the full Project frontage on Pipeline Avenue to Phillips Boulevard would increase the total length to approximately 3,970 feet.[1]

Drainage Infrastructure

The Project's proposed drainage system would convey both on-site and off-site flows to one existing discharge point at the southwest corner of the site. Based on the proposed drainage patterns, the site is divided into three drainage subareas.

Subarea A includes the northern and western portions of the site. Runoff from the residential lots would sheet flow to the adjacent streets, where it would be conveyed westerly along Street "A" and then southerly along the gutter of Street "C" toward Locust Street. Near the southern end of Street "C," low flows would be directed to proposed biofiltration treatment units, while higher flows would bypass the treatment units and continue toward Locust Street.

Subarea B includes the eastern portion of the site and the adjacent northeast offsite drainage area. Offsite runoff would continue to enter the site generally consistent with existing drainage patterns. A proposed concrete rectangular ditch located between Lots 41 and 42, behind the

[1] For purposes of conservative environmental analysis, all technical studies prepared for the Project assume construction of the full approximately 3,970-foot off-site sewer extension. This assumption conservatively evaluates the maximum potential extent of off-site disturbance and associated temporary construction impacts.

proposed block wall, would convey the offsite flow to Street "B," where it would combine with onsite runoff. Runoff from the proposed residential lots would drain to Street "B" before flowing southerly along Street "D" toward Locust Street. Near the southern end of Street "D," low flows would enter proposed biofiltration treatment units, while higher flows would bypass the treatment units and continue west toward the low point on Locust Street.

Subarea C includes the southern portion of the site. Runoff from the residential lots would drain to Locust Street, where it would combine with runoff from Subareas A and B and flow westerly along the street gutter toward the site's low point. Low flows would be directed through a proposed biofiltration treatment unit, while higher flows would bypass treatment and enter two curb-opening catch basins that discharge to the proposed detention basin.

Treated runoff from the biofiltration units would also be conveyed to the proposed detention basin through the onsite storm drain system. An outlet pipe installed at the base of the basin would discharge runoff to an underground concrete box structure, which would convey flows through four proposed parkway drains to Pipeline Avenue. The outlet structure would be designed to limit post-Project discharge rates to no more than 90 percent of existing conditions before runoff leaves the site.

Street Improvements

Phillips Boulevard

The Project would widen Phillips Boulevard along the northern Project frontage by expanding the existing southerly right-of-way (ROW) by approximately 53 feet, resulting in an ultimate ROW width of 88 feet. Improvements within this area would include widening the existing westbound lane by approximately 15.5 feet and constructing a new 32-foot-wide eastbound lane. The improvements would also include installation of curb and gutter (eight-inch curb and 24-inch gutter), a 6-foot-wide landscaped parkway buffer, and a 6-foot-wide sidewalk.

The Project would dedicate approximately 35 feet of ROW along Phillips Boulevard to the County, including a 6-foot-wide landscaped parkway buffer and a 6-foot-wide sidewalk along the Project frontage. In addition to the ROW dedication, the Project would provide a 10-foot-wide landscape easement located south of the new ROW boundary, which would be landscaped and maintained by the homeowners association (HOA). Proposed street improvements along Phillips Boulevard are shown in Figure 15, *Proposed Phillips Boulevard Improvements.*

Pipeline Avenue

Along Pipeline Avenue, the Project would expand the easterly ROW by approximately 25.5 feet, resulting in an ultimate ROW width of 88 feet. Improvements would include widening the existing northbound lane by approximately 14.5 feet and installation of curb and gutter (eight-inch curb and 24-inch gutter). The Project would also dedicate approximately 11 feet of additional ROW to the County to accommodate a 6-foot-wide landscaped parkway buffer and a 6-foot-wide sidewalk along the Project frontage. In addition to the ROW dedication, the Project would provide a 10-foot-wide landscape easement located east of the new ROW boundary, which would be landscaped and maintained by the HOA. Proposed street improvements along Pipeline Avenue are shown in Figure 16, *Proposed Pipeline Avenue Improvements.*

Essex Avenue

Improvements to Essex Avenue would include dedication of approximately 11 feet of ROW to widen the existing approximately 20-foot-wide driveway and roadway segment. Improvements would consist of an additional 6 feet of roadway width, construction of curb and gutter, installation of a 3.5-foot-wide sidewalk, and a 1-foot-wide landscape planter area for climbing vines adjacent to the wall. In addition, the Project would construct a fire department turnaround at the terminus of Essex Avenue to accommodate fire department access and maneuverings. Proposed street improvements along Essex Avenue are shown in Figure 17, *Proposed Essex Avenue Improvements.*

Energy Efficiency Features

The proposed Project incorporates a variety of energy-efficient design features intended to reduce building energy and water consumption. The proposed residences would be constructed with energy-efficient insulation and heating, ventilation, and air conditioning (HVAC) systems designed to meet California Building Energy Efficiency Standards (Title 24, Part 6). Energy-efficient indoor and outdoor lighting fixtures would also be installed throughout the Project.

Water conservation measures would include the installation of low-flow plumbing fixtures to reduce indoor potable water demand. Drought-tolerant landscaping and efficient irrigation systems designed in accordance with the Model Water Efficient Landscape Ordinance (MWELO) would be provided to reduce outdoor potable water demand. In addition, rooftop photovoltaic (solar) panels would be installed on each residence to provide on-site renewable energy generation and reduce reliance on the electrical grid. Further, each residential garage would be equipped with electric vehicle (EV) charging infrastructure.

Construction and Phasing

Construction activities for the Project would occur over one phase lasting approximately 11 months, beginning the third quarter of 2027 and ending the second quarter of 2028. Construction would occur in the following stages: (1) demolition; (2) site preparation; (3) grading; (4) building construction; (5) paving; and (6) architectural coating. The off-site roadway improvements and sewer extension would occur during the grading phase. Construction activities would be limited to the hours between 7:00 a.m. to 7:00 p.m. Monday through Saturday and prohibited on Sundays and federal holidays pursuant to Section 83.01.080(g)(3) of the County of San Bernardino Development Code.

Project grading is anticipated to result in a cut of approximately 129,229 cubic yards (CY) and a fill of approximately 132,686 CY of soil, totaling a net import of 3,457 CY of soil, accounting for recompaction and shrinkage.

Discretionary Approvals and Permits

In accordance with Sections 15050 and 15367 of the CEQA Guidelines, the County is the designated Lead Agency for the proposed Project and has principal authority and jurisdiction for CEQA actions and project approval. The anticipated discretionary actions to be considered by the County as part of the proposed Project include:

- **General Plan Amendment** to change the land use designation from Very Low Density Residential (VLDR) to Special Development – Planned Development.

- **Zoning District Amendment** to change the zoning from Single Residential 1-acre Minimum (RS-1) to Special Development – Residential (SD-RES).
- **Vesting Tentative Tract Map** Approval to subdivide the Project site into 91 numbered lots and 4 lettered lots for off-site access, parks, and basin.
- **Temporary Use Permit** to allow use of model homes prior to final subdivision improvements.

The City of Chino is a Responsible Agency for the Project pursuant to CEQA because it has jurisdiction over certain aspects of the proposed Project. Specifically, the City of Chino would be responsible for consideration and approval of the following:

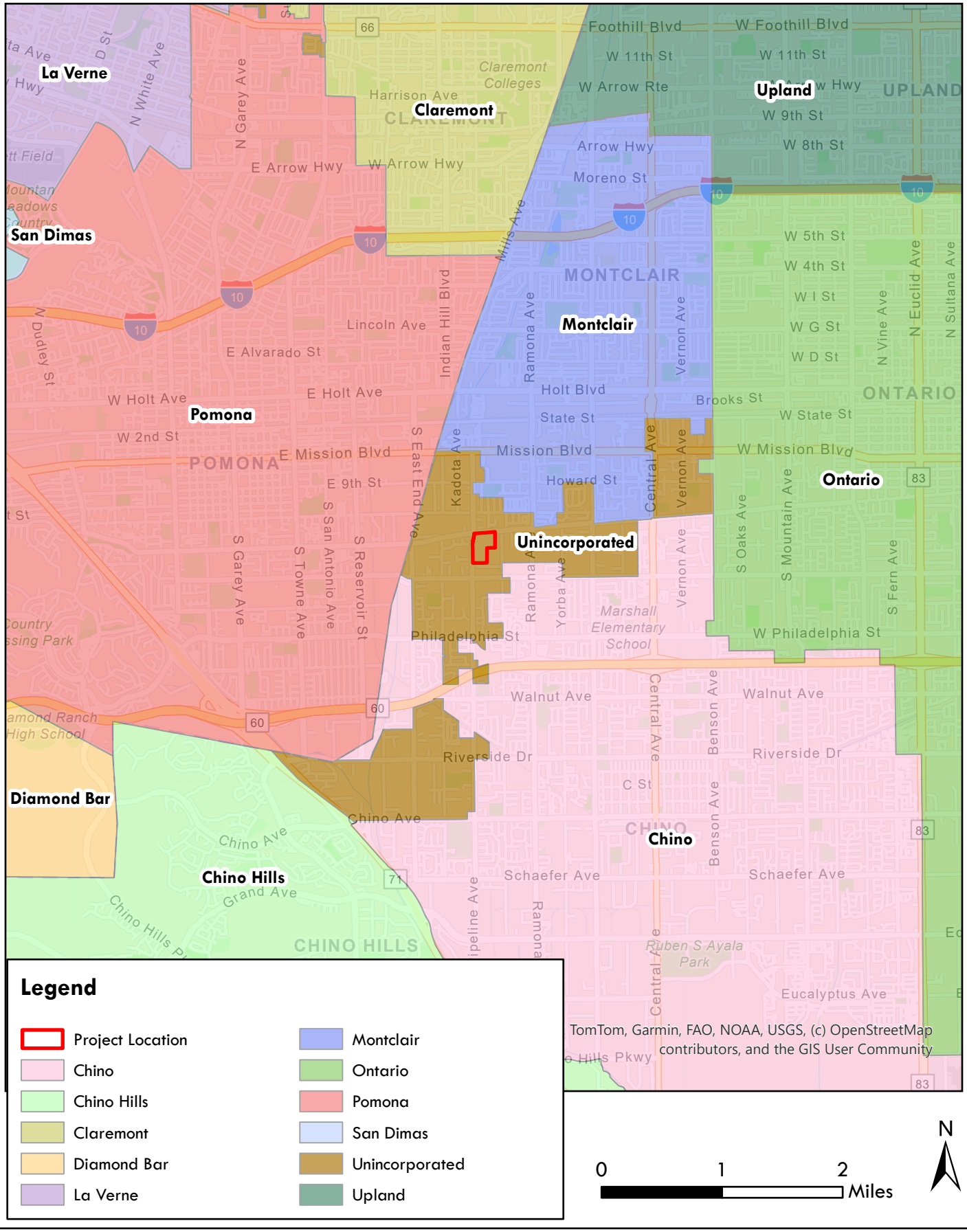
- **Sewer Agreement** authorizing connection to and an extension of the City of Chino's sewer system to serve the Project.
- **City of Chino Encroachment Permit** for improvements associated with the proposed off-site sewer facilities within City of Chino right-of-way.

In addition, the County of San Bernardino Public Works Department would issue an encroachment permit for improvements within County right-of-way. This encroachment permit is a ministerial permit and is therefore not a discretionary approval subject to CEQA.

Trustee Agencies are State agencies that have jurisdiction by law over natural resources affected by a proposed project. No Trustee Agency approvals are anticipated as part of the proposed Project.

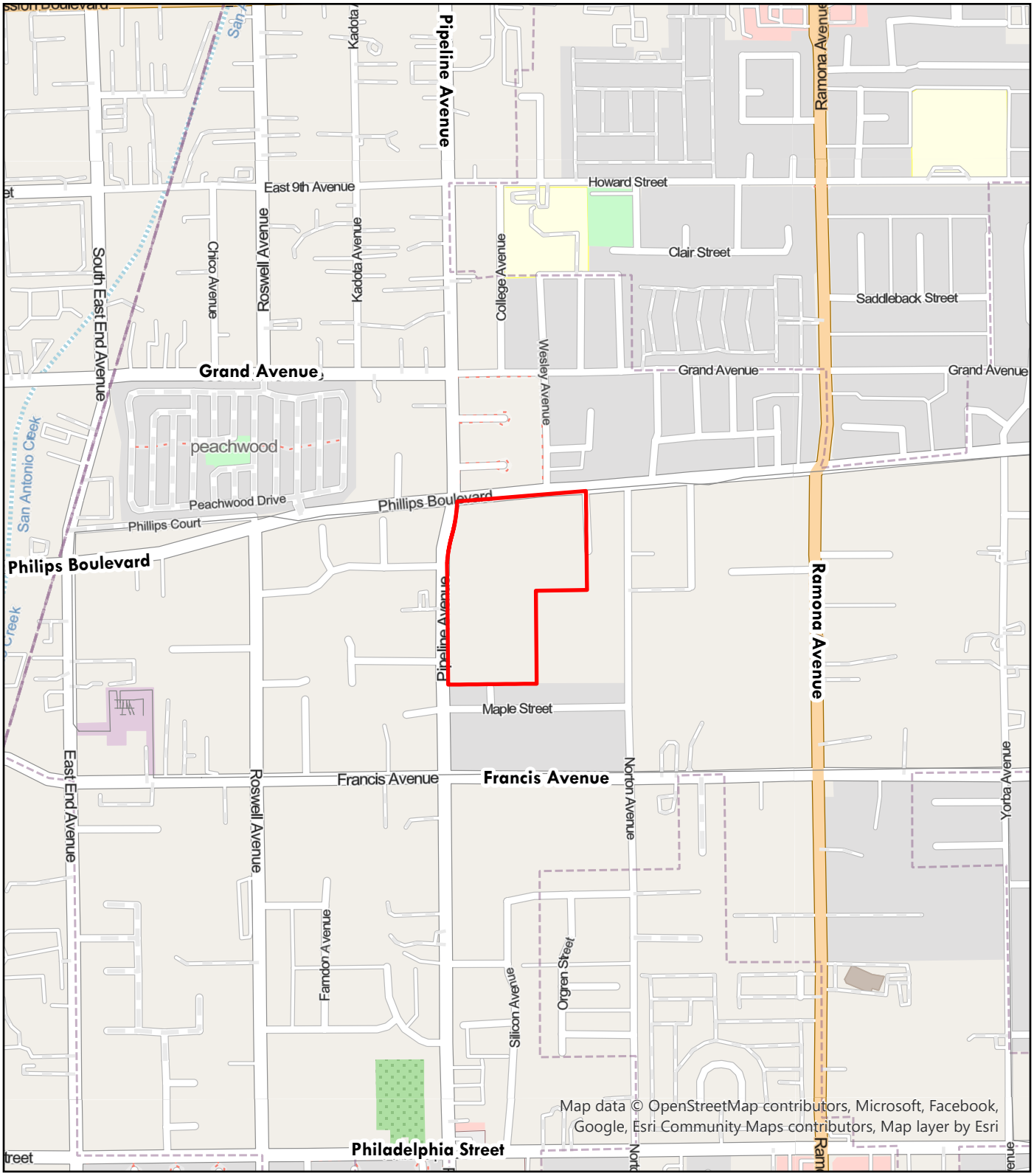
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Figure 1: Regional Location



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Figure 2: Local Vicinity



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Project Site

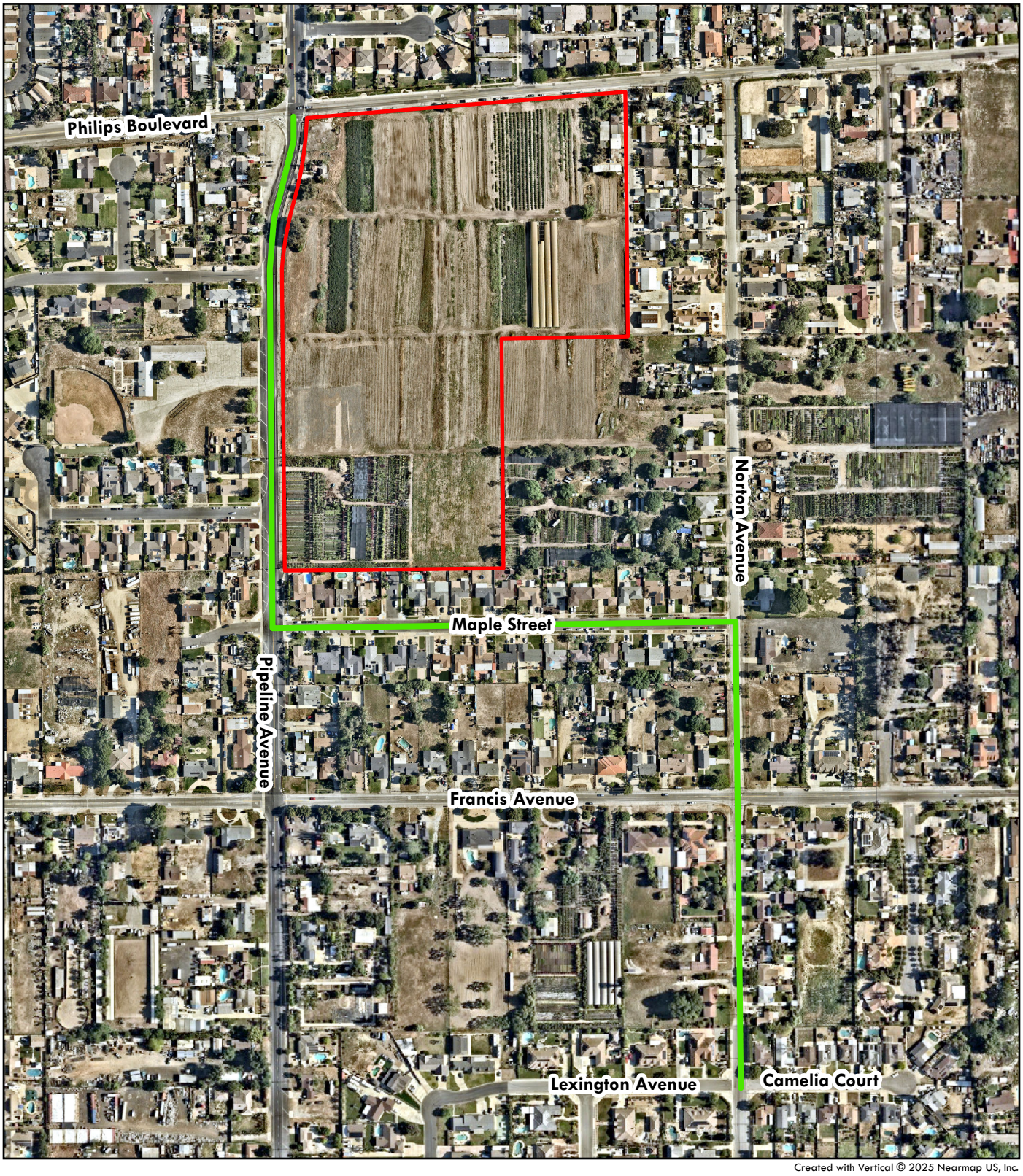
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Figure 3: Aerial View



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Project Site

Offsite Sewer Improvements

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Photo 1: View of Project site from northwest corner facing east.



Photo 2: View of Project site from northwest corner facing south.



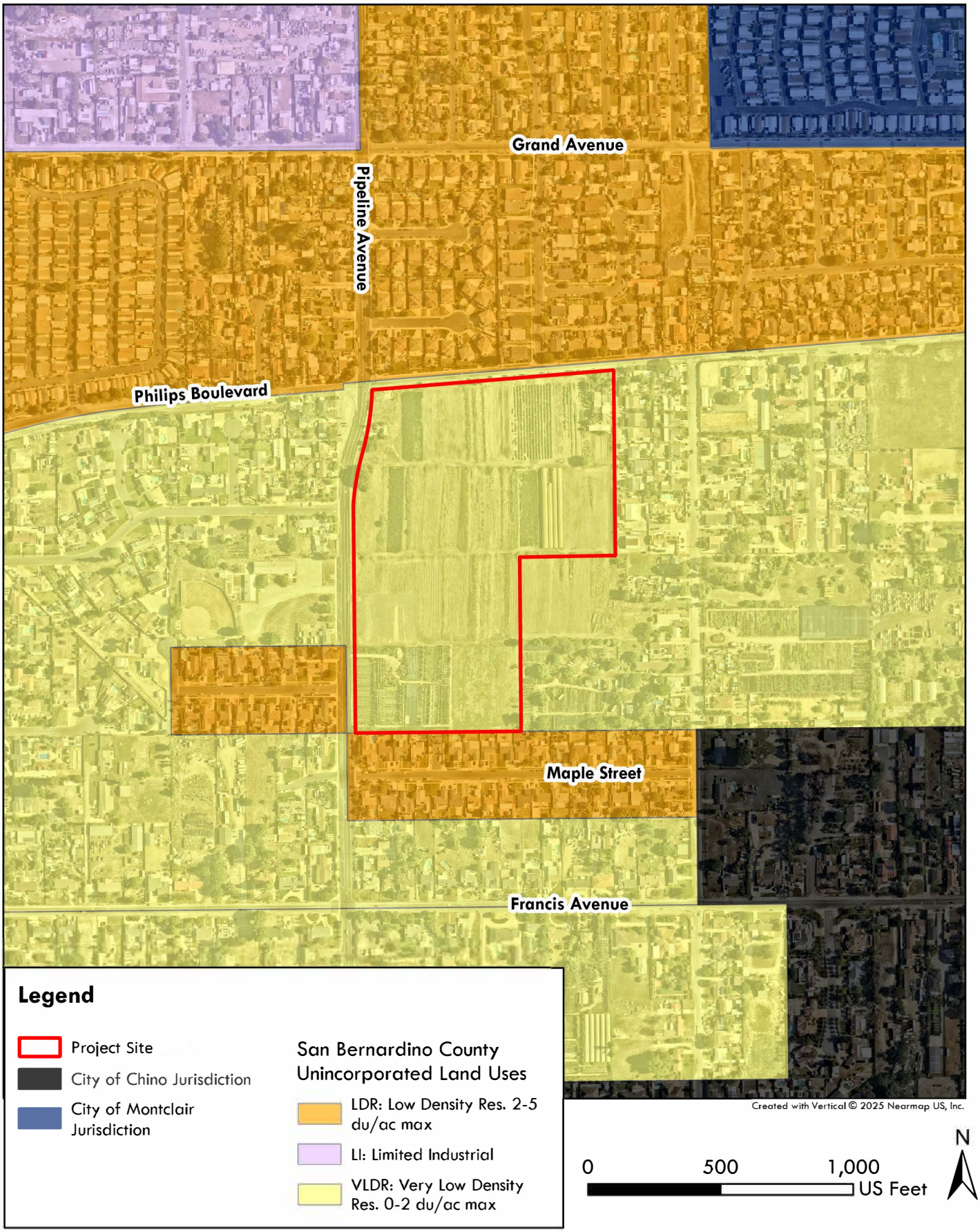
Photo 3: View of Project site from eastern edge facing west.



Photo 2: View of nursery area within the Project site.

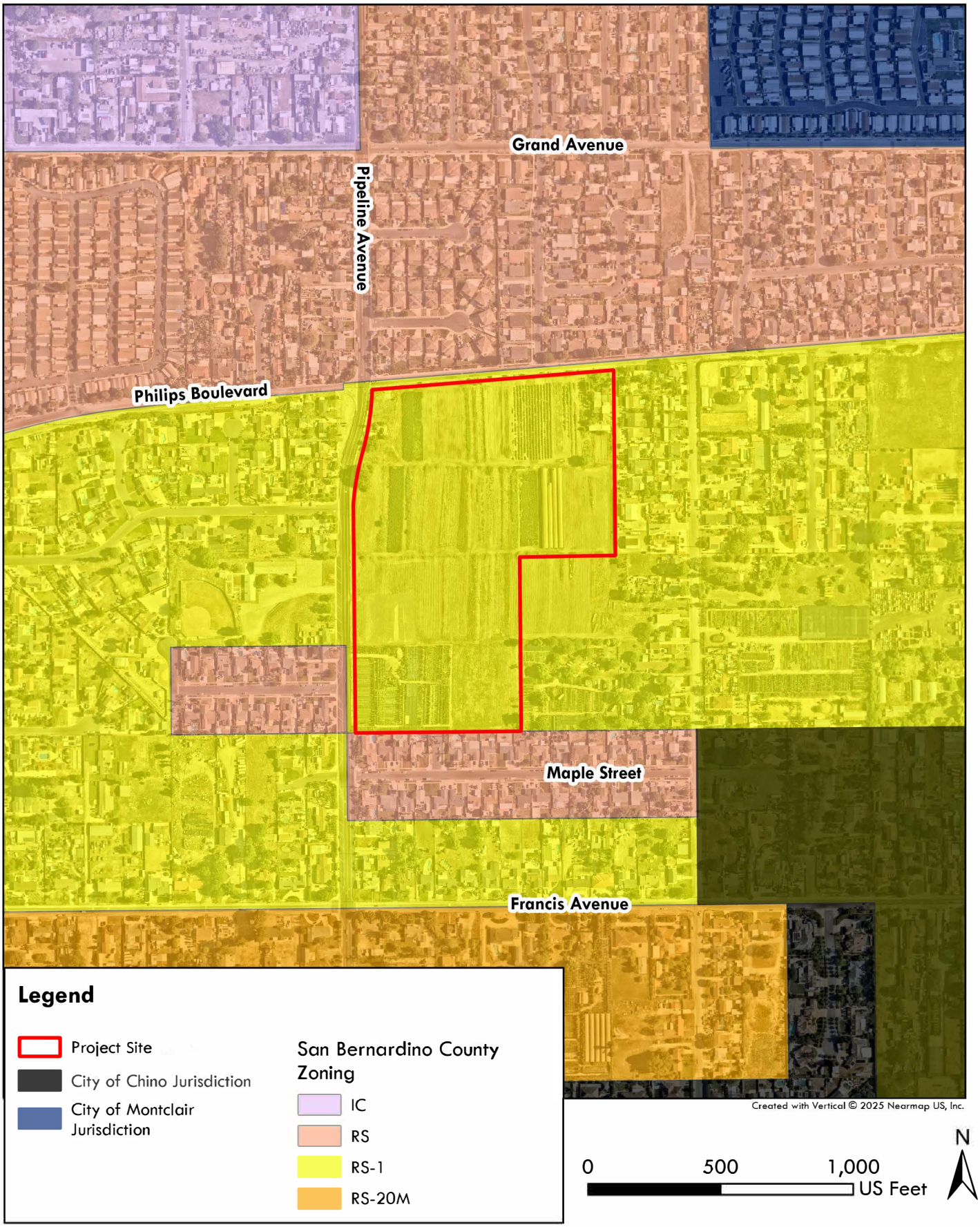
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Figure 5: Existing General Plan Land Uses



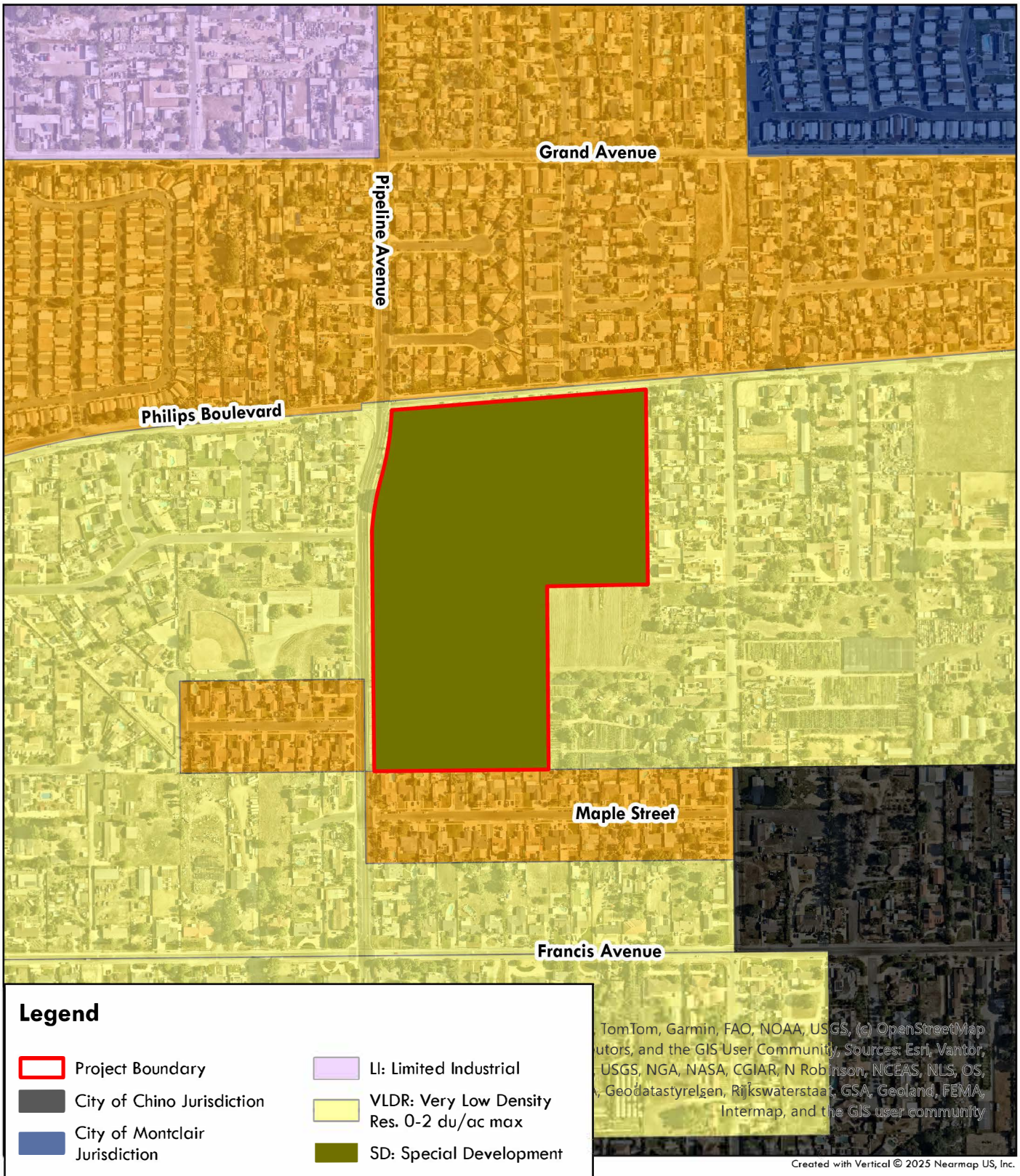
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Figure 6: Existing Zoning



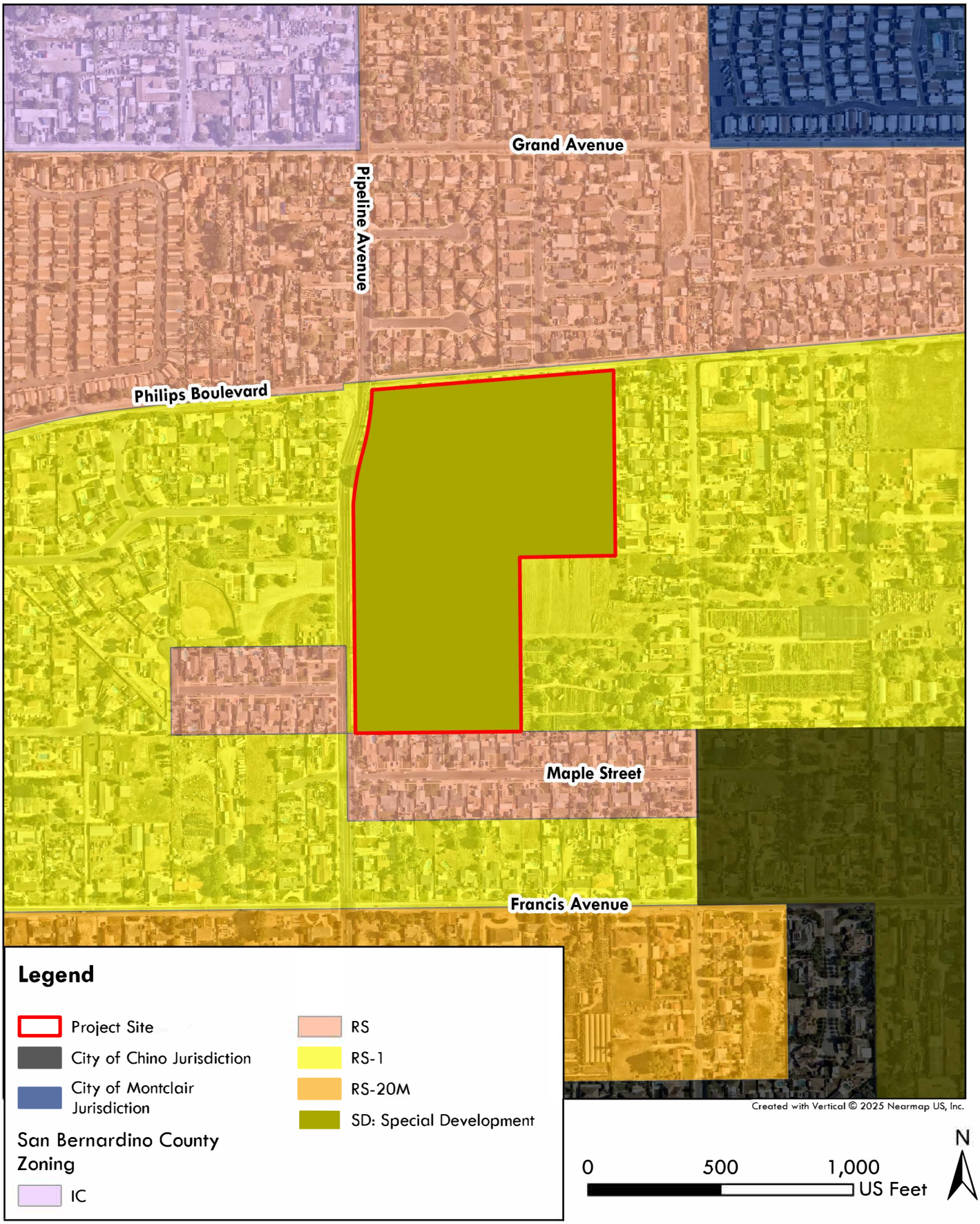
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Figure 7: Proposed General Plan Land Use Designation



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Figure 8: Proposed Zoning Designation



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Figure 9: Proposed Tentative Tract Map



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Figure 10: Conceptual Site Plan



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AGOURA HILLS, CA 91301
PH: (818) 707-8648
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Figure 11a: Plan 1.1 Elevations



HACIENDA RANCH



CALIFORNIA RANCH



SPANISH COLONIAL

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Figure 11b: Plan 1.2 Elevations



HACIENDA RANCH



CALIFORNIA RANCH



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Figure 11c: Plan 2 Elevations



HACIENDA RANCH



CALIFORNIA RANCH



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Figure 11d: Plan 3 Elevations



HACIENDA RANCH



CALIFORNIA RANCH



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Figure 11e: Plan 4 Elevations



HACIENDA RANCH



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Figure 11f: Plan 5 Elevations



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Figure 12: Conceptual Landscape Plan



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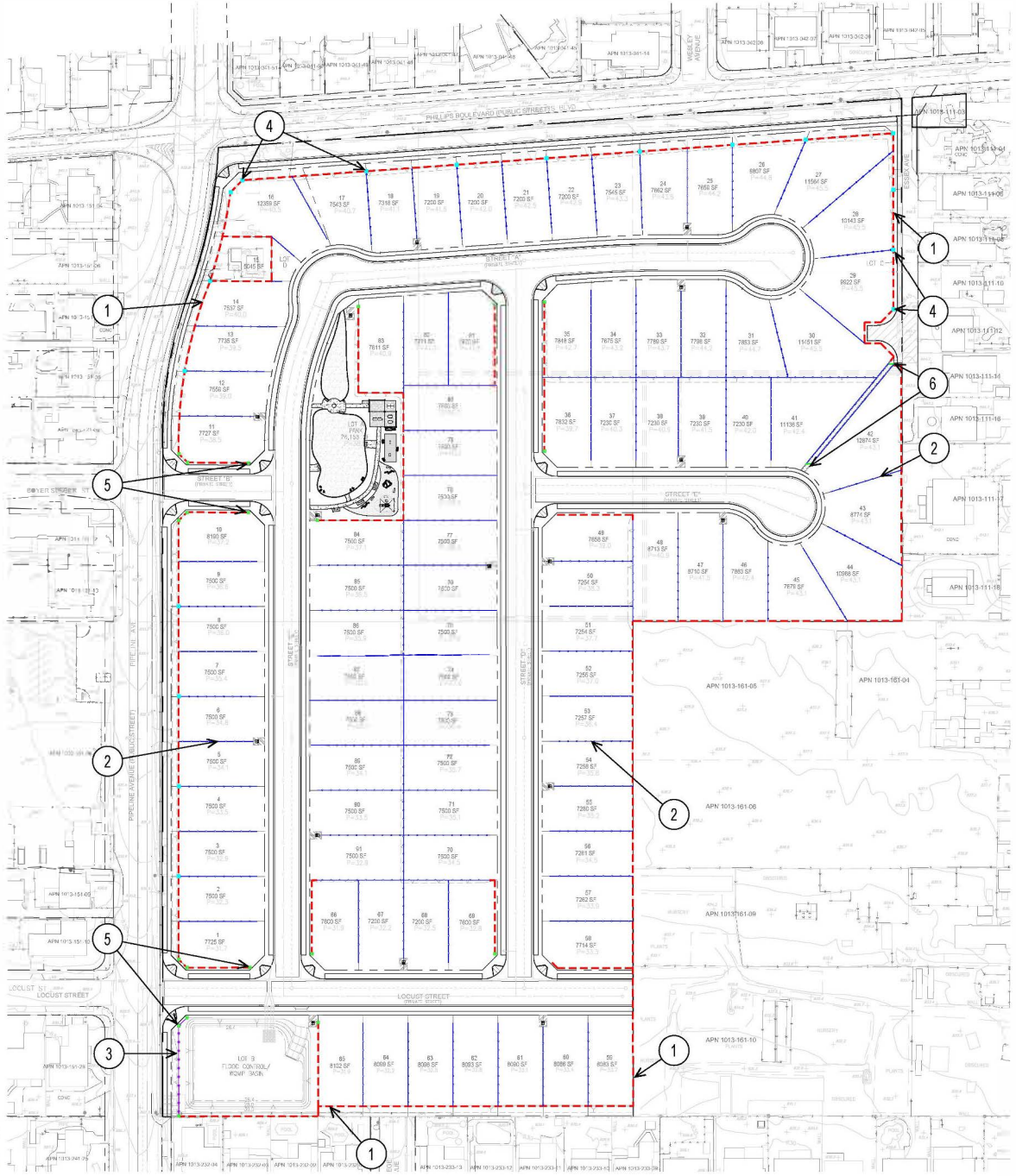
1. Central community open space with dog relief area and dog waste stations, tot lot with ADA accesible play surface and varying age appropriate amenities, lawn space, seating, and a gathering area for small social events and groups.
2. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.
3. Proposed tree, per Planting Plan.
4. 5' wide pedestrian esplanade, integral colored concrete, with light top-cast finish and saw-cut joints.
5. Common area landscape, builder installed and HOA maintained.
6. Community dog bag station (black in color), for pet owners.
7. Property line.
8. Public street R.O.W.
9. Proposed public street sidewalk, per Civil plans.
10. Transformer to be screened with landscape, quantity and final locations to be determined.
11. Short term bike parking (2 bike racks to accommodate 4 bike stalls).
12. Retention storm area with modular device (per Civil plans); with riparian planting.
13. Existing Cell Tower, to remain in place.

N

studio PAD Landscape Architecture

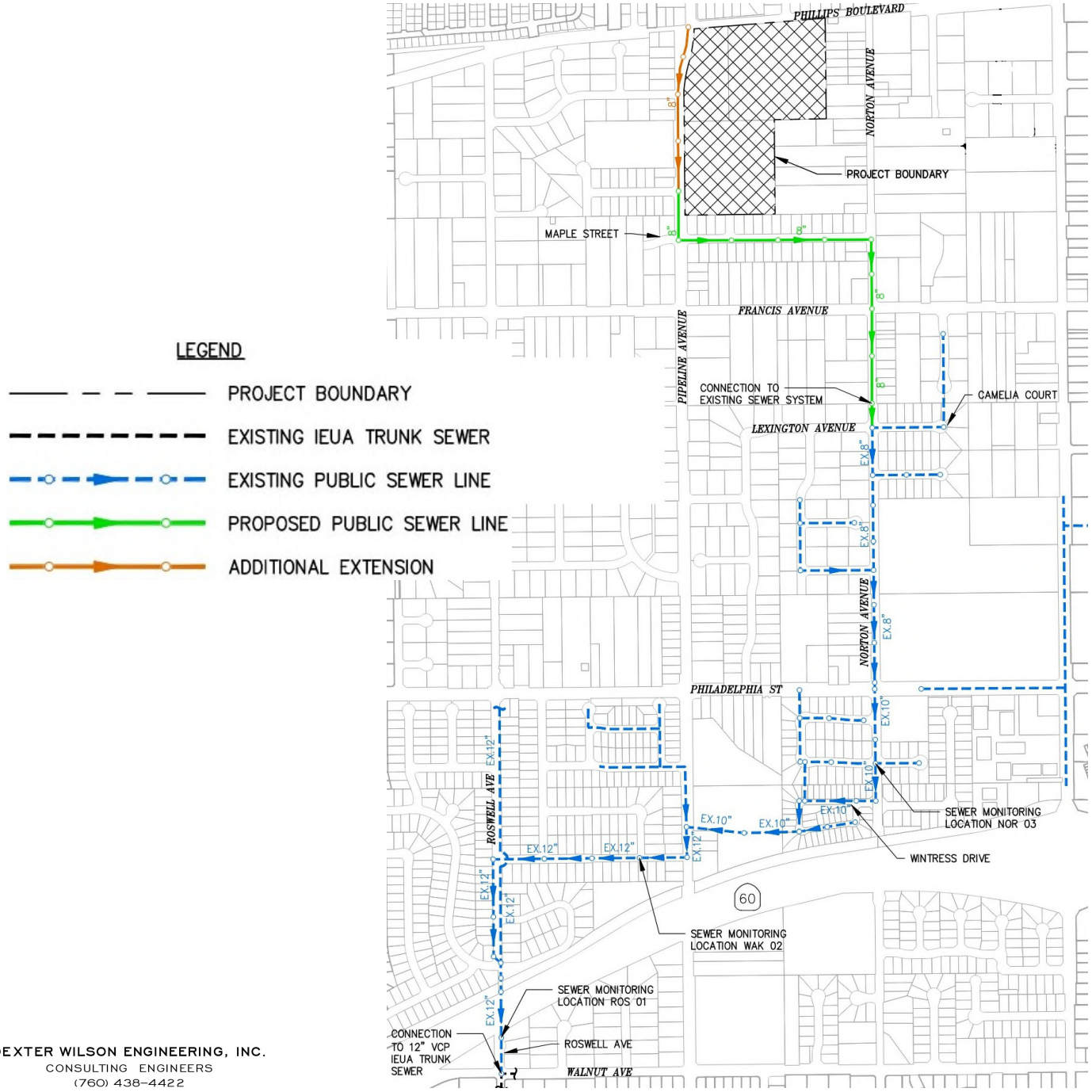
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Figure 13: Conceptual Wall and Fence Plan



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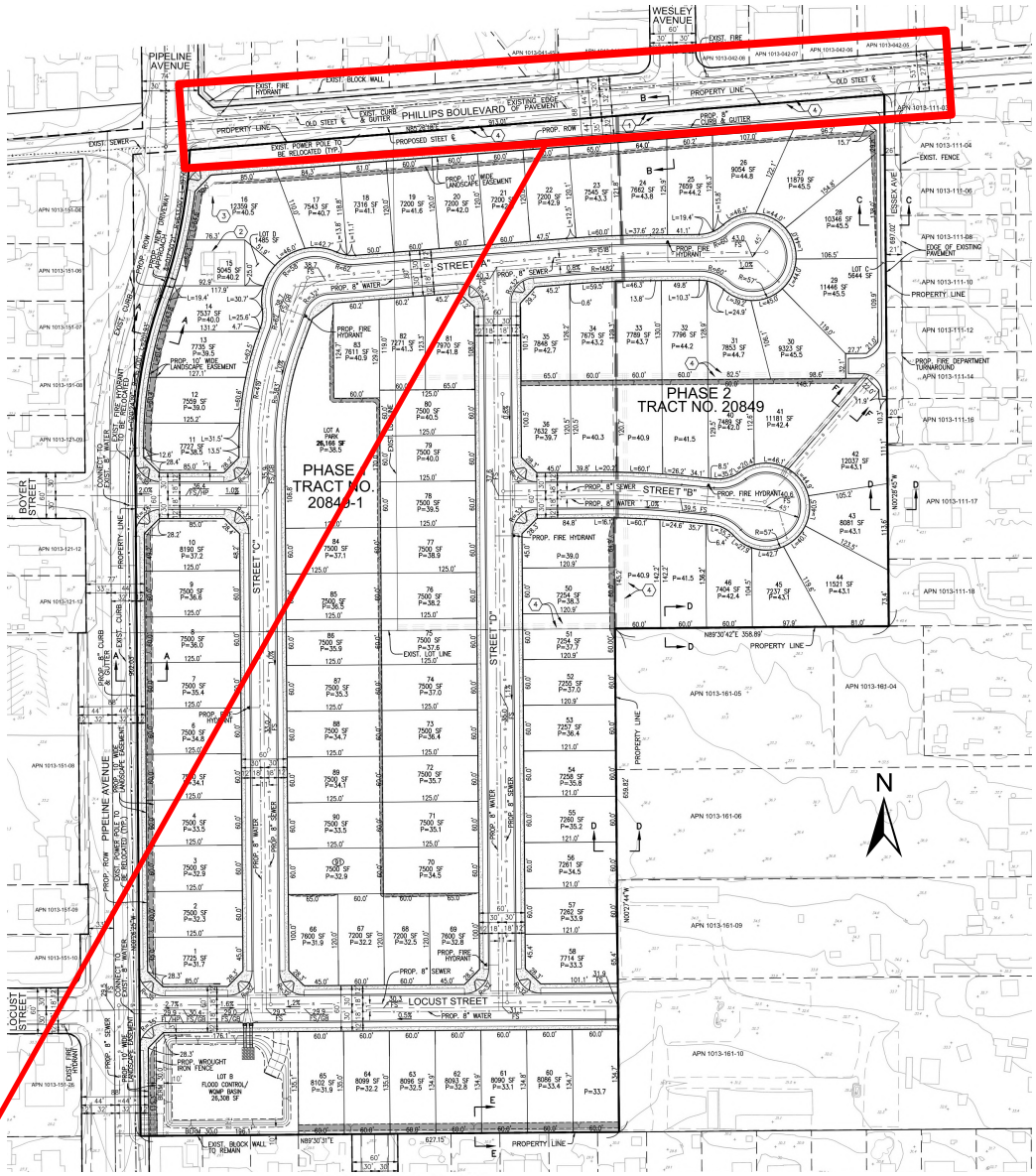
Figure 14: Proposed Off-Site Sewer Extension

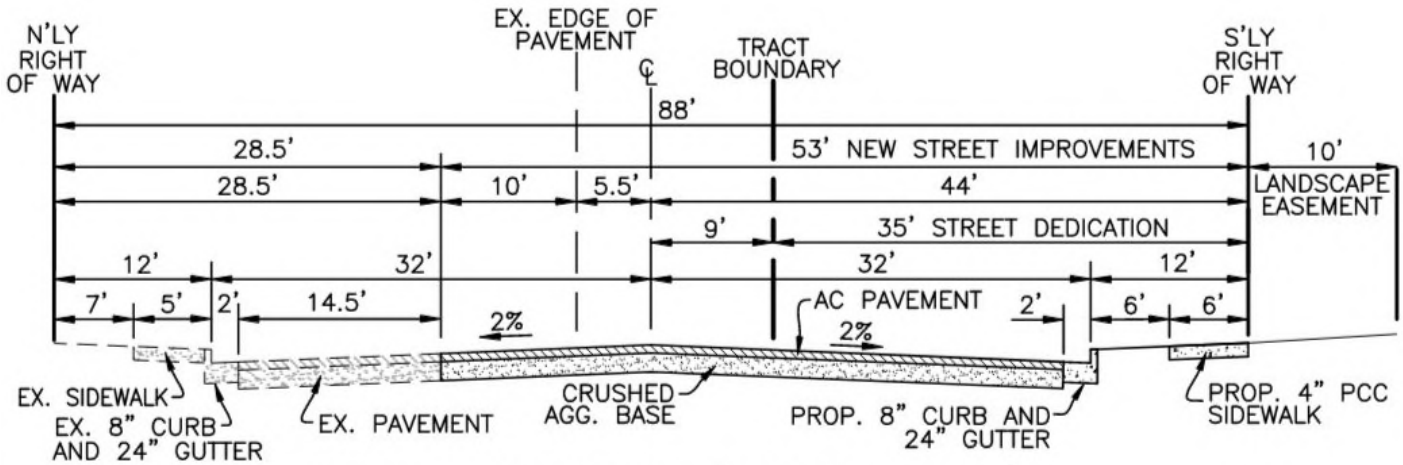


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CONSULTING ENGINEERS
(760) 438-4422

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Figure 15: Proposed Phillips Boulevard Improvements





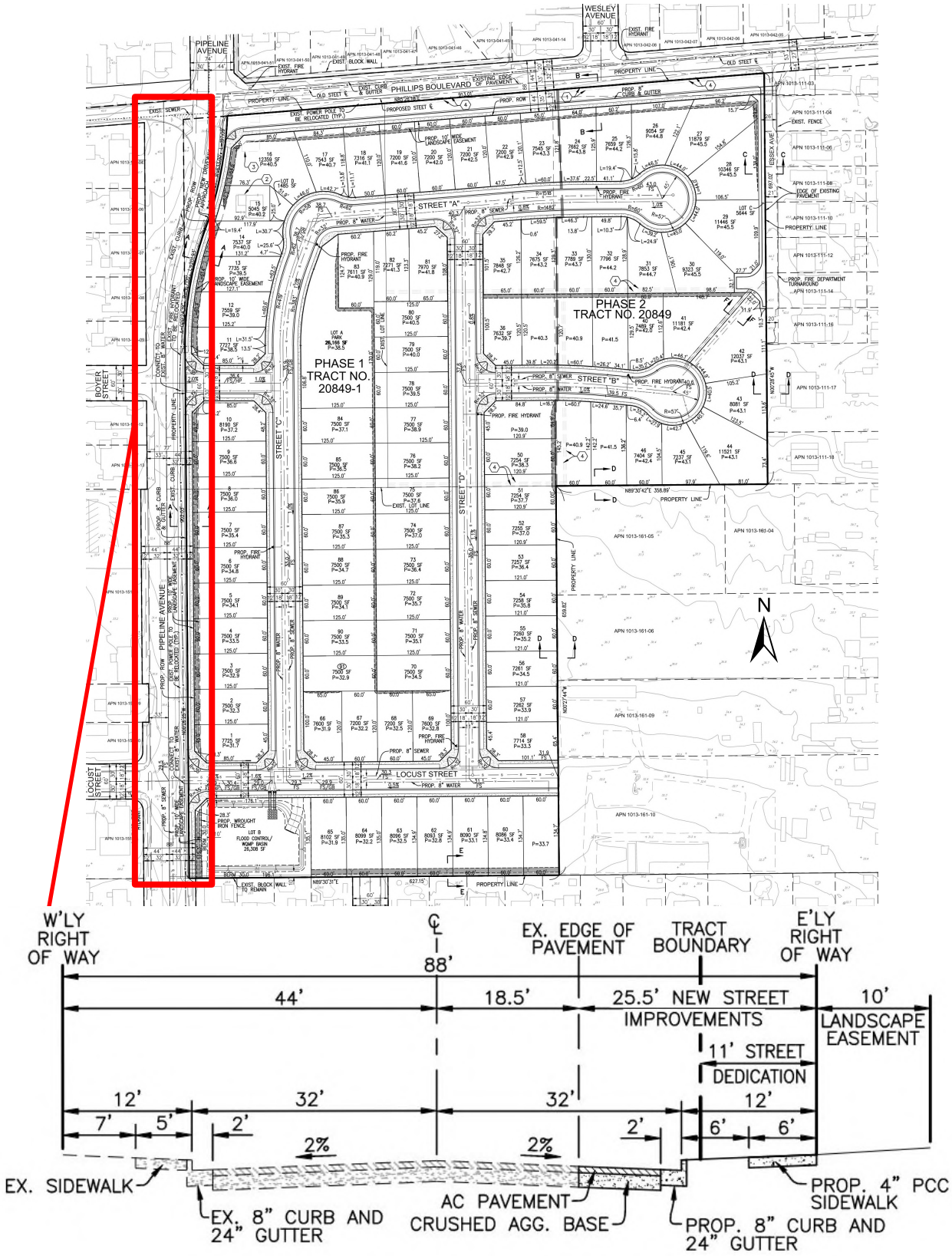
PHILLIPS BOULEVARD (PUBLIC STREET)

88' R.O.W.
N.T.S.

UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
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FAX: (818) 707-8649

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Figure 16: Proposed Pipeline Avenue Improvements



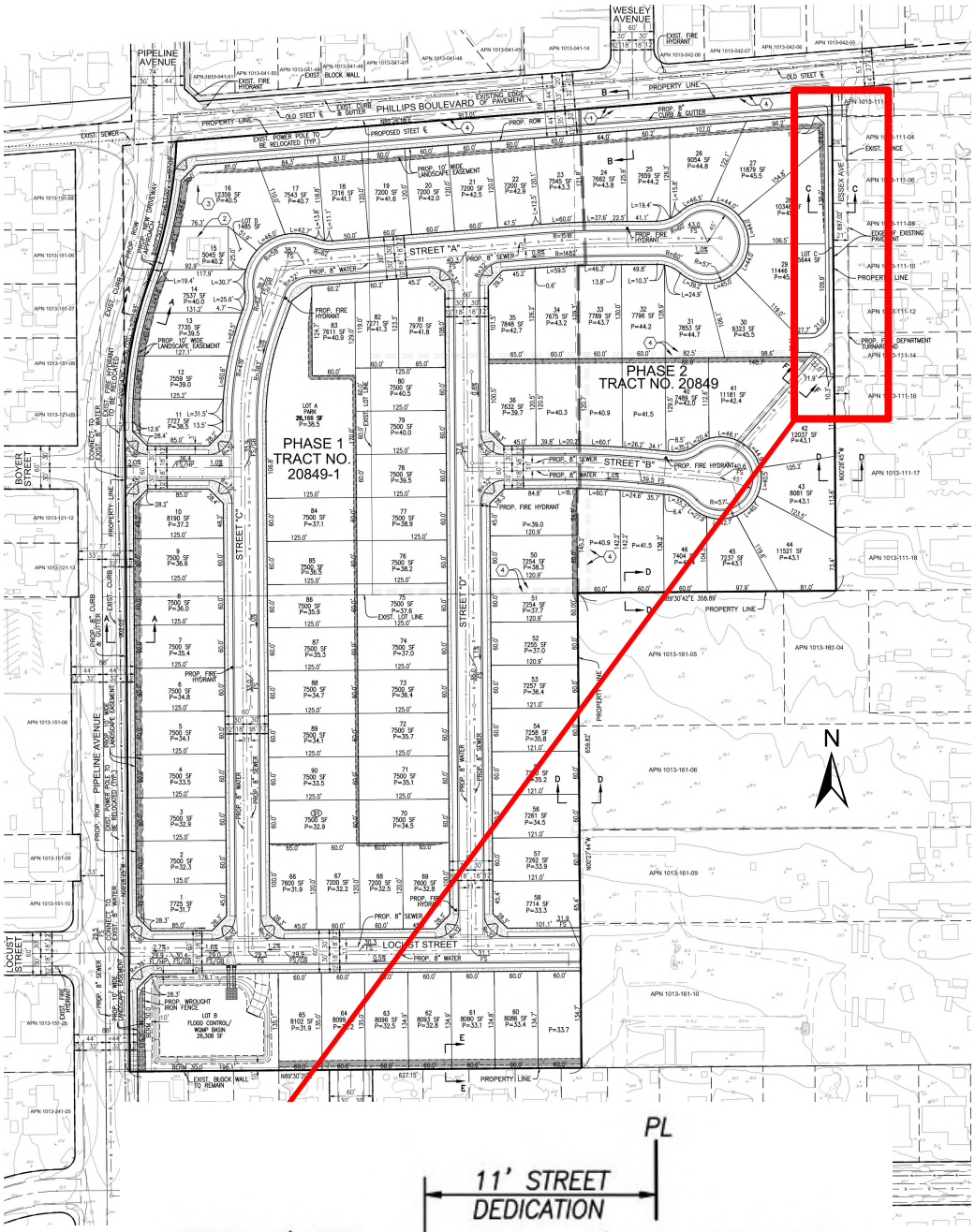
PIPELINE AVENUE (PUBLIC STREET)

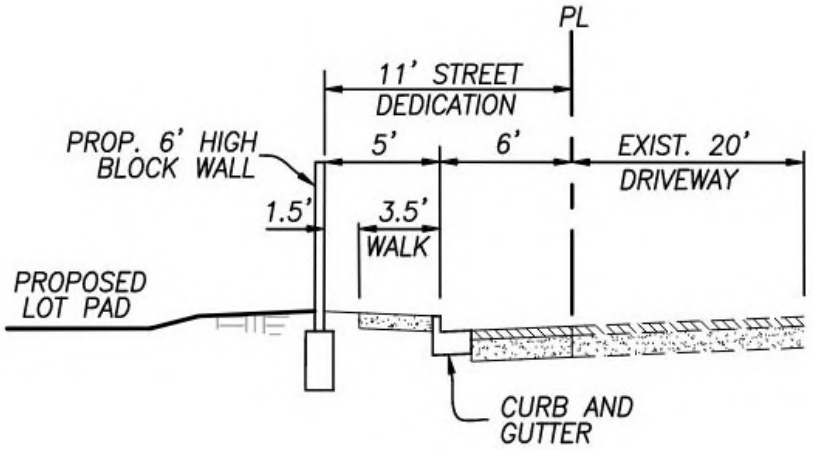
88' R.O.W.
N.T.S.

UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8648
FAX: (818) 707-8649

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Figure 17: Proposed Essex Avenue Improvements





SECTION C–C
N.T.S.

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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.?

Senate Bill (SB) 18 (2004) requires cities and counties acting as Lead Agency to contact and consult with California Native American tribes before adopting or amending a General Plan. The intent of SB 18 is to establish meaningful consultation between tribal governments and local governments at the earliest possible point in the planning process and to enable tribes to manage "cultural places." Cultural places are defined as a Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine (PRC Section 5097.9), or a Native American historic, cultural, or sacred site, that is listed or may be eligible for listing in the California Register, including any historic or prehistoric ruins, any burial ground, or any archaeological or historic site (PRC Section 5097.993). The Project would be required to comply with AB 52 and SB 18 regarding tribal consultation. Chapter 532, Statutes of 2014 (i.e., AB 52), requires that Lead Agencies evaluate a project's potential to impact "tribal cultural resources." Such resources include sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register or included in a local register of historical resources (PRC Section 21074). AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource falling outside the definition stated above nonetheless qualifies as a "tribal cultural resource."

Pursuant to the requirements of SB 18 and AB 52, the County sent informational letters about the proposed Project and requests for consultation to each tribe on the County's list of tribes requesting consultation on February 24, 2026. During the notification period, the County received requests for consultation from the Yuhaaviatam of San Manuel (YSMN) and the Gabrieleño Band of Mission Indians – Kizh Nation (Kizh Nation). Consultation is ongoing. Potential impacts to tribal cultural resources and the results of consultation will be further analyzed in an EIR to determine the impact level of significance in compliance with the California Environmental Quality Act (CEQA).

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. The format of this 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.
4. **Potentially Significant Impact**: Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts.

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.

EXISTING PLANS, PROGRAMS, OR POLICIES (PPPS) AND CONDITIONS OF APPROVAL (COAS)

Throughout the analysis of this document, reference is made to requirements that are applied to all development on the basis of federal, State, or local law. Existing Plans, Programs, or Policies are collectively identified in this document as PPPs. In addition, the analysis references a Project-specific Condition of Approval (COA) imposed by the County of San Bernardino as part of the discretionary approval process to ensure compliance with applicable codes, ordinances, standards, and Project requirements. Where applicable, PPPs and COA are identified in the environmental analysis to show their effect in reducing potential environmental impacts.

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: (Eanas Shanabo, Supervising Project Manager) Date

_____ _____
Signature:(Kumail Raza, Planning Manager) Date

I. AESTHETICS

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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?	☐	☐	☒	☐

(Check ☐ if project is located within a view-shed of any Scenic Route listed in the General Plan):

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2025; Policy Plan Natural Resources Map, *NR-3 Scenic Routes & Highways*; San Bernardino County Countywide Plan/Policy Plan Final EIR 2020

Impact Analysis

Except as provided in Public Resources Code Section 21099, would the project:

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

Less-than-Significant Impact. The Project site is located within the Valley Region of San Bernardino County, which is largely flat and is surrounded by the San Gabriel Mountains and San Bernardino Mountains to the north, San Jacinto Mountains to the south, and Chino Hills, Santa Ana Mountains, Jurupa Hills, and South Hills to the south (San Bernardino County, 2019).

The Project site is located on the corner of Pipeline Avenue and Phillips Boulevard and is surrounded by developed areas that consist of roadways and residential areas. Due to the limited topography and developed land uses within the Project area, scenic views are limited to views along roadway corridors. Distant public views of the San Gabriel Mountains to the north and Chino Hills to the south and southwest can be seen from public vantage points along the Pipeline Avenue and Phillips Boulevard roadway corridors.

While development of the site would limit views of the foreground available across the site, the new residential units would be set back from the adjacent streets and would not encroach into the existing public long-distance views that are available from public roadways. The proposed residences would be set back approximately 22 feet from Pipeline Avenue and from Phillips Boulevard. Thus, the Project would not encroach upon public views of the mountains along the roadways surrounding the site. Additionally, the proposed Project would be consistent with the views immediately surrounding the site which consist of one- and two-story residential buildings. Therefore, the Project would not have a substantial adverse effect on a scenic vista. Impacts would be less than significant. This topic will not be evaluated further in the EIR.

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

No Impact. There are no designated State scenic highways near the Project site, and the closest Eligible State scenic highway (not officially designated) is State Route 142 (Caltrans, 2020), which is located approximately four miles southwest of the Project site. The Project site is not visible from State Route 142. Therefore, the proposed Project would not damage any scenic resources or historic buildings within a State scenic highway. Therefore, no impacts to scenic resources within a State scenic highway would occur and this topic will not be further analyzed in the EIR.

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?

Less-than-Significant Impact. The Project site is located within an urbanized area that is adjacent to existing roadways and residential development. The Project site consists predominantly of disturbed agricultural land, with an active plant nursery located in the southwest corner, an existing cellular communications tower in the northwest corner, and an existing single-family residence with various ancillary structures in the northeast corner of the site. The Project would demolish the existing buildings and improvements on site and redevelop the site with 90 single-family residential units. The Project also includes off-site sewer improvements consisting of underground utility installation within existing roadway rights-of-way. Construction of the sewer improvements would temporarily introduce construction equipment within public views; however, the sewer improvements would be located below grade and disturbed areas would be restored following construction. Therefore, the sewer improvements would not result in a permanent alteration of the visual character or quality of the surrounding area.

The Project site has an existing General Plan land use designation of Very Low Density Residential (VLDR) and a zoning designation of Single Residential – one acre minimum lot size (RS-1). The Project proposes a GPA from VLDR to Special Development – Planned Development and a Zone change from RS-1 to Special Development - Residential (SD-RES). The Project has been designed to be consistent with the SD-RES zoning district which allows for the development of single-family residences with minimum lot sizes of 7,200 SF at a maximum density of four du/ac. The Project proposes 90 single-family residences on minimum 7,200 SF lots for a total density of approximately 3.7 du/ac.

Table AES-1 below compares the proposed Project with applicable policies from the Countywide Plan governing scenic quality. As shown, the proposed Project would be consistent with these

policies. Therefore, the Project would not conflict with applicable zoning regulations or other regulations governing scenic quality and impacts would be less than significant. This topic will not be evaluated further in the EIR.

Table AES-1: Consistency with Countywide Plan Policies Governing Scenic Resources

Policy	Project Consistency
Policy NR-4.1 Preservation of scenic resources. We consider the location and scale of development to preserve regionally significant scenic vistas and natural features, including prominent hillsides, ridgelines, dominant landforms, and reservoirs.	**Consistent.** The Project is located within an already developed area of the County of San Bernardino and it not adjacent to any significant scenic vistas or natural features. While distant views of surrounding mountain ranges (e.g., San Gabriel Mountains and Chino Hills) are available from public roadways in the vicinity, the Project proposes residential structures that are consistent in scale and height (one- and two-story) with surrounding development and would not obstruct or degrade these long-distance views. Therefore, the Project is consistent with the intent of Policy NR-4.1.
Policy NR-4.3 Off-site signage. We prohibit new off-site signage and encourage the removal of existing off-site signage along or within view of County Scenic Routes and State Scenic Highways.	**Consistent.** The proposed Project does not propose off-site signage, and the site is not located within view of County Scenic Routes or a State Scenic Highway. Therefore, the proposed Project is consistent with the intent of Policy NR-4.3.
Policy LU-1.2 Infill development. We prefer new development to take place on existing vacant and underutilized lots where public services and infrastructure are available.	**Consistent.** The Project would develop new residences on an approximately 24.16-acre site that is currently disturbed and partially developed with a nursery, cellular facility, and residence and is surrounded by existing residential development and roadways. The site is located within an area where public services and infrastructure are available or can be extended, including water, electricity, and roadway access, with sewer service to be provided via an extension connecting to existing infrastructure. Therefore, the Project is consistent with the intent of Policy LU-1.2.
Policy LU-2.1 Compatibility with existing uses. We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods. We also require that new residential developments are located, scaled, buffered, and designed so as to not hinder the viability and continuity of existing conforming nonresidential development.	**Consistent.** The Project proposes single-family residential development that is compatible in land use, scale, and design with surrounding residential neighborhoods. The proposed homes (one- and two-story, up to approximately 28 feet in height) are consistent with adjacent development. The Project incorporates setbacks, perimeter walls, landscaping, and internal circulation design to buffer adjacent uses and minimize potential impacts such as noise and light spillover. The Project would not introduce land uses or operational characteristics that would adversely affect the viability of surrounding residential or nearby nonresidential uses (e.g., the existing church west

Policy	Project Consistency
	of Pipeline Avenue). Therefore, the Project is consistent with Policy LU-2.1.
Policy LU-2.2 Compatibility with planned uses. We require that new residential development is located, scaled, buffered, and designed to minimize negative impacts both on and from adjacent areas designated for nonresidential land uses.	**Consistent.** Surrounding properties are designated for residential uses (VLDR and LDR) under the General Plan. While the Project includes a GPA and Zone Change to allow a density of approximately 3.7 dwelling units per acre, the resulting development remains low-density residential in character and is compatible with surrounding planned uses. The Project design includes setbacks and limited height (maximum 28 feet) to ensure compatibility with adjacent areas. Additionally, the Project would not introduce conflicts with nearby non-residential uses and would be consistent with the broader land use pattern planned for the area. Therefore, the Project is consistent with Policy LU-2.2.
Policy LU-2.3 Compatibility with natural environment. We require that new development is located, scaled, buffered, and designed for compatibility with the surrounding natural environment and biodiversity.	**Consistent.** The Project site consists of three land cover types: agricultural, disturbed, and developed. The site does not contain sensitive natural features or significant biodiversity resources. The proposed development would incorporate landscaping, stormwater management features (including detention/infiltration basin), and compliance with applicable environmental regulations, which would ensure compatibility with the surrounding environment. Therefore, the Project would not conflict with Policy LU-2.3.

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

Less-than-Significant Impact. The Project site is currently developed with an active plant nursery in the southwest corner and several structures in the northwest and northeast corner including a residence. In addition, the Project site is located within a developed urban area, adjacent to residential uses and roadways. Existing sources of light in the vicinity of the Project site include streetlights, vehicle headlights, and lighting from building interiors that pass through windows.

The proposed Project would include installation of nighttime lighting for security purposes around the residential buildings, recreation areas, and along internal roadways, which would contribute additional sources to the overall ambient nighttime lighting conditions. Proposed outdoor lighting would be typical of residential developments. While the Project would introduce new lighting sources, the lighting would be designed to be consistent with the surrounding urban context and in compliance with County Development Code Chapter 83.07 which regulates outdoor lighting. Pursuant to Development Code Chapter 83.07, all outdoor lighting would be designed, shielded, aimed, located, and maintained to shield adjacent properties and to not produce lighting onto adjacent properties or roadways (PPP AES-1). Therefore, the increase in light that would be generated by the Project would not adversely affect day or nighttime views in the area, and impacts would be less than significant.

Reflective light (glare) can be caused by sunlight or artificial light reflecting from finished surfaces such as window glass or other reflective materials. Generally, reflective or mirrored glass would have a higher visible light reflectance. Buildings constructed of highly reflective materials from which the sun reflects at a low angle can cause adverse glare. The Project site is currently largely undeveloped and does not contain substantial sources of glare. The proposed Project would not use highly reflective surfaces, or fully glass sided buildings, which use floor-to-ceiling glass panels and steel to create transparent, minimalist facades. Although the residences would contain windows, the windows would be separated by stucco and architectural elements such as window awnings and trim, which would limit the potential for glare.

In addition, as described previously, on-site lighting would be shielded and angled downward, which would reduce the potential to generate glare. Therefore, although the Project would introduce new sources of light and minor potential for glare, these effects would be typical of residential development and designed in compliance with applicable regulations. As such, the Project would not result in a substantial adverse effect on day or nighttime views or create substantial light or glare affecting surrounding properties. Impacts would be less than significant. This topic will not be evaluated further in the EIR.

Existing Plans, Policies, and Programs

The following Plans, Policies, and Programs (PPPs) are incorporated into the Project and would reduce impacts related to aesthetics. These actions will be included in the Project's mitigation monitoring and reporting program:

PPP AES-1: Outdoor Lighting. The proposed Project would be required to adhere to the lighting standards listed in San Bernardino County Code Chapter 87.03, Light Trespass, which requires all outdoor lighting fixtures to be designed, shielded, aimed, located, and maintained to shield adjacent properties and to not produce light or glare onto adjacent properties or roadways.

No significant adverse impacts are identified or are anticipated, and no mitigation measures are required. Impacts related to aesthetics will not be evaluated further in the EIR.

II. AGRICULTURE AND FORESTRY RESOURCES

		Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
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?	☐	☐	☒	☐

(Check ☒ if project is located in the Important Farmlands Overlay):

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2025; Policy Plan Natural Resources Element, Map *NR-5 Agricultural Resources*; California Department of Conservation, California Important Farmland Finder; Land Evaluation and Site Assessment for the Nerio Farms Project, prepared by EPD Solutions, Inc., April 2026 (Appendix A)

Impact Analysis

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?*

Less-than-Significant Impact. The Project site includes approximately 24.16 acres designated as Farmland of Statewide Importance by the California Department of Conservation Farmland Mapping and Monitoring Program (2022). Implementation of the Project would convert this farmland to residential uses and result in a reduction in the total acreage of farmland in the County. To evaluate the significance of this conversion, an Agricultural Resource Evaluation was prepared using the California Agricultural Land Evaluation and Site Assessment (LESA) Model (Appendix A). The LESA Model considers six factors, including two land evaluation factors that measure the quality of the soil on the agricultural land and four site assessment factors that measure the Project's size, water resource availability, surrounding agricultural lands, and surrounding protected resource lands.

The Project site is underlain by Tujunga loamy sand soils (0–5 percent slopes), classified as Capability Class IV-e, which indicates severe limitations for agricultural use. Based on these soil characteristics, the site received a Land Evaluation score of 28.8 out of 50. The Site Assessment portion of the LESA analysis reflects the limited agricultural viability of the site in its current context. Although the site received the maximum Water Resource Availability score based on the availability of water from an onsite well, the other Site Assessment factors received substantially lower scores. The site consists of approximately 24.16 acres, only approximately 13.5 percent of the land within the 0.25-mile zone of influence is in agricultural use, and no protected agricultural or other protected resource lands are located within the zone of influence. These conditions resulted in a Site Assessment score of 18.6 out of 50. The Project's final LESA score is shown in Table AG-1.

Table AG-1: Final LESA Score Sheet

	Factor Scores	Factor Weight	Weighted Factor Scores
Land Evaluation Factors			
Land Capability Classification	50	0.25	12.5
Storie Index Rating	65	0.25	16.3
		Land Evaluation Subtotal	28.8
Site Assessment Factors			
Project Size	24.2	0.15	3.6
Water Resource Availability	100	0.15	15
Surrounding Agricultural Land	0	0.15	0
Protected Resource Land	0	0.05	0
		Site Assessment Subtotal	18.6
		Final LESA Score	**47.4**

Source: Land Evaluation and Site Assessment Report (Appendix A)

As shown in Table AG-1, the combined LESA score for the Project is 47.4 out of 100. According to the LESA Model significance criteria, a score between 40 and 59 is considered significant only if both the Land Evaluation and Site Assessment subscores are 20 points or greater. In this case, while the Land Evaluation subscore exceeds 20 (28.8), the Site Assessment subscore is below 20 (18.6), reflecting the site's limited agricultural viability and lack of supportive agricultural context.

Therefore, although the Project would convert Farmland of Statewide Importance to non-agricultural use, the conversion would not constitute a significant impact under the LESA Model. Accordingly, impacts related to the conversion of farmland would be less than significant. This topic will not be evaluated further in the EIR.

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

No Impact. The Project site has an existing General Plan land use designation of Very Low Density Residential (VLDR) and a zoning designation of Single Residential – one acre minimum lot size (RS-1). The Project site is not zoned for agricultural use and is not subject to a Williamson Act contract (San Bernardino County Assessor, 2026). Thus, the proposed Project would not result in impacts related to conflict with an existing agricultural zoning or Williamson Act contract, and impacts would not occur. This topic will not be further analyzed in the EIR.

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))?

No Impact. The Project site consists of disturbed land that has been previously used for agricultural purposes and residential uses. No forest land exists within or adjacent to the Project site. The Project site has an existing General Plan land use designation of VLDR and a zoning designation of RS-1 and is not zoned for forest land or timberland uses. Thus, the proposed

Project would not result in impacts related to conflict with an existing forest land or timberland zoning, and impacts would not occur. This topic will not be further analyzed in the EIR.

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

No Impact. The Project site is disturbed land that has been previously used for agricultural purposes and partially developed with residential uses. No forest land exists within the Project site. Thus, the proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use. No impact would occur. This topic will not be further analyzed in the EIR.

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?

Less-than-Significant Impact. No forest lands are present on or adjacent to the Project site and no impact due to the conversion of forest land to non-forest use would occur.

With respect to agricultural lands, as discussed under Impact II(a), 24.16 acres of Farmland of Statewide Importance are present on the Project site. Implementation of the Project would result in the overall loss of approximately 24.16 acres of designated Farmland of Statewide Importance. However, as discussed under Impact II(a), the LESA Model performed for the proposed Project determined that implementation of the Project would not result in a significant loss of Farmland.

The Project site is located within an area that is largely developed or planned for residential uses. Surrounding land uses include existing residential development to the north, east, west, and south. Although small areas of land designated as Grazing Land and Farmland of Statewide Importance are located in the vicinity of the Project site, these areas are limited in extent, partially developed (e.g., residential and nursery uses), or currently vacant/fallow, and are designated by the County of San Bernardino for low-density residential development. Therefore, implementation of the proposed Project would not influence the conversion of agricultural uses to non-agricultural uses because adjacent agricultural land has already been designated for conversion to urban uses through the Countywide Plan and zoning code.

Therefore, the Project would not result in the indirect conversion of Farmland to non-agricultural use due to its location or nature, and impacts would be less than significant. This topic will not be further analyzed in the EIR.

No significant adverse impacts are identified or are anticipated, and no mitigation measures are required. Impacts related to agriculture and forestry will not be evaluated further in the EIR.

III. AIR QUALITY

		Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
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?	☐	☐	☒	☐

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

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2025; Air Quality, Energy, and Greenhouse Gas Impact Analysis for the Nerio Farms Residential Community, prepared by EPD Solutions, Inc., April 2026 (Appendix B); Health Risk Assessment, prepared by EPD Solutions, Inc., April 2026 (Appendix C)

Impact Analysis

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?

Less-than-Significant Impact with Mitigation. The proposed Project is located within the jurisdiction of the South Coast Air Quality Management District (SCAQMD), which is responsible for preparing the Air Quality Management Plan (AQMP) for the South Coast Air Basin. The AQMP establishes regional strategies, control measures, and growth assumptions to attain and maintain State and federal ambient air quality standards. These growth assumptions are based on regional population, housing, and employment forecasts developed by the Southern California Association of Governments (SCAG).

Consistency with the AQMP is based on two primary criteria: (1) consistency with SCAG growth forecasts, and (2) whether Project emissions would exceed applicable SCAQMD emissions thresholds.

Consistency Criterion No. 1 refers to the SCAG's growth forecasts and the associated assumptions included in the AQMP. The future air quality levels projected in the AQMP are based on the SCAG's regional growth projections, which rely in part on the general plans of jurisdictions within the SCAG region. While the SCAG has adopted a more recent 2024-2050 Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS), the SCAQMD CEQA handbook provides criteria for determining project significance that are aligned with the AQMP based on growth assumptions from the 2020-2045 RTP/SCS and is thus used to determine project-level significance for this analysis.

Implementation of the proposed Project would require both a GPA and zone change, to change the General Plan Land Use Designation from Very Low Density Residential (VLDR) to Special Development (SD) Planned Development and zoning from Single Residential – one acre minimum (RS-1) to Special Development - Residential (SD-RES). The Project's proposed GPA and zone change would allow for the proposed 90 single-family units at a density of approximately 3.7 du/ac, compared to the density allowance of 2 du/ac under the current General Plan designation. Although the Project would increase the allowable density on the site, the Project proposes a residential development within an area already planned for residential growth within San Bernardino County and does not introduce land uses or growth patterns that are inconsistent with SCAG's regional development assumptions. Additionally, as a residential development consisting of 90 single-family homes, the Project would not include substantial employment-generating uses and would not induce unplanned job growth.

SCAG growth forecasts indicate an increase of Countywide population from 2,250,000 persons in 2020 to 2,815,000 persons in 2045. Based on California Department of Finance 2025 Population and Housing Estimates, the reported average household size for the County is 3.14 persons per household. Using this estimate, the Project's 90 single-family home units would thus add approximately 283 residents. This increase represents a negligible portion (0.05 percent increase) of the County's projected population growth over the 2020 to 2045 period. In addition, the Project constitutes residential infill development within an urbanized area, which is consistent with the 2020–2045 RTP/SCS strategy to accommodate growth in developed areas to improve land use efficiency and reduce regional emissions. Accordingly, the Project would not exceed or conflict with SCAG growth projections and would be consistent with the growth assumptions used in the AQMP. Thus, the Project would be consistent with Consistency Criterion No. 1.

Consistency Criterion No. 2 refers to the California Ambient Air Quality Standards. An impact would occur if emissions associated with the proposed Project exceed the SCAQMD's significance thresholds during construction or operation. As shown in Tables AQ-3 and AQ-4, unmitigated construction reactive organic gas (ROG) emissions would exceed the applicable SCAQMD significance threshold. However, implementation of Mitigation Measure AQ-1 would reduce construction ROG emissions below the applicable threshold. Operational emissions would remain below SCAQMD thresholds without mitigation. Accordingly, with implementation of Mitigation Measure AQ-1, the Project would not result in a cumulatively considerable net increase in criteria pollutants, would not contribute to violations of ambient air quality standards, and would not delay attainment of those standards or applicable emission reduction targets identified in the AQMP. Therefore, the Project would be consistent with Consistency Criterion No. 2.

Because the Project would be consistent with SCAG growth forecasts and, with implementation of Mitigation Measure AQ-1, would not result in emissions exceeding SCAQMD significance thresholds or otherwise affect regional air quality attainment, the Project would be consistent with the 2022 AQMP. Therefore, impacts related to consistency with the AQMP would be less than significant with mitigation. This topic will not be evaluated further in the EIR.

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?

Less-than-Significant Impact with Mitigation. The SCAB is in non-attainment status for federal ozone standards and State and federal particulate matter standards. The SCAB is designated as a maintenance area for federal PM_{10} standards. Any development in the SCAB, including the proposed Project, could cumulatively contribute to these pollutant violations. Evaluation of the cumulative air quality impacts of the proposed Project has been completed pursuant to SCAQMD's cumulative air quality impact methodology. SCAQMD states that if an individual project results in air emissions of criteria pollutants (reactive organic gases [ROG], carbon monoxide [CO], nitrogen oxides [NOx], sulfur dioxide [SO_2], and particulate matter [PM_{10}, and $PM_{2.5}$]) that exceed the SCAQMD's recommended daily thresholds for project-specific impacts, then it would also result in a cumulatively considerable net increase of the criteria pollutant(s) for which the Project region is in non-attainment under an applicable federal or State ambient air quality standard. SCAQMD has established daily mass thresholds for regional pollutant emissions, which are shown in Table AQ-1.

Table AQ-1: SCAQMD Regional Daily Emissions Thresholds

Air Pollutant	Maximum Daily Emissions (pounds/day)	
	Construction	Operation
NOx	100	55
ROG	75	55
PM_{10}	150	150
$PM_{2.5}$	55	55
SO_2	150	150
CO	550	550

Source: SCAQMD, 2023

Construction

Construction activities associated with the proposed Project would generate pollutant emissions from the following: (1) demolition, (2) site preparation, (3) grading, (4) building construction, (5) paving, and (6) architectural coating. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring.

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust, PM_{10}, and $PM_{2.5}$ emissions from construction activities (PPP AQ-1). Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project site, covering

all trucks hauling soil with a fabric cover and maintaining a minimum freeboard height of 12 inches, and maintaining effective cover over exposed areas. The Project would also comply with SCAQMD Rule 1403, which establishes work practice requirements to limit asbestos emissions from building demolition or renovation (PPP AQ-2).

Construction emissions associated with the proposed Project were modeled using the CalEEMod Version 2022.1 land use emission model and compared to the SCAQMD construction emissions thresholds. The modeling accounted for full buildout of the Project, including construction of the 90 single-family residences, as well as off-site sewer extension improvements and roadway improvements. The estimated Project emissions include those generated both from on-site sources (such as off-road construction equipment and fugitive dust) and off-site sources (vehicles traveling to and from the site). As shown in Table AQ-2, the proposed Project would result in maximum daily Reactive Organic Gases (ROG) emissions of 228.6 pounds per day, which would exceed SCAQMD's thresholds for construction ROG emissions. The elevated ROG emissions are primarily attributable to the use of architectural coatings during construction activities.

Table AQ-2: Unmitigated Regional Construction Emission Estimates

Maximum Daily Emissions	Maximum Daily Regional Emissions (pounds/day)[1,2]					
	ROG	NOx	CO	SO_2	PM_{10}	$PM_{2.5}$
2027[3]	7.1	62.5	62.2	0.1	15.2	6.6
2028[3]	228.6	11.2	18.1	<0.1	0.9	0.5
Maximum Daily Emission (2027-2028)	**228.6**	**62.5**	**62.2**	**0.1**	**15.2**	**6.6**
SCAQMD Significance Thresholds	75	100	550	150	150	55
Threshold Exceeded?	**Yes**	**No**	**No**	**No**	**No**	**No**

Notes: ROG = reactive organic gases, NOx = nitrogen oxides, CO = carbon monoxide, SO_2 = sulfur dioxide, PM_{10} = particulate matter 10 microns in diameter, $PM_{2.5}$ = particulate matter 2.5 microns in diameter
1. Values may vary slightly due to rounding
2. Winter and Summer emissions rates were compared across all pollutants, the table above presents the greater emission rate for each season and therefore presents a conservative analysis
Source: Air Quality, Energy, and GHG Impact Analysis (Appendix B)

To reduce ROG levels from construction, the Project would implement Mitigation Measure AQ-1, requiring the use of super-compliant low VOC paint. Table AQ-3 shows the results of the mitigated maximum daily regional construction emissions. With implementation of Mitigation Measure AQ-1, maximum daily ROG emissions would be reduced to 49.8 pounds per day, which would be below the SCAQMD significance threshold. Therefore, with mitigation, regional construction air quality impacts would be less than significant. This topic will not be evaluated further in the EIR.

Table AQ-3: Mitigated Regional Construction Emission Estimates

Maximum Daily Emissions	Maximum Daily Regional Emissions (pounds/day)[1,2]					
	ROG	NOx	CO	SO_2	PM_{10}	$PM_{2.5}$
2027[3]	7.1	62.5	62.2	0.1	15.2	6.6
2028[3]	49.8	11.2	18.1	<0.1	0.9	0.5

Maximum Daily Emissions	Maximum Daily Regional Emissions (pounds/day)[1,2]					
	ROG	NOx	CO	SO_2	PM_{10}	$PM_{2.5}$
Maximum Daily Emission (2027-2028)	**49.8**	**62.5**	**62.2**	**0.1**	**15.2**	**6.6**
SCAQMD Significance Thresholds	75	100	550	150	150	55
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

1. Values may vary slightly due to rounding
2. Winter and Summer emissions rates were compared across all pollutants, the table above presents the greater emission rate for each season and therefore presents a conservative analysis.
3. Emissions for ROG, NOx, PM_{10}, and $PM_{2.5}$ have accounted for the 2027 and 2028 Adjustment Factors.
Source: Air Quality, Energy, and GHG Impact Analysis (Appendix B)

Operation

Operation of the 90 single-family residences would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products. Operation of the proposed Project would also include emissions from vehicles traveling to the Project site. The Project may include gas-powered fireplaces, but does not include wood burning devices (e.g. fireplace, wood burning heater, or pellet-fueled wood heater) in compliance with SCAQMD Rule 445 (PPP AQ-3).

Operational emissions associated with the proposed Project were modeled using the CalEEMod Version 2022.1 land use emission model and compared to the SCAQMD operational emissions thresholds. Emissions associated with the operation of the proposed Project are presented in Table AQ-4. As shown, operational emissions would be below SCAQMD's significance thresholds. Therefore, operation of the Project would not result in a cumulatively considerable net increase of any criteria pollutant impacts, and operational impacts would be less than significant. This topic will not be evaluated further in the EIR.

Table AQ-4: Regional Operational Emission Estimates

Operational Activity	Maximum Daily Regional Emissions (pounds/day)[1,2]					
	ROG	NOx	CO	SO_2	PM_{10}	$PM_{2.5}$
Mobile	2.8	2.5	22.5	0.1	5.3	1.4
Area	17.1	1.5	5.8	0.0	0.1	0.1
Energy	0.0	0.7	0.3	0.0	0.1	0.1
Total Operational Emissions	**19.9**	**4.7**	**28.6**	**0.1**	**5.4**	**1.5**
SCAQMD Significance Thresholds	55	55	550	150	150	55
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

1. Values may vary slightly due to rounding
2. Winter and Summer emissions rates were compared across all pollutants, the table above presents the greater emission rate for each season and therefore presents a conservative analysis.
Source: Air Quality, Energy, and GHG Impact Analysis (Appendix B)

c) Expose sensitive receptors to substantial pollutant concentrations?

Less-than-Significant Impact. The SCAQMD's 2008 *Final Localized Significance Threshold Methodology* recommends the evaluation of localized NOx, CO, PM_{10}, and $PM_{2.5}$ construction-related impacts to sensitive receptors in the immediate vicinity of the Project site. Such an evaluation is referred to as a Localized Significance Threshold (LST) analysis. According to the SCAQMD's *Final Localized Significance Threshold Methodology*, off-site mobile emissions from the Project should not be included in the emissions compared to the LSTs. SCAQMD has developed LSTs that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or State ambient air quality standards; and thus, would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NOx, CO, PM_{10}, and $PM_{2.5}$ pollutants for each of the 38 source receptor areas (SRAs) in the Basin. The Project site is located in SRA 33, San Bernardino Valley.

The localized thresholds for development projects were derived using the SCAQMD Fact Sheet for Applying CalEEMod to Localized Significance Threshold and Appendix C of the SCAQMD 2008 Final Localized Significance Threshold Methodology. The thresholds from SCAQMD are for 1-, 2-, or 5-acre sites, and distances of sensitive receptors for 25 to 500 meters (82 feet to 1,640 feet). Sensitive receptors can include residences, schools, playgrounds, childcare centers, and athletic facilities. The nearest sensitive receptors to the Project site are the existing residence as close as approximately 15 feet (4 meters) south of the site and 16 feet (5 meters) east of the site. There are also existing residences within 25 feet (8 meters) from the Project's proposed off-site sewer extension route along Maple Street and Norton Avenue. Therefore, the distance for sensitive receptors in the assessment was set at the lowest distance of 25 meters, consistent with SCAQMD methodology. The construction phases with the most ground disturbance would be the site preparation phase, with 3.5 acres per day, and the grading phase, with 4 acres per day. Thus, the SCAQMD thresholds for a 2-acre and 5-acre site were interpolated to calculate thresholds for both the site preparation and grading phases.

Construction
Construction of the proposed Project may expose nearby sensitive receptors to airborne particulates as well as a small quantity of construction equipment pollutants (e.g., diesel-fueled vehicles and equipment). However, construction contractors would be required to implement measures to reduce or eliminate emissions by following SCAQMD's standard construction practices. Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site (PPP AQ-4). Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source (PPP AQ-1). As shown in Table AQ-5, Project construction-source emissions would not exceed SCAQMD LSTs, and impacts would be less than significant. This topic will not be evaluated further in the EIR.

Table AQ-5: Localized Construction Emission Estimates

Construction Year	Maximum Daily Regional Emissions (pounds/day)			
	NOx	CO	PM_{10}	$PM_{2.5}$
2027				
Demolition	19.9	18.6	5.8	1.5

Construction Year	Maximum Daily Regional Emissions (pounds/day)			
	NOx	**CO**	**PM_{10}**	**$PM_{2.5}$**
1-acre Thresholds	118.0	863.0	5.0	4.0
Threshold Exceeded?	**No**	**No**	**No**	**No**
2027				
Site Preparation	32.7	30.4	7.3	4.2
3.5-acre Thresholds[1]	220.0	1,712.5	11.0	7.0
Threshold Exceeded?	**No**	**No**	**No**	**No**
2027				
Grading	28.0	28.3	3.9	2.1
4-acre Thresholds[1]	236.7	1,872.7	12.7	7.7
Threshold Exceeded?	**No**	**No**	**No**	**No**

[1] Significance thresholds obtained by interpolating values for 2 acres and 5 acres at a receptor distance of 25 meters.
Source: Air Quality, Energy, and GHG Impact Analysis (Appendix B).

Operation

The localized significance thresholds for operation are determined by the size of the Project site and the distance to the nearest sensitive receptor as well as the maximum trip length possible within the Project site. The Project site is 24.16 acres; the thresholds for 5 acres was utilized to yield a conservative analysis. Similar to the localized construction emission thresholds, the operational emission thresholds for 25 meters were used as an approximate distance. The operational LSTs, including emissions from both area and energy sources, are included in this analysis.

As shown in Table AQ-6, the Project is estimated to generate emissions of NOx, CO, PM_{10}, and $PM_{2.5}$ that would be below the applicable localized significance thresholds established by the SCAQMD. Therefore, localized operational air quality impacts would be less than significant. This topic will not be evaluated further in the EIR.

Table AQ-6: Localized Operational Emission Estimates

Operational Activity	Maximum Daily Localized Emissions (pounds/day)			
	NOx	**CO**	**PM_{10}**	**$PM_{2.5}$**
Mobile	2.5	22.5	5.3	1.4
Area	1.5	5.8	0.1	0.1
Energy	0.7	0.3	0.1	0.1
Total Project Emissions	**4.7**	**28.6**	**5.4**	**1.5**
SCAQMD Significance Thresholds	270	2,193	12	3
Threshold Exceeded?	**No**	**No**	**No**	**No**

Source: Air Quality, Energy, and GHG Impact Analysis (Appendix B)

Health Risk Assessment

A Construction Health Risk Assessment (HRA), included as Appendix C, was prepared to evaluate the health risk impacts as a result of exposure to diesel particulate matter (DPM) from the heavy-duty diesel vehicles and off-road construction equipment that would be utilized for the construction of the Project on a day-to-day basis. DPM has been identified by CARB as a carcinogenic substance responsible for nearly 70 percent of the airborne cancer risk in California. The estimated health risk impacts were compared to the health risk significance thresholds recommended by the SCAQMD for use in CEQA assessments. The County of San Bernardino has not adopted a numerical significance threshold for cancer risk or non-cancer hazards. Therefore, the significance thresholds recommended by the SCAQMD were adopted for this analysis.

The SCAQMD recommends using a risk level of 10 in one million as the cancer risk threshold. A risk level of 10 in one million implies a likelihood that up to 10 people, out of one million equally exposed people would contract cancer if exposed continuously (24 hours per day) to the levels of toxic air contaminants over a specified duration of time. Non-cancer health risks are conveyed in terms of the Hazard Index (HI). A ratio of the predicted concentration of the facility's reported toxic air contaminant (TAC) emissions to a concentration is considered acceptable to public health professionals. A significant risk is defined as an HI of 1 or greater.

The SCAQMD defines a sensitive receptor as any residence, including private homes, condominiums, apartments, and living quarters, schools, preschools, daycare centers, and health facilities such as hospitals or retirement and nursing homes. For purposes of this HRA, sensitive receptors were placed within the air dispersion model at the location of existing residences and locations along the off-site Project vehicle travel routes. In addition, a uniform grid network of receptors was placed over the Project site to complete the receptor network. Sensitive receptors within the vicinity of the Project site include residences located to the north, east, south, and west. The nearest impacted sensitive receptor was identified as a single-family residence approximately 13 feet (4 meters) south of the Project's southern boundary. However, the HRA evaluates the potential health risks to the maximally impacted sensitive receptor which is based on proximity to the Project site, construction routes, and meteorological factors such as wind patterns. The maximally impacted sensitive receptor identified during the modeling of the Project was identified as the single-family residence located at 11443 Essex Avenue, approximately 16 feet (5 meters) east of the Project site boundary. The nearest worker receptor is approximately 164 feet (50 meters) southeast of the Project site.

Table AQ-7 presents a summary of the cancer risks and chronic non-cancer hazards resulting from the Project's construction DPM emissions along with the SCAQMD health risk significance thresholds. As shown in Table AQ-7, the estimated maximum cancer risk for construction is 5.63 in one million for the maximally impacted sensitive/residential receptor. The estimated maximum cancer risk for the maximally impacted worker receptor is 0.07 in one million. Thus, construction impacts related to cancer risk would be less-than-significant.

The Project's estimated results for non-cancer health risk for the maximally impacted sensitive receptors during construction is 0.01. The non-cancer health risk for the maximally impacted worker receptor during construction would be less than 0.01. Thus, the non-cancer health risk for sensitive receptors and worker receptors would be below the significance threshold of 1.0. Therefore, impacts related to non-cancer health risks would be less than significant.

As such, construction of the Project would not cause a significant human health or cancer risk to nearby residences or workers and impacts would be less than significant. Overall, the Project

would not expose sensitive receptors to substantial pollutant concentrations, resulting in a less-than-significant impact. This topic will not be evaluated further in the EIR.

Table AQ-7: Summary of Project Construction Health Risk

Receptor	Cancer Risk (per million)		Exceeds Significance Threshold?
	Maximum Lifetime Proposed Project Risk	Significance Threshold	
Maximum Impacted Sensitive Receptor Prebirth to 0.69 years	5.63	10	No
Maximum Impacted Sensitive Receptor Adult (0.94 years)	0.21	10	No
Maximum Impacted Worker Receptor (0.94 years)	0.07	10	No
Receptor	**Chronic Non-Cancer Hazard Index**		**Exceeds Significance Threshold?**
	Maximum Lifetime Proposed Project Risk	**Significance Threshold**	
Maximum Impacted Sensitive Receptor	0.01	1.0	No
Maximum Impacted Worker Receptor	0.01	1.0	No

Source: Health Risk Assessment (Appendix C)

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less-than-Significant Impact. According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor issues include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities, refineries, landfills, dairies, and fiberglass molding operations. The proposed Project would develop and operate residential buildings, which would not involve the types of uses that lead to 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 construction. During operation, odor could result from the temporary storage of typical solid waste (refuse) associated with the proposed Project's operational uses. However, solid waste storage is a typical function of residential uses and would not differ substantially from existing development in the area. Additionally, the Project would be subject to local solid waste regulations which would further reduce potential odor nuisance.

The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisance odors. Therefore, other emissions (such as those leading to odors) that could adversely affect a substantial number of people would not occur from the proposed Project. This topic will not be evaluated further in the EIR.

Existing Plans, Programs, or Policies

The following PPPs are incorporated into the Project and would reduce impacts related to air quality. These actions will be included in the Project's mitigation monitoring and reporting program.

PPP AQ-1: Rule 403. The Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in the mid-morning, afternoon, and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less.

PPP AQ-2: Rule 1403 Asbestos Demolition and Removal. This rule establishes work practice requirements to limit asbestos emissions from building demolition or renovation. These requirements include asbestos surveying, public notification, removal and handling procedures, time schedules, and storage/disposal/landfill requirements. Records of compliance must be maintained and all appropriate warning labels, signs, and marking must be utilized.

PPP AQ-3: Rule 445 Wood-Burning Devices. This rule prohibits permanently installed wood burning devices in any new development. A wood burning device means any fireplace, wood burning heater, or pellet-fueled wood heater, or any similarly enclosed, permanently installed, indoor or outdoor device burning any solid fuel for aesthetic or space-heating purposes, which has a heat input of less than one million British thermal units per hour.

PPP AQ-4: Rule 402. The Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 402. The Project shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

Mitigation Measures:

AQ-1: Low VOC Paint (Construction). Construction plans, specifications, and permitting shall require that during construction the Project shall use "super-compliant" low VOC paints which have been reformulated to exceed the regulatory VOC limits (i.e., have a lower VOC content than what is required) put forth by SCAQMD's Rule 1113 for all architectural coatings and surfaces. Super-compliant low VOC paints shall contain no more than 10 g/L of VOC. Prior to issuance of building permits, the County shall confirm that plans include the following specifications:

- All architectural coatings shall be super-compliant low VOC paints, reduced from the residential standard of 100 g/l VOC content paint, to a compliant VOC, not exceeding 10 g/L.

- All paints used for coating of architectural surfaces shall be super-compliant VOC paints whenever possible.
- All solvents used to clean paint application equipment shall be low-VOC compliant.

Air quality impacts will be less than significant with mitigation incorporated. Impacts related to air quality will not be evaluated further in the EIR.

IV. BIOLOGICAL RESOURCES

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
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?	☐	☐	☐	☒

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

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2025; Biological Due Diligence Investigation, prepared by ELMT Consulting, October 1, 2026, (Appendix D)

Impact Analysis

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?

Less-than-Significant Impact with Mitigation. The Project site consists of disturbed agricultural land, with an active plant nursery in the southwest corner and several structures in the northwest and northeast corner. The Project site has been disturbed by previous development and past agricultural uses. The Project proposes the construction of 90 single-family residential units and also includes off-site sewer improvements consisting of utility trenching within existing roadway rights-of-way along Norton Avenue, Maple Street, and Pipeline Avenue. The sewer alignment is located within developed and previously disturbed roadway corridors and does not contain native habitat areas or other features that would provide suitable habitat for special-status plant or wildlife species.

A Biological Due Diligence Investigation (Appendix D) was prepared for the proposed Project by ELMT Consulting which included a literature review and a field survey conducted on August 4, 2025, and March 13, 2026. The Biological Due Diligence Investigation describes that the Project site consists of three land cover types: agricultural, disturbed, and developed. The literature search identified seventeen (17) special-status plant species, forty-seven (47) special-status wildlife species, and one (1) special-status plant community as having potential to occur within the vicinity of the Project site. These include those species listed or candidates for listing by the United States Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW) and California Native Plant Society (CNPS). During the field survey, all habitats with the potential to be used by sensitive species were evaluated during the field survey for their presence or potential presence.

Special-Status Plant Species and Communities. None of the 17 special-status plant species or the one special-status plant community that have potential to occur in the region were identified on the Project site during the field survey. The Biological Due Diligence Investigation determined that due to historic and existing land uses, no native habitat that could support special status plant species or plant communities are present within or adjacent to the Project site. Thus, based on habitat requirements for specific species and the availability and quality of on-site habitats and habitats within the off-site sewer improvement area, it was determined no special-status plant species or special-status plant communities would be impacted by implementation of the proposed Project (Appendix D). This topic will not be evaluated further in the EIR.

Special-Status Animal Species. None of the 47 special-status animal species identified as having potential to occur in the region were observed on the site during the field surveys. Past development and anthropogenic disturbances on the Project site have eliminated the natural plant communities that once occurred on-site which have greatly reduced potential foraging opportunities for wildlife species and availability and quality of habitat for special-status wildlife species. Based on species-specific habitat requirements and the availability of on-site habitat, the Biological Due Diligence Investigation determined that the Project site has low potential to support Cooper's hawk and burrowing owl and does not provide suitable habitat for the other special-status wildlife species known to occur in the region. Potential impacts to burrowing owl and nesting birds, including Cooper's hawk, are addressed below. No other special-status wildlife species would be expected to be impacted by implementation of the proposed Project (Appendix D). This topic will not be evaluated further in the EIR.

Burrowing Owl. A habitat suitability assessment was conducted on March 13, 2026, consistent with the 2012 CDFW Staff Report on Burrowing Owl Mitigation, to evaluate the Project site and adjacent areas within approximately 150 meters for potential burrowing owl habitat. The Project site and accessible portions of the approximately 150-meter buffer were surveyed for suitable burrows, burrow surrogates, burrowing owls, and evidence of burrowing owl use. Areas of potential habitat were surveyed using pedestrian transects spaced to provide complete visual coverage of the ground surface, generally no more than 30 meters apart. All potential burrows and burrow surrogates encountered were examined for evidence of burrowing owl use.

No burrowing owls or evidence of burrowing owl use, such as pellets, feathers, castings, or whitewash, were observed. Although portions of the Project site contain low-growing vegetation and open areas that exhibit some characteristics associated with burrowing owl habitat, only a limited number of potentially suitable burrows or burrowing owl surrogates were identified. These burrows were actively occupied by California ground squirrels, and none exhibited evidence of burrowing owl use. Most potentially suitable burrows were concentrated along the fringes or perimeter of the Project site rather than throughout the routinely disked interior.

Therefore, based on the limited and primarily peripheral distribution of potentially suitable burrows, their active occupancy by California ground squirrels, the absence of burrowing owls or evidence of burrowing owl use, recurring disking, the surrounding developed setting, and limited connectivity to larger areas of suitable foraging habitat, the Biological Due Diligence Investigation determined that the Project site has low potential to support burrowing owl. This conclusion is based on the combined lack of evidence of use and the limited quality, persistence, and landscape connectivity of available habitat. Therefore, to ensure burrowing owls remain absent prior to construction, Mitigation Measure BIO-1 is incorporated to require pre-construction burrowing owl clearance surveys in accordance with CDFW's 2012 Staff Report on Burrowing Owl Mitigation. Implementation of Mitigation Measure BIO-1 would reduce potential impacts to burrowing owl to less than significant.

Cooper's Hawk. The Biological Due Diligence Investigation determined that the Project site has low potential to support Cooper's hawk. Although no Cooper's hawks or active nests were observed during the field investigations, trees within and adjacent to the Project site provide potential nesting habitat for raptors. Accordingly, vegetation removal and other construction activities conducted during the nesting season could result in direct or indirect impacts to nesting Cooper's hawks, if present. Mitigation Measure BIO-2 requires a pre-construction nesting bird survey if site preparation activities occur during the nesting season and establishes avoidance measures if an active nest is identified. With implementation of Mitigation Measure BIO-2, potential impacts to Cooper's hawk would be reduced to less than significant.

Overall, the Biological Due Diligence Investigation determined that the Project site and the off-site sewer improvement area do not contain suitable habitat for most special-status plant or wildlife species known to occur in the region but has low potential to support Cooper's hawk and burrowing owl. Potential impacts to burrowing owl would be reduced to less than significant through implementation of Mitigation measure BIO-1, while potential impacts to nesting birds, including Cooper's hawk, would be reduced to less than significant with implementation of Mitigation Measure BIO-2. Therefore, potential impacts to special-status species would be less than significant with mitigation incorporated. This topic will not be further analyzed in the EIR.

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 Impact. As mentioned above, the Project site is disturbed from agricultural uses and developed with several structures in the northwest and northeast corners. The proposed off-site sewer improvements would occur within existing developed roadway rights-of-way and previously disturbed areas. The Biological Due Diligence Investigation details that there are no existing riparian habitat or sensitive natural communities within the Project site or within the off-site sewer improvement area (Appendix D; USFWS, 2025). Therefore, the proposed Project would result in no impact to riparian habitat or sensitive natural communities. This topic will not be further analyzed in the EIR.

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?

No Impact. As discussed previously, the Project site is disturbed from agricultural uses and developed with several structures in the northwest and northeast corners. The proposed off-site sewer improvements would occur within existing developed roadway rights-of-way and previously disturbed areas. The Project site and off-site sewer improvement area do not contain any streams or drainages or riparian habitat. The Biological Due Diligence Investigation details that there are no CDFW, United States Army Corps of Engineers (USACE), or Regional Water Quality Control Board (RWQCB) jurisdictional waters within the Project boundaries or within the proposed sewer improvement area (Appendix D). Further, the Project site and off-site improvement area does not contain any wetlands or vernal pools (Appendix D). Therefore, no direct removal, filling, or hydrological interruption of a wetland area would occur with development of the Project. This topic will not be further analyzed in the EIR.

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?

Less-than-Significant Impact with Mitigation. The Biological Due Diligence Investigation describes that the Project site consists of agricultural, disturbed, and developed land, and is surrounded by roadways and developed land uses which limit the potential for wildlife movement. Similarly, the proposed off-site sewer improvements would occur within existing developed roadway corridors and would not remove habitat features associated with wildlife movement or connectivity. Consequently, the Project site and surrounding area do not serve as a wildlife corridor (Appendix D). However, the Project site includes ornamental shrubs and bushes that would be removed as part of the Project. Vegetation removal and development of the Project site could result in the disturbance of bird species that are protected by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code Sections 3503, 3503.5, and 3513. Therefore, the Project incorporates Mitigation Measure BIO-2 which requires pre-construction nesting bird surveys. As required by Mitigation Measure BIO-2, any proposed vegetation removal shall occur outside the nesting season for birds (generally, January 1 to August 31) or if this avoidance schedule is not feasible, pre-construction nesting bird surveys are required to be conducted by a qualified biologist prior to vegetation removal to ensure compliance with the MBTA and the California Fish and Game Code. With the implementation of Mitigation Measure BIO-2, impacts

to nesting bird species would be less than significant. This topic will not be evaluated further in the EIR.

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

No Impact. As discussed previously, the Project site the Project site consists of agricultural, disturbed, and developed land, and is developed with several structures in the northwest and northeast corners Chapter 88.01 of the County Code regulates the management of protected plant and tree resources in the unincorporated areas of the County. The Project site does not contain desert native plants, trees, or riparian plants regulated under County Code Chapter 88.01. Therefore, the proposed Project would not conflict with the County's tree ordinance or policies protecting biological resources. This topic will not be evaluated further in the EIR.

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?

No Impact. The Project site is not located within the boundaries of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan (Appendix D; CDFW, 2025). Therefore, no impact would occur, and this topic will not be further analyzed in the EIR.

Mitigation Measures:

BIO-1: Pre-construction Burrowing Owl Survey. The Project applicant shall retain a qualified biologist to conduct pre-construction surveys for burrowing owls in accordance with the California Department of Fish and Wildlife (CDFW) 2012 Staff Report on Burrowing Owl Mitigation. Two surveys shall be conducted: the first shall occur between 14 and 30 days prior to commencement of ground-disturbing activities (e.g., vegetation clearing, clearing and grubbing, tree removal), and the second shall occur within 24 hours immediately prior to commencement of ground-disturbing activities. The results of the survey shall be submitted to the County of San Bernardino Land Use Services Department prior to commencement of ground disturbing activities.

a) If no burrowing owls are identified during the pre-construction survey, a grading permit may be issued and earthmoving activities can commence without restriction. No further action shall be required and no further mitigation under this measure is necessary.
b) If burrowing owls are identified on-site, the biologist shall implement a non-disturbance buffer around occupied burrows consistent with the most current CDFW guidance, including the 2012 Staff Report on Burrowing Owl Mitigation. Ground-disturbing activities within the buffer area shall be prohibited unless the qualified biologist determines, in consultation with San Bernardino County and, if necessary, CDFW, that reduced buffers or other avoidance measures would avoid direct and indirect impacts to burrowing owl. Avoidance and minimization measures, if required, may include, but are not limited to:
    - establishment of permanent or temporary no-disturbance buffers;
    - seasonal avoidance of nesting activities during the breeding season;
    - biological monitoring during ground-disturbing activities;
    - worker environmental awareness training;
    - installation of temporary exclusion fencing or visual barriers;

If no avoidance measures are feasible, then the applicant shall confer with CDFW regarding an Incidental Take Permit Under Section 2081 of the California Endangered Species Act (CESA), if required.

BIO-2: Pre-construction Nesting Bird Surveys. If site preparation activities are proposed during the nesting/breeding season (January 1 through August 31), the Project applicant shall retain a qualified biologist to conduct a pre-activity field survey prior to the issuance of grading permits for the Project to determine if active nests of species protected by the Migratory Bird Treaty Act or the California Fish and Game Code are present in the construction zone. The Project biologist shall be experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures.

The surveys shall be conducted at the appropriate time of day/night, during appropriate weather conditions, no more than three (3) days prior to the initiation of Project site preparation activities. The surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. The survey duration shall take into consideration the size of the Project site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate.

If no active nests are identified, construction activities may resume. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. The nests and buffer zones shall be field-checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive. Upon completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to the San Bernardino County Land Use Services Department for mitigation monitoring compliance record keeping.

Biological impacts will be less than significant with mitigations incorporated. Impacts related to biological resources will not be evaluated further in the EIR.

V. CULTURAL RESOURCES

		Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
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?	☐	☐	☒	☐

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

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2025; Submitted Project Materials; Cultural Resources Study, prepared by BFSA Environmental Services, Setember 2026 (Appendix E)[2]

Impact Analysis

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Less-than-Significant Impact. A Cultural Resources Study was prepared for the Project (Appendix E) in accordance with CEQA Guidelines §15064.5 to identify and evaluate potential historical resources within the Project site and along the off-site sewer extension alignment.

The study included an intensive pedestrian survey, archival research, and evaluation of on-site structures for eligibility under the California Register of Historical Resources (CRHR). The field survey identified four buildings (Buildings A through D), collectively recorded as Site Temp-1, including a residence and auxiliary structures constructed between 1956 and 1972, that met the age threshold for evaluation. The Cultural Resources Study evaluated Site Temp1 for eligibility for listing in the CRHR and determined the buildings are not eligible and do not qualify as historical resources under CEQA. The evaluation concluded that the structures are not associated with significant historical events or persons; do not embody distinctive architectural characteristics or construction methods; and lack sufficient integrity due to substantial alterations and modifications over time.

[2] Note: Cultural Resources Study includes a typographical error referring to the site location within Township 1 North. The Project site is within Section 34, Township 1 South, Range 8 West of the Ontario, California Quadrangle

Additionally, no other historical resources were identified within the Project site or along the sewer extension alignment.

Therefore, because the buildings are not eligible for listing in the CRHR and do not qualify as historical resources under CEQA, demolition of the existing structures would not result in a substantial adverse change in the significance of a historical resource. Therefore, impacts would be less than significant. This topic will not be analyzed further in the EIR.

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

Less-than-Significant Impact with Mitigation. A Cultural Resources Study was prepared for the Project (Appendix E) to evaluate the potential for archaeological resources within the Project site and along the off-site sewer extension alignment. The study included a records search performed at the South Central Coastal Information Center (SCCIC) at California State University, Sacred Lands File search through the Native American Heritage Commission (NAHC), and an intensive pedestrian survey conducted on August 21, 2025. No archaeological resources were identified within the Project area during the records search and field survey.

The records search identified six cultural resources that have been recorded within one mile of the Project site, none of which are located within the Project site. These resources include four single-family residences, a segment of the Southern Pacific Railroad, and the DeAnza Park marker and trail. The records search results also found that 27 cultural resource studies have been conducted within a one-mile radius of the Project site, none of which include any portion of the Project site (Appendix E).

Although no archeological resources were identified within the Project site, the Cultural Resources Study determined that the Project site is located in an area of high prehistoric cultural resource sensitivity due to its proximity to the San Antonio Creek. In addition, buried cultural resources associated with the development of the property beginning as early as the 1920s could be present. The site's long history of agricultural activity may have mased archaeological deposits that were not identified during the pedestrian survey.

Project construction, including grading and trenching for the off-site sewer extension, could encounter previously unidentified subsurface archaeological resources. Therefore, the Project includes Mitigation Measure CUL-1 which requires archaeological and Native American monitoring of ground-disturbing activities in areas where native soils are present and establishes procedures for the identification, evaluation, and treatment of any previously unidentified cultural resources. Implementation of Mitigation Measure CUL-1 would reduce potential impacts to archaeological resources to a less-than-significant level. Therefore, with implementation of mitigation, impacts would be less than significant. This topic will not be evaluated further in the EIR.

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

Less-than-Significant Impact. The Project site does not contain a cemetery, and no known formal cemeteries are located within the immediate site vicinity. Nevertheless, should human remains be unearthed during grading and excavation activities associated with development of the proposed Project the construction contractor would be required by State law to comply with California Health and Safety Code, Section 7050.5 and Public Resources Code Section 5097.98

(PPP CUL-1). According to Section 7050.5(b) and (c), if human remains are discovered, the County Coroner must be contacted and 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, the Coroner is required to contact the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, the NAHC is required to immediately notify those persons it believes to be most likely descendants from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. According to Public Resources Code Section 5097.94(k), the NAHC is authorized to mediate disputes arising between landowners and known descendants relating to the treatment and disposition of Native American human burials, skeletal remains, and items associated with Native American burials.

Through mandatory compliance to California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, any potential impacts to disturbing human remains, including human remains of Native American ancestry, would be less than significant. This topic will not be evaluated further in the EIR.

Existing Plans, Policies, and Programs:

The following PPPs are incorporated into the Project and would reduce impacts related to cultural resources. These actions will be included in the Project's mitigation monitoring and reporting program:

PPP CUL-1: Human Remains. California Health and Safety Code Section 7050.5, CEQA Guidelines Section 15064.5, and Public Resources Code Section 5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery. California Health and Safety Code Section 7050.5 requires that in the event that human remains are discovered within the Project site, disturbance of the site shall be halted until the coroner has conducted an investigation into the circumstances, manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

Mitigation Measures:

Mitigation Measure CUL-1: Archaeological and Native American Monitoring. Prior to issuance of a grading permit, the Project applicant shall retain a qualified archaeologist meeting the Secretary of the Interior's Professional Qualification Standards and a qualified Native American monitor from a consulting Tribe. The archaeological and Native American monitors shall be present during ground-disturbing activities associated with the Project and off-site improvements, including grading, trenching, and excavation, that have the potential to encounter

archaeological resources in areas where native soils are present. The qualified archaeologist may recommend modifications to the monitoring program based on observed field conditions, subject to approval by the County.

In the event of an archaeological discovery, either historic or prehistoric, all ground-disturbing activities within at least 50 feet of the discovery shall cease until the find is evaluated. The qualified archaeologist shall evaluate the significance of the resource in accordance with CEQA Guidelines Section 15064.5. If the resource is determined not significant, work may resume following appropriate documentation. If the resource is determined significant, the archaeologist shall develop and implement appropriate treatment measures, which may include avoidance, preservation in place, or data recovery.

For significant pre-contact archaeological resources, the Yuhaaviatam of San Manuel Nation (YSMN) Cultural Resources Department and the Gabrieleño Band of Mission Indians – Kizh Nation (Kizh Nation) shall be notified following the archaeologist's preliminary assessment and provided an opportunity to provide input regarding the significance and appropriate treatment of the discovery. If data recovery is determined necessary, a data recovery plan shall be prepared in consultation with YSMN and Kizh Nation and submitted to the County for review and approval prior to implementation.

The County shall be notified of all significant finds and shall approve any required treatment measures prior to continuation of ground-disturbing activities within the area of the discovery. Upon completion of monitoring, the qualified archaeologist shall prepare a final monitoring report documenting the results of the monitoring program and submit the report to the County for review and approval.

Cultural resource impacts will be less than significant with mitigations incorporated. Impacts related to cultural resources will not be evaluated further in the EIR.

VI. ENERGY

		Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
	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 Countywide Plan/Policy Plan 2025; Air Quality, Energy, and Greenhouse Gas Impact Analysis for the Nerio Farms Residential Community, prepared by EPD Solutions, Inc., April 2026 (Appendix B)

Impact Analysis

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?

Less-than-Significant Impact.

Construction

Electricity and Natural Gas Usage. Construction activities related to the proposed residences and the associated infrastructure would require electricity to support temporary construction activities and equipment operation. Due to the Project size and the fact that construction is temporary, the electricity used during construction of the proposed Project would be substantially less than that required for Project operation and would have a negligible contribution to the Project's overall energy consumption. The electric power used would be for as-needed lighting and electronic equipment, such as computers inside temporary construction trailers and electrical powered equipment. Natural gas is not anticipated to be needed for construction activities, thus, any consumption of natural gas during construction would be minimal. Accordingly, electricity and natural gas use during construction would support temporary construction activities and would not represent wasteful or inefficient energy consumption.

Petroleum Fuel Usage. Construction of the proposed Project would result in fuel consumption from the use of construction tools and equipment, vendor and haul truck trips, and vehicle trips generated from construction workers traveling to and from the site. As shown in Table E-1, construction of the Project would require a total of approximately 46,767 gallons of diesel fuel and 9,703.1 gallons of gasoline fuel from construction vehicles. Additionally, it should be noted that

this total fuel consumption is a conservative analysis and would likely overstate the amount of fuel usage, as specific construction equipment (e.g., crane) is not expected to operate during the entire duration of the construction activity. Thus, energy consumption from the construction of the proposed Project would occur as a result of temporary construction activities and would not represent wasteful or inefficient energy use.

Table E-1: Total Fuel Usage

Construction Source	Gallons of Diesel Fuel	Gallons of Gasoline Fuel
Construction Vehicles	12,652.0	9,703.1
Off-Road Construction Equipment	34,115.0	-
Total	**46,767.0**	**9,703.1**
San Bernardino Countywide Fuel Consumption per Annum	32,633,908.5	487,632,515.4
Percentage Increase[1]	0.14%	<0.01%

[1] Provided for informational context

Source: Air Quality, Energy, and Greenhouse Gas Impact Analysis (Appendix B)

Construction activities related to development of the site would require compliance with existing fuel standards, machinery efficiency standards, and CARB requirements that limit idling of trucks, such as CARB Rule 2485 regulations that limit idling to 5 minutes (13 California Code of Regulations [CCR], Chapter 10 Section 2485) (PPP E-1). Compliance with applicable requirements would reduce unnecessary fuel consumption associated with construction activities. There are no unusual Project characteristics that would cause the use of construction equipment that would be less energy efficient compared with other similar construction sites in other parts of the State. Therefore, construction-related fuel consumption by the Project would not be anticipated to result in inefficient, wasteful, or unnecessary energy use, and impacts would be less than significant. This topic will not be evaluated further in the EIR.

Operation

Once operational, the Project would consume electricity, natural gas, and gasoline. Operational use of energy includes the heating, cooling, and lighting of the residences, water heating, operation of electrical systems and plug-in appliances, parking lot and outdoor lighting, and the transport of electricity, natural gas, and water to the areas where they would be consumed. Operational energy use would be associated with residential activities and building operation and would not, in itself, indicate wasteful, inefficient, or unnecessary energy use. The Project's estimated energy consumption is shown in Table E-2 below. As discussed below, the Project would incorporate required energy efficiency features and would not involve unusual or excessive operational energy demand.

Table E-2: Annual Project Operational Energy Requirements

Project Energy Usage	San Bernardino Countywide Energy Consumption per Annum	Percentage Increase in Countywide Consumption from Project[1]
Electricity (Kilowatt-Hour)		
684,866	282,783,000,000	<0.01%

Project Energy Usage	San Bernardino Countywide Energy Consumption per Annum	Percentage Increase in Countywide Consumption from Project[1]
Natural Gas (Thousands British Thermal Units)		
2,816,074	1,110,400,000,000	<0.01%
Petroleum (Gasoline) Consumption (Gallons of Gasoline Fuel)		
2,658,939	488,000,000	0.02%

[1] Provided for informational context

Source: Air Quality, Energy, and Greenhouse Gas Impact Analysis (Appendix B)

Further, the State of California provides a minimum standard for building design and construction standards through Title 24 of the CCR. Compliance with Title 24 is mandatory at the time new building permits are issued by the County (PPP E-2). The County's administration of the Title 24 requirements includes review of design components and energy conservation measures that occur during the permitting process, which ensures that all requirements are met. In complying with the Title 24 standards, Project impacts related to peak energy usage periods would be minimized, and impacts on statewide and regional energy needs would be reduced. Typical Title 24 measures include insulation; use of energy-efficient heating, ventilation, and air conditioning equipment (HVAC); energy-efficient indoor and outdoor lighting systems; and requirements to install solar and be electric storage system (ESS) ready, etc. The proposed Project would install solar panels on all residential buildings in compliance with Title 24 requirements. Thus, operation of the Project would not result in wasteful, inefficient, or unnecessary energy use.

Therefore, construction and operation of the proposed Project would not result in inefficient, wasteful, or unnecessary energy use based on compliance with applicable energy efficiency regulations and incorporation of renewable energy features and impacts would be less than significant. This topic will not be evaluated further in the EIR.

b) Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

No Impact. The California Title 24 Building Energy Efficiency Standards are designed to ensure new and existing buildings achieve energy efficiency and preserve outdoor and indoor environmental quality. These measures are listed in Part 6, *California Energy Code*, and Part 11, *California Green Building Standards*, of Title 24. The California Energy Commission is responsible for adopting, implementing, and updating building energy efficiency. County enforcement agencies have the authority to verify compliance with applicable building codes, including energy efficiency. As previously stated, compliance with Title 24 is mandatory at the time new building permits are issued by the County (PPP E-1). The County's administration of the Title 24 requirements includes review of design components and energy conservation measures that occur during the permitting process, which ensures that all requirements are met.

In addition, construction equipment and trucks are required to comply with CARB regulations regarding heavy-duty truck idling limits of five minutes at a location and the phase-in of off-road emission standards that result in an increase in energy savings in the form of reduced fuel consumption from more fuel-efficient engines (PPP E-1). Although these regulations are intended to reduce criteria pollutant emissions, compliance with the anti-idling and emissions regulations would also result in the efficient use of construction-related energy.

Therefore, the Project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency, and impacts would be less than significant. This topic will not be evaluated further in the EIR.

Existing Plans, Programs, or Policies

The following PPPs are incorporated into the Project and would reduce impacts related to energy. These requirements will be included in the Project's mitigation monitoring and reporting program.

PPP E-1: California Air Resources Board (CARB) Rule 2485. Project construction shall comply with CARB Rule 2485, which minimizes truck engine idling to 5 minutes and requires 2008 and newer model year heavy-duty diesel engines to be fitted with automatic engine shutdown systems or to meet other specified idling emission standards.

PPP E-2: Title 24 Standards. The Project shall be designed in accordance with the applicable Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations [CCR], Title 24, Part 6) and with the applicable California Green Building Standards (CALGreen) Code (CCR Title 24 Part 11). These standards are updated, nominally every three years, to incorporate improved energy efficiency technologies and methods. The Building Manager, or designee shall ensure compliance prior to the issuance of each building permit.

Energy impacts will be less than significant, and no mitigation measures are required. Impacts related to energy will not be evaluated further in the EIR.

VII. GEOLOGY AND SOILS

		Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
	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?	☐	☒	☐	☐

(Check if project is located in the Geologic Hazards ☐ or Paleontological Overlay District ☐)

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2025; Submitted Project Materials, Preliminary Geotechnical Investigation, prepared by Albus & Associates, Inc., July 2021 (Appendix F); Paleontological Assessment for the Nerio Farms Project, prepared by BFSA Environmental Services, August 2026 (Appendix G)

Impact Analysis

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.

No Impact. The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. The Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act requires the State Geologist to establish regulatory zones, known as "Alquist-Priolo (AP) Earthquake Fault Zones," around the surface traces of active faults and to issue appropriate maps. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (typically 50 feet).

The Project site does not contain and is not in the vicinity of a State-designated AP Earthquake Fault Zone. The closest active fault to the Project site is the Chino Fault Zone, which is located approximately five miles south (California Department of Conservation, 2024). Thus, impacts related to a known earthquake fault would not occur. This topic will not be evaluated further in the EIR.

ii. Strong seismic ground shaking?

Less-than-Significant Impact. The Project site is located in a seismically active region, as is all southern California and could be subject to seismically related strong ground shaking. Ground shaking is a major cause of structural damage from earthquakes. The amount of motion expected at a building site can vary from none to forceful depending upon the distance to the fault, the magnitude of the earthquake, and the local geology. Greater movement can be expected at sites located closer to an earthquake epicenter, that consist of poorly consolidated material such as alluvium located near the source, and in response to an earthquake of great magnitude.

As described above, the Project site is not located within an active fault zone; however, the Chino fault is located approximately five miles south of the Project site (California Department of Conservation, 2024). The proposed Project would adhere to the provisions of the California Building Code (CBC [California Code of Regulations, Title 24, Part 2]), included as Section 63.0101 of the County Code (PPP GEO-1). Compliance with the CBC would ensure earthquake safety based on factors including occupancy type, the types of soils on-site, and the probable strength of the ground motion. Compliance with the CBC would include the incorporation of (1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; (2) proper building footings and foundations; and (3) construction of the building structures so that it would withstand the effects of strong ground shaking. Compliance with the requirements of the CBC and the County Code would reduce hazards from strong seismic ground shaking to a less-than-significant level. Thus, this topic will not be evaluated further in the EIR.

iii. Seismic-related ground failure, including liquefaction?

Less-than-Significant Impact. Liquefaction occurs when vibrations or water pressure causes soil particles to lose their friction properties. As a result, soil behaves like a liquid, has an inability to support weight, and can flow down very gentle slopes. This condition is usually temporary and is most often caused by an earthquake vibrating water-saturated fill or unconsolidated soil. However, effects of liquefaction can include sand boils, settlement, and structural foundation failures. Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands in areas where the groundwater table is within approximately 50 feet below ground surface.

According to the Department of Conservation, the proposed Project is not susceptible to liquefaction (Department of Conservation, 2024). In addition, groundwater was not encountered in the geotechnical borings conducted on the Project site which reached a maximum depth of 51.5 feet below ground surface (bgs) (Appendix F). According to the Geotechnical Investigation, the depth to groundwater has been reported in nearby monitoring wells to be in the approximate range of 270 and 311 feet below the existing ground surface (Appendix F). Therefore, liquefaction is not considered to be a geotechnical concern for site development.

Further, the Project would be designed consistent with CBC standards (PPP GEO-1), as required by the Section 63.0101 of the County Code, which would require the removal and/or replacement and recompaction of incompatible soils and the implementation of stable foundational soil conditions with low potential for ground failure or liquefaction, suitable to support proposed land uses. Impacts related to liquefaction would be further reduced with compliance with the CBC. Compliance with the CBC would further reduce impacts related to liquefaction to less than significant. This topic will not be evaluated further in the EIR.

iv. Landslides?

iv) No Impact. Landslides are downhill movement of masses of earth and rock and are often associated with earthquakes; but other factors, such as the slope, moisture content of soil, composition of the subsurface geology, heavy rains, and improper grading can influence the occurrence of landslides. The Project site is relatively flat, with elevations ranging from 830 to 846 feet above mean sea level descending to the southwest, and does not contain any hills or steep slopes, nor is surrounded by any hills or steep slopes. Therefore, the proposed Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. No impacts related to landslides would occur with implementation of the proposed Project. This topic will not be evaluated further in the EIR.

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

Less-than-Significant Impact. The proposed Project would involve excavation, grading, and construction activities that would disturb soil and leave exposed soil on the ground surface. In addition, construction of the proposed off-site sewer improvements would require utility trenching within the public right-of-way, which would temporarily expose soils along the sewer alignment. As such, the proposed Project would be required to comply with the County's grading standards and erosion control measures, as verified through the permitting and plan check process. Additionally, the Construction General Permit (CGP; Order 2022-0057-DWQ) issued by the State Water Resources Control Board (SWRCB), regulates construction activities to minimize water

pollution, including sediment. The proposed Project would be subject to the National Pollutant Discharge Elimination System (NPDES) permitting regulations, including implementation of a Stormwater Pollution Prevention Plan (SWPPP), and associated best management practices (BMPs) during grading and construction, which would be required during construction permitting of the Project (PPP GEO-2).

Adherence to the BMPs in the SWPPP would reduce, prevent, or minimize soil erosion from Project-related grading and construction activities. After completion of construction, the Project site would be developed with residential buildings, roadways and parking areas, and landscape improvements, and would not contain exposed soil. Thus, the potential for soil erosion or the loss of topsoil would be low. In addition, the proposed Project would be required to prepare a Water Quality Management Plan (WQMP) including Low Impact Development (LID) BMPs to reduce the potential of erosion, sedimentation, and stormwater pollutant runoff. These measures may include site design and structural treatment controls, street sweeping of private streets and parking lots, storm drain signage, and use of efficient irrigation systems and landscape design (PPP GEO-3). Implementation of the WQMP and BMPs is verified through the County's permitting process. As a result, impacts related to the potential of soil erosion or the loss of topsoil during implementation of the Project, including construction of the off-site sewer improvements, would be less than significant. This topic will not be evaluated further in the EIR.

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?*

Less-than-Significant Impact. Landslides and other forms of mass wasting, including mud flows, debris flows, and soil slips, occur as soil moves downslope under the influence of gravity. Landslides are frequently triggered by intense rainfall or seismic shaking. As described above, the Project site is relatively flat and does not contain nor is it adjacent to any significant slope of hillside area. Therefore, development of the site would not result in on- or off-site landslides.

Lateral spreading is a type of liquefaction-induced ground failure associated with the lateral displacement of surficial blocks of sediment resulting from liquefaction in a subsurface layer. Once liquefaction transforms the subsurface layer into a fluid mass, gravity plus the earthquake inertial forces may cause the mass to move downslope towards a free face (such as a river channel or an embankment). Lateral spreading may cause large horizontal displacements and such movement typically damages pipelines, utilities, bridges, and structures. As described above in response iii, groundwater is estimated to be approximately 270 feet bgs, which is not conducive to effects related to liquefaction and lateral spreading, which require groundwater or liquefied soils to exist. Therefore, due to the lack of groundwater, the Project site is not susceptible to liquefaction (Appendix F). Impacts related to liquefaction and lateral spreading would be less than significant.

Subsidence is a general lowering of the ground surface over a large area that is generally attributed to lowering of the ground water levels within a groundwater basin. Localized or focal subsidence or settlement of the ground can occur as a result of an earthquake motion in an area where groundwater in basin is lowered. The Preliminary Geotechnical Report estimated that subsidence from re-compaction of fill is expected to be approximately 0.1 foot (Appendix F). Therefore, potential impacts related to subsidence would be less than significant.

Collapse of soils is generally caused by the introduction of water. As described above, the groundwater depth at the Project site is expected to be greater than 270 feet bgs. Therefore, the Project is not susceptible to collapse due to the depth of groundwater.

Overall, compliance with the requirements of the CBC (PPP GEO-1), as ensured by the County through the permitting process, would ensure potential adverse effects related to lateral spreading, subsidence, liquefaction, or collapse from implementation of the proposed Project would be less than significant. This topic will not be evaluated further in the EIR.

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?

Less-than-Significant Impact. Expansive soils contain clay particles that swell when wet and shrink when dry. Foundations constructed on expansive soils are subjected to forces caused by the swelling and shrinkage of the soils and could result in heaving and cracking of buildings and foundations. The Preliminary Geotechnical Report indicates that near surface soils consist of alluvial deposits and silty sands with gravel, and near-surface soil is anticipated to have a very low expansion potential (Appendix F). In addition, compliance with the CBC (PPP GEO-1) through design level geotechnical specifications that would be reviewed and approved by the County would ensure that potential impacts related to expansive soils would be less than significant. Thus, impacts related to expansive soils would be less than significant and this topic will not be evaluated further in the EIR.

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?

No Impact. Development of the proposed Project would connect to existing City of Chino sewer infrastructure via a proposed sewer extension and the Project would not use septic tanks or alternative methods for disposal of wastewater into subsurface soils. Therefore, impacts related to septic tanks or alternative wastewater disposal methods would not occur and this topic will not be evaluated further in the EIR.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than Significant with Mitigation. A Paleontological Assessment was conducted for the Project site (Appendix G), including a records search, literature review, geologic map review, and a field survey (August 21, 2025). Geologic mapping indicates the Project site is underlain by Holocene-aged young alluvial fan deposits, which overlie older Pleistocene-aged alluvial fan deposits at unknown depths. The Geotechnical Investigation (Appendix F) indicates subsurface materials consist of silty sand, sand with gravel, and silt, extending to at least 51.5 feet below ground surface.

Holocene alluvial deposits are generally considered too young to contain significant paleontological resources and are assigned low sensitivity. In contrast, underlying Pleistocene alluvial fan deposits in the region are known to contain significant terrestrial vertebrate fossils and are assigned high sensitivity.

A records search conducted by the San Bernardino County Museum identified the nearest fossil locality approximately 0.9 mile southwest of the site, consisting of late Pleistocene vertebrate remains. Additional fossil localities occur within 2 to 3 miles and include terrestrial vertebrate fossils and older (approximately 5 to 11 million years old) marine fossils associated with the Puente Formation.

Project-related grading and excavation activities would disturb subsurface soils, potentially extending into underlying Pleistocene deposits of high paleontological sensitivity. In addition to on-site grading and building construction activities, the proposed off-site sewer improvements would require trench excavation along Norton Avenue, Maple Street, and Pipeline Avenue, with sewer pipeline depths reaching up to approximately 14 feet below ground surface. Because the depth of transition between Holocene and Pleistocene deposits at the site and along the off-site sewer alignment are unknown, excavation could encounter sensitive paleontological resources.

Given the documented presence of fossil resources in similar geologic units in the region and the high sensitivity of Pleistocene deposits, construction activities could directly or indirectly destroy unique paleontological resources if these resources are encountered and not properly managed. As a result, the Project would implement Mitigation Measure PAL-1, requiring a qualified paleontologist to prepare and implement a Paleontological Resource Impact Mitigation Program (PRIMP) prior to issuance of grading permits. Implementation of the PRIMP would require that a qualified paleontologist oversee monitoring and resource recovery during ground-disturbing activities in geologic units with high paleontological sensitivity. Because the depth of transition between Holocene and Pleistocene deposits at the site and within areas of off-site sewer trenching are unknown, part-time “spot-check” monitoring of undisturbed alluvial fan deposits within on-site and off-site construction areas is required, starting at five feet below the surface. Starting at a depth of 10 feet below the surface, full-time monitoring is required. If a significant fossil is discovered at any time, full-time monitoring shall be implemented. With implementation of the Mitigation Measure PAL-1, potential impacts to paleontological resources would be reduced to a less-than-significant level. This topic will not be evaluated further in the EIR.

Existing Plans, Programs, or Policies:

The following PPPs are incorporated into the Project and would reduce impacts related to geology and soils. These actions will be included in the Project’s mitigation monitoring and reporting program:

PPP GEO-1: California Building Code. The Project is required to comply with the California Building Standards Code as included in the County’s Development Code to preclude significant adverse effects associated with seismic hazards. CBC related and geologist and/or civil engineer specifications for the proposed Project are required to be incorporated into grading plans and specifications as a condition of Project approval.

PPP GEO-2: **NPDES Construction General Permit (SWPPP).** Prior to issuance of any grading or demolition permits, the Project applicant shall demonstrate compliance with the National Pollutant Discharge Elimination System (NPDES) Construction General Permit (Order No. 2022-0057-DWQ, or most current) issued by the State Water Resources Control Board (SWRCB). Compliance shall be achieved through the filing of a Notice of Intent (NOI) and preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP), including a Monitoring and Reporting Program. The SWPPP shall identify and implement best management practices (BMPs) to minimize erosion, sedimentation, and the discharge of pollutants during construction

activities. The SWPPP shall be maintained on-site and implemented throughout all phases of construction in accordance with SWRCB requirements and subject to review and approval by the County.

PPP GEO-3: **Water Quality Management Plan (WQMP).** Prior to approval of the Grading Plan and issuance of grading permits, the Project applicant shall prepare and submit a Water Quality Management Plan (WQMP) for review and approval by the County Public Works Department. The WQMP shall be prepared in accordance with applicable municipal separate storm sewer system (MS4) permit requirements and shall identify and incorporate post-construction Best Management Practices (BMPs), including site design, source control, and treatment control measures, to minimize pollutants in stormwater runoff and protect receiving water quality. The approved WQMP shall be implemented as part of Project design and maintained for the life of the Project.

Mitigation Measures:

PAL-1: Paleontological Resource Impact Mitigation Program (PRIMP). Prior to issuance of grading permits, the Project applicant shall retain a qualified paleontologist to develop and implement a Paleontological Resource Impact Mitigation Program (PRIMP) for all ground-disturbing activities. The PRIMP shall be consistent with the guidelines of the Society of Vertebrate Paleontology (2010) and shall include, but not be limited to, the following requirements:

1. A paleontologist shall be retained for the Project and will be on-call during grading and other significant ground-disturbing activities. All mitigation programs should be performed by a qualified professional (Project) paleontologist, defined as an individual with a masters or doctorate degree in paleontology or geology, who has proven experience in paleontology and is knowledgeable in professional paleontological procedures and techniques. Fieldwork may be conducted by a qualified paleontological monitor, defined as an individual who has experience in the collection and salvage of fossil materials. The paleontological monitor shall always work under the direction of a qualified paleontologist.
2. Starting at five feet below the surface, monitoring shall be conducted on a part-time basis ("spot-check") in areas of grading or excavation in undisturbed alluvial fan deposits. At a depth of 10 feet, full-time monitoring should be implemented.
3. Should any paleontological resources be discovered, no further grading shall occur within 50 feet of the discovery. The monitor shall notify the Project paleontologist, who will then notify the County of San Bernardino of the discovery. If the fossil is deemed as significant by the Project paleontologist, full-time monitoring shall be conducted.
4. Paleontological monitors shall be equipped to salvage fossils as they are unearthed to avoid construction delays. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface or, if present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.
5. Paleontological salvage during trenching and boring activities is typically from the generated spoils and does not delay the trenching or drilling activities. Fossils are collected and placed in cardboard flats or plastic buckets and identified by field number, collector, and date collected. Before the site is vacated and the fossils are moved to a safe place, notes are taken on the map location and stratigraphy of the site. On mass grading projects, discovered fossil sites are protected by flagging to prevent them from being overrun by earthmovers (scrapers) before salvage begins. Fossils are collected in a similar manner, with notes and

photographs being taken before removing the fossils. If the site involves remains from a large terrestrial vertebrate, such as large bone(s) or a mammoth tusk, that is/are too large to be easily removed by a single monitor, a fossil recovery crew shall excavate around the find, encase the find within a plaster and burlap jacket, and remove it after the plaster is set. For large fossils, use of the contractor's construction equipment may be solicited to help move the jacket to a safe location.

6. Particularly small invertebrate fossils typically represent multiple specimens of a limited number of organisms, and a scientifically suitable sample can be obtained from several five-gallon buckets of fossiliferous sediment. If it is possible to dryscreen the sediment in the field, a concentrated sample may consist of one or two buckets of material.
7. In accordance with the "Microfossil Salvage" section of the Society of Vertebrate Paleontology guidelines (2010:7), bulk sampling and screening of fine-grained sedimentary deposits (including carbonate-rich paleosols) must be performed if the deposits are identified to possess indications of producing fossil "microvertebrates" to test the feasibility of the deposit to yield fossil bones and teeth.
8. In the laboratory, individual fossils are cleaned of extraneous matrix, any breaks are repaired, and the specimen, if needed, is stabilized by soaking in an archivally approved acrylic hardener (e.g., a solution of acetone and Paraloid B-72).
9. Recovered specimens are prepared to a point of identification and permanent preservation (not display), including screen-washing sediments to recover small invertebrates and vertebrates.
10. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage (e.g., the SBCM) shall be conducted. The paleontological program should include a written repository agreement prior to the initiation of mitigation activities. Prior to curation, the lead agency (the County of San Bernardino) will be consulted on the repository/museum to receive the fossil material.
11. A final report of findings and significance will be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). The report, when submitted to, and accepted by, the appropriate lead agency, will signify satisfactory completion of the Project program to mitigate impacts to any potential nonrenewable paleontological resources (i.e., fossils) that might have been lost or otherwise adversely affected without such a program in place.

Geology and soils impacts will be less than significant with mitigations incorporated. Impacts related to geology and soils will not be evaluated further in the EIR.

VIII. GREENHOUSE GAS EMISSIONS

		Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
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 Countywide Plan/Policy Plan 2025; Submitted Project Materials; Air Quality, Energy, and Greenhouse Gas Impact Analysis for the Nerio Farms Residential Community, prepared by EPD Solutions, Inc., April 2026 (Appendix B);

Impact Analysis

Would the project:

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

Less-than-Significant Impact. The County of San Bernardino adopted the greenhouse gas (GHG) Reduction Plan Update in June 2021. The GHG Reduction Plan Update provides guidance on how to analyze GHG emissions and determine significance during the CEQA review of proposed development projects within the County of San Bernardino (San Bernardino County, 2021). The County includes a GHG Development Review Process that specifies a two-step approach in quantifying GHG emissions. First, a screening threshold of 3,000 metric tons of carbon dioxide equivalent (MTCO2e) per year is used to determine if additional analysis is required. Projects that exceed the 3,000 MTCO2e per year are required to either achieve a minimum 100 points per the Screening Tables or a 31 percent reduction over 2007 emissions levels. Consistent with CEQA guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions.

Total estimated GHG emissions from construction of the proposed Project were amortized over 30 years per SCAQMD methodology. As shown in Table GHG-1, it is estimated that the proposed Project would generate a total of approximately 465 $MTCO_2e$ during construction. When amortized over the 30-year life of the proposed Project, annual emissions would be 16 $MTCO_2e$.

Table GHG-1: Project Construction GHG Emissions

Activity	Annual GHG Emissions ($MTCO_2e$)
2027	308
2028	157
Total Emissions	**465**
Total Emissions Amortized Over 30 Years	**16**

Source: Air Quality, Energy, and GHG Impact Analysis (Appendix B)

The estimated operational GHG emissions that would be generated from implementation of the proposed Project are shown in Table GHG-2. Additionally, in accordance with SCAQMD recommendation, the Project's amortized construction-related GHG emissions (as shown in Table GHG-1) are added to the operational emissions estimate in order to determine the Project's total annual GHG emissions. As shown in Table GHG-2, the Project's total GHG emissions would be 1,282 $MTCO_2e$, which is less than SCAQMD's screening threshold of 3,000 $MTCO_2e$ per year. Therefore, based upon SCAQMD's screening threshold, impacts related to GHG emissions would be less than significant. This topic will not be evaluated further in the EIR.

Table GHG-2: Project Total GHG Emissions

Activity	Annual GHG Emissions ($MTCO_2e$)[1]
Mobile	938
Area	23
Energy	258
Water	16
Waste	31
Refrigeration	1
Total Project Operation Emissions	**1,266**
Amortized Construction Emissions	16
Total Project Emissions	**1,282**
Significance Threshold	3,000
Threshold Exceeded?	**No**

[1]Values may vary slightly due to rounding.
Source: Air Quality, Energy, and GHG Impact Analysis (Appendix B)

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

Less-than-Significant Impact. The proposed Project would redevelop the site with 90 single-family residential units on a site planned for residential uses. The Project would be designed and constructed in compliance with applicable federal, State, regional, and local regulations intended to reduce GHG emissions, including energy efficiency standards, building electrification requirements, and transportation-related emission reduction strategies. Consistency with applicable GHG reduction plans and policies is evaluated below.

San Bernardino Regional GHG Reduction Plan

The Project is subject to the County of San Bernardino's Regional Greenhouse Gas Reduction Plan (GHG Reduction Plan), which establishes a framework for reducing community-wide GHG emissions and includes screening thresholds consistent with guidance from the SCAQMD.

A project may demonstrate consistency with the GHG Reduction Plan by showing that its emissions do not exceed the applicable numeric screening threshold. As demonstrated in the Project's GHG analysis, the Project would generate approximately 1,281 $MTCO_2e$ per year, which is well below SCAQMD's recommended screening threshold of 3,000 $MTCO_2e$ per year for residential development. Because the Project's emissions fall below this threshold, it would be consistent with the County's GHG Reduction Plan and would not conflict with its implementation.

SCAG 2024-2050 RTP/SCS

The Project site is located within the jurisdiction of the SCAG and is therefore subject to the 2024–2050 RTP/SCS, which integrates land use and transportation planning to reduce vehicle miles traveled (VMT) and associated GHG emissions. As discussed in Section III, *Air Quality*, the Project would not generate population or housing growth beyond that anticipated in SCAG's regional forecasts. The Project would introduce approximately 283 residents, which represents a negligible increment of regional growth and is consistent with SCAG's population and housing assumptions.

In addition, the Project represents infill residential development within an urbanized area and includes pedestrian infrastructure (e.g., sidewalks and internal circulation) that supports multimodal mobility. This development pattern is consistent with RTP/SCS strategies to focus growth within developed areas, improve land use efficiency, and reduce per capita VMT and associated GHG emissions. Accordingly, the Project would be consistent with SCAG's RTP/SCS and would not conflict with regional strategies to reduce GHG emissions.

2022 Scoping Agreement

The CARB 2022 Scoping Plan for Achieving Carbon Neutrality (2022 Scoping Plan) sets California's GHG emission reduction target for 2045 at 85 percent below 1990 levels, which was codified by SB 32. The 2022 Scoping Plan establishes sector-specific regulations and actions necessary to achieve carbon neutrality by 2045, including emissions reductions from building energy, transportation, waste, and land use. The Project would implement all mandatory measures in effect at the time of construction and operation, including compliance with the 2025 update to the California Building Standards Code (Title 24), which incorporates the California Energy Code and CALGreen Code. Table GHG-3 demonstrates the Project's consistency with applicable actions of the 2022 Scoping Agreement.

Table GHG-3: Project Consistency with 2022 Scoping Plan

Action	Consistency
GHG Emissions Reductions Relative to the SB 32 Target	
40% Below 1990 levels by 2030.	**Consistent.** The Project would comply with Title 24, Part 6 building energy requirements, including installation of rooftop solar panels on each residence, use of low-flow plumbing fixtures, use of energy-efficient lighting, and energy-efficient insulation and HVAC systems, along with other local and State

Action	Consistency
	initiatives that aim to achieve the 40 percent below 1990 levels by 2030 goal (PPP E-1).
Smart Growth/Vehicle Miles Traveled VMT	
VMT per capita reduced 25% below 2019 levels by 2030, and 30% below 2019 levels by 2045.	**Consistent.** As discussed in the VMT Analysis (Appendix M), the Project site is located within a low VMT-generating area. The SBCTA VMT Screening Tool indicates that the Project's Traffic Analysis Zone (TAZ 53607302) generates 16.2 VMT per resident, which is below the Countywide average of 18.6 VMT per resident. The Project would also maintain residential land uses, and the proposed General Plan Amendment would change the existing residential land use designation to another residential designation, which would be expected to result in similar trip lengths as the existing residential uses within the Project TAZ. Therefore, the Project would satisfy the County's Low VMT Area Screening criterion and would not require further VMT analysis. Based on its location within a low VMT-generating area and its consistency with planned residential growth, the Project would not conflict with the VMT reduction goals and strategies identified in the 2024–2050 RTP/SCS.
Light-Duty Vehicle (LDV) Zero-Emission Vehicles (ZEVs)	
100% of LDV sales are ZEV by 2035.	**Not Applicable.** The proposed Project is a residential development and does not propose the sale of vehicles. However, the Project would be required to comply with applicable Title 24 Part 6 energy requirements, including electric vehicle (EV) infrastructure requirements (EV capable/EV-ready parking spaces and associated EV capacity).
Truck ZEVs	
100% of medium-duty (MDV)/HDC sales are ZEV by 2040 (AB 74 University of California Institute of Transportation Studies [ITS] report).	**Not Applicable.** The proposed Project is a residential development and does not propose the sale of trucks.
Aviation	
20% of aviation fuel demand is met by electricity (batteries) or hydrogen (fuel cells) in 2045. Sustainable aviation fuel meets most or the rest of the aviation fuel demand that has not already transitioned to hydrogen or batteries.	**Not Applicable.** The proposed Project is a residential development and would not utilize aviation fuel.

Action	Consistency
Ocean-Going Vessels (OGV)	
2020 OGV At-Berth regulation fully implemented, with most OGVs utilizing shore power by 2027. 25% of OGVs utilize hydrogen fuel cell electric technology by 2045.	**Not Applicable.** The proposed Project is a residential development and would not utilize any OGVs.
Port Operations	
100% of cargo handling equipment is zero-emission by 2037. 100% of drayage trucks are zero emission by 2035.	**Not Applicable.** The proposed Project is a residential development and would not impact any operations at any ports.
Freight and Passenger Rail	
100% of passenger and other locomotive sales are ZEV by 2030. 100% of line haul locomotive sales are ZEV by 2035. Line haul and passenger rail rely primarily on hydrogen fuel cell technology, and others primarily utilize electricity.	**Not Applicable.** The proposed Project is a residential development and would not involve any freight or passenger rail operations.
Oil and Gas Extraction	
Reduce oil and gas extraction operations in line with petroleum demand by 2045.	**Not Applicable.** The proposed Project is a residential development and would not involve oil and gas extraction operations.
Petroleum Refining	
CCS on majority of operations by 2030, beginning in 2028. Production reduced in line with petroleum demand.	**Not Applicable.** The proposed Project is a residential development and would not involve any petroleum refining.
Electricity Generation	
Sector GHG target of 38 million metric tons of carbon dioxide equivalent ($MMTCO_2e$) in 2030 and 30 $MMTCO_2e$ in 2035. Retail sales load coverage13420 gigawatts (GW) of offshore wind by 2045. Meet increased demand for electrification without new fossil gas-fired resources.	**Not Applicable.** The proposed Project is a residential development and would not be a source of electricity generation.
New Residential and Commercial Buildings	
All electric appliances beginning 2026 (residential) and 2029 (commercial), contributing to 6 million heat pumps installed statewide by 2030.	**Consistent.** The proposed Project would comply with Title 24, Part 6 energy efficiency requirements, including provisions supporting electrification such as electrical infrastructure for built-in appliances. The Project would be predominantly all-electric, with electricity serving primary end uses. Limited natural gas use may occur for fireplaces; however, these features represent a minor, non-essential energy load and do not serve primary building functions.

Action	Consistency
Existing Residential Buildings	
80% of appliance sales are electric by 2030 and 100% of appliance sales are electric by 2035. Appliances are replaced at end of life such that by 2030 there are 3 million all-electric and electric-ready homes—and by 2035, 7 million homes—as well as contributing to 6 million heat pumps installed statewide by 2030**.**	**Consistent.** The proposed Project would demolish the existing on-site residence; therefore, no long-term operation of existing residential appliances would occur. While the 90 proposed fireplaces do have the potential to be fueled by natural gas, it would not serve as a primary building function. The Project would otherwise be designed as all-electric in compliance with Title 24, Part 6 energy efficiency requirements. Accordingly, the Project would not conflict with statewide targets for increasing the prevalence of electric appliances in existing residential buildings.
Existing Commercial Buildings	
80% of appliance sales are electric by 2030, and 100% of appliance sales are electric by 2045. Appliances are replaced at end of life, contributing to 6 million heat pumps installed statewide by 2030.	**Not Applicable.** The proposed Project would demolish the existing on-site residence; and does not contain any existing commercial buildings. As the Project proposes residential uses, the Project would not propose or include the sales of appliances.
Food Products	
7.5% of energy demand electrified directly and/or indirectly by 2030; 75% by 2045.	**Not Applicable.** The Project is a residential development and would not involve mass food production. However, the Project's proposed residential land use would inherently include food storage and preparation within individual dwelling units. Accordingly, the Project would comply with Title 24 Part 6 and Part 11 efficiency standards, which would require high-efficiency appliances such as household refrigerators and other appliances, supporting efficient energy use in the preparation and storage of food products.
Construction Equipment	
25% of energy demand electrified by 2030 and 75% electrified by 2045.	**Consistent.** The proposed Project would be required to use construction equipment that is registered by CARB and meet CARB's standards. CARB sets its standards to be in line with the goal of reducing energy demand by 25 percent in 2030 and 75 percent in 2045.
Chemicals and Allied Products; Pulp and Paper	
Electrify 0% of boilers by 2030 and 100% of boilers by 2045. Hydrogen for 25% of process heat by 2035 and 100% by 2045. Electrify 100% of other energy demand by 2045.	**Not Applicable.** The proposed Project is a residential development and would not involve the production and/or storage of chemicals and allied products like pulp and paper.
Stone, Clay, Glass, and Cement	
CCS on 40% of operations by 2035 and on all facilities by 2045.	**Not Applicable.** The proposed Project is a residential development and would not involve the

Action	Consistency
Process emissions reduced through alternative materials and CCS.	production and/or storage of stone, clay, glass, and/or cement.
Other Industrial Manufacturing	
Zero percent (0%) energy demand electrified by 2030 and 50% by 2045.	**Not Applicable.** The proposed Project is a residential development and does not include any industrial manufacturing uses.
Combined Heat and Power	
Facilities retire by 2040.	**Not Applicable.** The proposed Project is a residential development and would not involve any existing combined heat and power facilities.
Agriculture Energy Use	
25% energy demand electrified by 2030 and 75% by 2045.	**Not Applicable.** The proposed Project is a residential development and would not involve any agricultural uses.
Low Carbon Fuels for Transportation	
Biomass supply is used to produce conventional and advanced biofuels, as well as hydrogen.	**Not Applicable.** The proposed Project is a residential development and would not involve any production of biofuels.
Low Carbon Fuels for Buildings and Industry	
In 2030s, biomethane135 blended in pipeline Renewable hydrogen blended in fossil gas pipeline at 7% energy (~20% by volume), ramping up between 2030 and 2040. In 2030s, dedicated hydrogen pipelines constructed to serve certain industrial clusters	**Not Applicable.** The proposed Project is a residential development and would not involve any production of fuels for buildings and industry.
Non-Combustion Methane Emissions	
Increase landfill and dairy digester methane capture. Some alternative manure management deployed for smaller dairies. Moderate adoption of enteric strategies by 2030. Divert 75% of organic waste from landfills by 2025. Oil and gas fugitive methane emissions reduced 50% by 2030 and further reductions as infrastructure components retire in line with reduced fossil gas demand	**Consistent.** While operation of the proposed Project would generate solid waste, including organic waste, the Project would be subject to applicable state and local waste diversion and organic waste management requirements. The Project would not include landfill operations, dairy activities, oil and gas infrastructure, or other substantial sources of non-combustion methane emissions targeted in this measure. Therefore, the Project would not affect implementation of the State's methane reduction strategy.
High GWP Potential Emissions	
Low GWP refrigerants introduced as building electrification increases, mitigating HFC emissions.	**Not Applicable.** The proposed Project is a residential development and does not propose cold storage uses. However, the Project's proposed residential land use would include refrigeration and space conditioning systems that rely on refrigerants, such as refrigerators and heat pumps. The Project would comply with Title 24 requirements that limit

Action	Consistency
	high GWP refrigerants and promote low GWP alternatives for residential appliances.

Source: Air Quality, Energy, and Greenhouse Gas Impact Analysis (Appendix B).

Appendix D of the 2022 Scoping Plan identifies GHG reduction measures for implementation by local governments. These local policies focus on climate action planning and approval of new land use development projects. As shown in Table GHG-4, the Project is consistent with these measures and would not conflict with any plan, policy, or regulation adopted for the purpose of reducing GHG emissions within the 2022 Scoping Plan.

Table GHG-4: Project Consistency with Local Action Policies of the 2022 Scoping Plan

Action	Consistency
VMT Reduction	
Adopt and implement Complete Streets policies and investments, consistent with general plan circulation element requirements.	**Consistent.** The proposed Project would install new sidewalks along Project frontage on Pipeline Avenue, Phillips Boulevard and would include sidewalks throughout the site to provide pedestrian circulation within the Project and connections to adjacent off-site areas, enhancing existing conditions and supporting the County's Complete Streets goals.
Increase public access to shared clean mobility options (such as planning for and investing in electric shuttles, bike share, car share, transit).	**Consistent.** The Project would construct sidewalks along Project frontage and include sidewalks throughout the site to provide pedestrian circulation within the Project and connections to adjacent off-site areas. In addition, the nearest bus stop is located at Ramona Avenue and Phillips Boulevard east of the Project site, serviced by Omnitrans 88 Bus serving Chino Hills, providing access to public transit.
Amend zoning or development codes to enable mixed-use, walkable, and compact infill development (such as increasing allowable density of the neighborhood).	**Consistent.** The Project site has a General Plan land use designation of VLDR and a zoning designation of RS-1 (Single Residential — one acre minimum) within the City's General Plan. The proposed Project would require a GPA and zone change, but would change the current zoning of RS-1 to Special Development - Residential (SD-RES), therefore increasing residential density to a maximum density of four (4) du/ac.
Building Decarbonization	

Action	Consistency
Adopt all-electric new construction reach codes.	**Consistent**. The County of San Bernardino does not have an adopted all-electric reach code and relies on the mandatory state energy standards contained within Title 24. The proposed Project would comply with Title 24 Parts 6 and 11, including installation of electric heat pumps during construction and electric hookups for new appliances. While the 90 proposed fireplaces do have the potential to be fueled by natural gas, it would not serve as a primary building function. The Project would otherwise be designed as all-electric in compliance with Title 24, Part 6 energy efficiency requirements. Accordingly, the Project would not conflict with statewide targets for increasing the prevalence of electric appliances in existing residential buildings.
Adopt policies and incentive programs to reduce electrical loads from equipment plugged into outlets (such as purchasing Energy Star equipment for municipal buildings, occupancy sensors, smart power strips, equipment controllers, etc.).	**Consistent.** The proposed Project would be constructed in accordance with Title 24 CALGreen requirements, which includes installation of Energy Star equipment and appliances in the proposed residences.
Facilitate deployment of renewable energy production and distribution and energy storage.	**Consistent.** The proposed Project would be constructed in accordance with the California Energy Code (Title 24 Part 6) to meet all requirements related to solar energy production and the CALGreen Building Energy Efficiency Standards (Title 24 Part 11) to meet efficiency standards.

Source: Air Quality, Energy, and Greenhouse Gas Impact Analysis (Appendix B).

Overall, the Project would comply with applicable federal, State, regional, and local regulations and would be consistent with the County's GHG Reduction Plan, SCAG's RTP/SCS, and CARB's 2022 Scoping Plan. Additionally, the Project's GHG emissions would be below applicable SCAQMD thresholds, demonstrating that it would not result in a cumulatively considerable contribution to GHG emissions.

Therefore, the Project would not conflict with any plan, policy, or regulation adopted for the purpose of reducing GHG emissions. Impacts would be less than significant, and this topic will not be evaluated further in the EIR.

Existing Plans, Programs, or Policies

The following PPP is incorporated into the Project and would reduce impacts related to greenhouse gas emissions:

PPP E-2: Title 24 Standards. As listed previously under Section VI, *Energy*.

GHG impacts will be less than significant, and no mitigation measures are required. Impacts related to GHGs will not be evaluated further in the EIR.

IX. HAZARDS AND HAZARDOUS MATERIALS

		Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
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 Countywide Plan/Policy Plan 2025; Submitted Project Materials; Phase I Environmental Site Assessment prepared by Stantec, March 19, 2025 (Appendix H).

Impact Analysis

Would the project:

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

Less-than-Significant Impact. A hazardous material is defined as any material that, due to its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous wastes, and any material that regulatory agencies believe would be injurious to the health and safety of persons or harmful to the environment if released into the home, workplace, or environment. Hazardous wastes require special handling and disposal because of their potential to damage public health and the environment.

Construction
The proposed construction activities would involve the routine transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking. In addition, routine hazardous materials would be used for fueling and servicing construction equipment on the site. These types of materials are used routinely during construction and are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by existing State and federal laws that the Project is required to strictly adhere to.

Construction of the proposed off-site sewer improvements would similarly involve the routine transport, storage, use, and disposal of hazardous materials, including fuels, lubricants, paints, solvents, and other construction-related materials associated with trenching equipment and utility installation activities. Similar to on-site construction activities, these materials would be used in limited quantities and managed in accordance with applicable federal, State, and local requirements governing hazardous materials handling, storage, and disposal.

The Project includes demolition of the existing structures on site, some of which were constructed prior to 1980, which means it is possible that the painted building surfaces contain asbestos containing material (ACM) and/or lead based paint (LBP). The Project's construction contractors would be required to comply with SCAQMD Rules and Regulations pertaining to asbestos abatement (including Rule 1403 [PPP AQ-2]), Construction Safety Orders 1529 (pertaining to asbestos) and 1532.1 (pertaining to lead) from Title 8 of the California Code of Regulations, Part 61, Subpart M of the Code of Federal Regulations (pertaining to asbestos), and lead exposure guidelines provided by the U.S. Department of Housing and Urban Development (HUD). Adherence to these regulations would ensure potential impacts related to ACM and LBP would be less than significant. As a result, the routine transport, use, or disposal of hazardous materials during construction activities for the proposed Project would be less than significant. This topic will not be evaluated further in the EIR.

Operation
The proposed Project involves the operation of 90 residential units, which would involve routine use of household hazardous materials including solvents, cleaning agents, paints, pesticides, batteries, fertilizers, and aerosol cans. These types of materials are not acutely hazardous and would only be used and stored in limited quantities. The normal routine use of these products pursuant to existing regulations would not result in a significant hazard to people or the environment in the vicinity of the Project. Therefore, operation of the Project would not result in a significant hazard to the public nor the environment through the routine transport, use, or disposal of hazardous materials or waste, and impacts would be less than significant. This topic will not be evaluated further in the EIR.

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?

Less-than-Significant Impact. A Phase I Environmental Site Assessment (ESA) was prepared by Stantec in February 2021 and updated in March 2025 (Appendix H). The purpose of the Phase I ESA is to evaluate the potential presence of hazardous materials through identification of recognized environmental conditions (RECs), historical RECs (HRECs), and controlled RECs (CRECs) associated with the Project site.

The 2021 Phase I ESA identified historical agricultural use of the Project site as a REC due to the potential for residual pesticides in shallow soils. To evaluate this REC, Stantec collected shallow soil samples throughout the Project site in January 2021. A total of 20 soil borings were advanced to a depth of 2 feet bgs. Soil samples were collected from these borings and analyzed for organochlorine pesticides (OCPs), as well as arsenic and lead.

Laboratory results indicated low-level detections of OCPs, including 4,4'- DDE and 4,4'-DDT, in several samples; however, all concentrations were below applicable United States Environmental Protection Agency (USEPA) Regional Screening Levels (RSLs) and Department of Toxic Substances Control (DTSC) Human and Ecological Risk Office (HERO) residential screening levels. Minor detections of other pesticides, including chlordane compounds and toxaphene, were also identified. One sample exhibited a toxaphene concentration slightly above the DTSC HERO screening level; however, this value was considered an isolated outlier, and the average concentration across the site remained below applicable thresholds. As such, the condition was determined to be de minimis and not indicative of a significant environmental concern.

Metals analysis detected lead and arsenic in all samples. Lead concentrations were well below applicable residential screening levels. Arsenic concentrations exceeded USEPA RSLs but were within typical regional background levels for southern California and are not considered indicative of site contamination. Based on these findings, no further investigation or remediation was recommended.

The 2025 updated Phase I ESA concluded that no RECs or CRECs are present at the Project site. However, the assessment identified the potential for hazardous building materials, including ACMs and LBP, within existing on-site structures. In addition, irrigation infrastructure such as transite piping, which may contain asbestos, could be present below ground. The 2025 Phase I ESA also identified two above ground storage tanks (AST), (500-gallons and 132-gallons) containing diesel fuel; however, no staining was observed with the ASTs. The 132-gallon AST is associated with the cellular communications tower and would remain in place as part of the Project. The 500-gallon AST is associated with the garage in the northeast corner of the site and would be removed upon demolition. Removal of the 500-gallon AST would be subject to applicable federal, State, and local requirements governing AST closure and removal, including the San Bernardino County Fire Protection District's Hazardous Materials Division guidelines and the California Health and Safety Code, as identified in PPP HAZ-2. Compliance with these existing regulatory requirements would minimize the potential for the release of diesel fuel or other hazardous materials during tank removal. Therefore, removal of the AST would not create a significant hazard to the public or environment.

Construction

As described above, there is potential that the buildings on-site that would be demolished as part of Project construction could contain ACM and/or LBP. Therefore, the Project would be required to adhere to regulations pertaining to ACM and LBP. Federal asbestos requirements are outlined in the National Emission Standards for Hazardous Air Pollutants (NESHAP) (CFR Title 40, Part 61, Subpart M) and enforced by the SCAQMD in the Project area. SCAQMD Rule 1403 (included as PPP AQ-2) mandates survey, notification, and work practices to prevent asbestos emissions during renovation and demolition. If ACMs are present, Rule 1403 requires notifying SCAQMD before starting demolition or renovation. It also sets procedures for asbestos removal and mandates an on-site representative trained in Rule 1403 during handling of ACM. Compliance with Rule 1403 ensures that demolition activities would not expose workers or nearby receptors to health risks. Thus, impacts related to asbestos exposure would be less than significant.

During demolition of the existing structures on site, there is also potential to expose construction workers to health hazards associated with LBP. Title 17, CCR, Division 1, Chapter 8 regulates LBP and mandates compliance with requirements such as training, air monitoring, protective clothing, respirators, and hand washing facilities. Compliance with these mandatory requirements (included as PPP HAZ-1) would ensure that construction workers and the public are not exposed to significant LBP health hazards and would ensure that impacts related to LBP remain less than significant.

Additionally, construction of the proposed Project would involve the limited use and disposal of hazardous materials. Equipment that would be used in the construction of the Project has the potential to release gas, oils, greases, solvents; and spills of paint and other finishing substances. However, the amount of hazardous materials on-site would be limited, and construction activities would be required to adhere to all applicable regulations regarding hazardous materials storage and handling to prevent a hazardous materials release and to promptly contain and clean up any spills, which would minimize the potential for harmful exposures. With compliance to existing laws and regulations, which is mandated by the County through construction permitting, the Project's construction-related impacts would be less than significant.

Operation
As described previously, future operation of the 90 single-family residences would include use of limited hazardous materials, such as solvents, cleaning agents, paints, pesticides, batteries, fertilizers, and aerosol cans. Normal routine use of typical residential products pursuant to existing regulations would not result in a significant hazard to the environment, residents, or workers in the vicinity of the proposed Project. As a result, operation of the proposed Project would not create a reasonably foreseeable upset and accident condition involving the release of hazardous materials into the environment, and impacts would be less than significant. This topic will not be further analyzed in the EIR.

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

No Impact. There are no existing schools or proposed schools within one-quarter mile of the Project site. The closest school to the Project site is Ramona Elementary school, which is about 0.33 miles north of the Project site. As described above, construction and operation of the proposed Project would involve the use, storage, and disposal of small amounts of hazardous materials on the Project site. These hazardous materials would be limited and used and disposed of in compliance with federal, State, and local regulations, which would reduce the potential for

accidental release into the environment near a school. Further, emissions that would be generated from construction and operation of the proposed Project were evaluated in the air quality analysis in Section III, *Air Quality*, herein, which determined that emissions generated from the proposed Project would not cause or contribute to an exceedance of the federal or State air quality standards. Thus, the Project would not emit hazardous or handle acutely hazardous materials, substances, or waste within 0.25 miles of a school, and no impact would occur. Thus, this topic will not be evaluated further in the EIR.

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?

No Impact. The Project site is not included on a hazardous site list compiled pursuant to California Government Code Section 65962.5 (California Environmental Protection Agency, 2026). Therefore, the proposed Project would not result in an impact related to a known hazardous materials site pursuant to Government Code Section 65965.5 and would not create a significant hazard to the public or the environment. This topic will not be further analyzed in the EIR.

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?

Less than Significant Impact. The closest airport to the Project site is Brackett Field Airport, approximately 4.6 miles northwest of the Project site. The Project site is not within the Airport Influence Area of Brackett Field Airport (Los Angeles County Airport Land Use Commission, 2015). The second closest airport to the Project site is Ontario International Airport, approximately 5.1 miles to the east of the Project site. The Project site is within the westernmost boundary of Ontario's Airport Influence Area (Ontario Airport Planning, 2018).

The Project includes a GPA and zone change, both of which are identified as Major Land Use Actions under the Ontario Airport Land Use Compatibility Plan (ALUCP). Accordingly, pursuant to Sections 2.1.3 and 2.1.4 of the ALUCP, the Project was subject to the Ontario Inter-Agency Notification Process and preparation of a consistency evaluation by the County prior to Project approval. The Ontario Airport Planning Division completed its review and issued a determination that the Project is consistent with the Ontario ALUCP on July 24, 2026.

The consistency evaluation confirms that the Project is compatible with the applicable ALUCP policies addressing safety, noise, airspace protection, overflight, and related airport operational considerations. In addition, although the Project site is located within the Airport Influence Area, it is not located within any Ontario International Airport Safety Zone or Noise Impact Zone identified in the ALUCP (Ontario Airport Planning, 2018). Therefore, the Project would not place residents in an area subject to unacceptable airport-related safety hazards or significant airport noise exposure. Therefore, impacts related to airport safety hazards would be less than significant. This topic will not be further analyzed in the EIR.

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

Less-than-Significant Impact. The County of San Bernardino has adopted an Emergency Operations Plan (EOP) (2025) and a Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) (2022),

which establish strategies for emergency preparedness, response, evacuation, and hazard mitigation. Development of the proposed Project would not impair implementation of the EOP or the MJHMP. The Project site does not contain emergency facilities, is not designated as an emergency evacuation route, and would not alter the regional or local roadway network in a manner that would affect emergency response or evacuation planning.

Construction
The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site, and would not restrict access of emergency vehicles to the Project site or adjacent areas. However, construction of driveway connections, utility improvements, and the off-site sewer extension along Pipeline Avenue, Norton Avenue, and Maple Street may require temporary and partial lane closures. These temporary closures would be short-term in duration (e.g., hours to a few days).

Construction activities occurring within San Bernardino County and City of Chino public rights-of-way, including utility installation and off-site improvements, would be required to comply with San Bernardino County Department of Public Works and City of Chino Department of Public Works encroachment permit requirements (PPP T-1). As part of the permitting process, Traffic Control Plans may be required for work occurring within County rights-of-way, and traffic control measures would be required to conform to the California Manual on Uniform Traffic Control Devices (California MUTCD), Caltrans Traffic Control Standards, and applicable County requirements. Compliance with these requirements would ensure that temporary construction-related lane closures are appropriately managed and that adequate roadway circulation, including access for emergency response vehicles, is maintained during construction through implementation of measures such as temporary signage, flagging operations, and detours, as necessary.

In addition, construction activities would be required to comply with Section 503 of the California Fire Code (CFC) (Title 24, California Code of Regulations, Part 9), which requires that fire access roads remain unobstructed and available during construction. Compliance with these requirements would ensure that emergency response is not impaired during construction.

Operation
Operation of the proposed Project would not interfere with emergency response or evacuation. The Project would provide access via Pipeline Avenue and include internal roadways designed to meet applicable County and Fire Department standards for emergency access, including requirements for roadway width, turning radii, and fire suppression infrastructure (e.g., hydrants and sprinklers). Final site plans would be subject to review and approval by the San Bernardino County Fire Department to ensure compliance with applicable codes and standards. As a result, the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant. Therefore, this topic will not be further analyzed in the EIR.

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

No Impact. According to the California Department of Forestry and Fire Protection (CAL FIRE) Hazard Severity Zone map, the Project site is not located within a Fire Hazard Severity Zone (CAL FIRE, 2026). Additionally, the Project site is located in an urbanized developed area and is not adjacent to wildlands. The Project would be required to comply with the CFC and CBC, which require the use of fire-resistant building materials and the provision of adequate emergency

access. These standards help to prevent buildings from igniting during a fire event and ensure adequate emergency access is available for emergency services. Therefore, the Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. No impact would occur. This topic will not be further analyzed in the EIR.

Existing Plans, Programs, and Policies:

The following PPPs are incorporated into the Project and would reduce impacts related to hazards and hazardous materials. These actions will be included in the Project's mitigation monitoring and reporting program:

PPP HAZ-1: Hazardous Building Materials Compliance. Demolition of all structures potentially containing asbestos-containing materials (ACM) and lead-based paint (LBP) shall comply with all applicable federal, State, and local regulations governing the identification, handling, removal, and disposal of hazardous building materials, including the National Emission Standards for Hazardous Air Pollutants (NESHAP) (CFR Title 40, Part 61, Subpart M) , South Coast Air Quality Management District (SCAQMD) Rule 1403, and California Code of Regulations (CCR) Title 17.

PPP HAZ-2: Aboveground Storage Tank Removal. Removal of the existing 500-gallon diesel aboveground storage tank (AST) shall be conducted in accordance with applicable California Health and Safety Code requirements and San Bernardino County Fire Protection District Hazardous Materials Section requirements. Prior to tank removal, the Project applicant or contractor shall submit all require tank closure notifications to the San Bernardino County Fire Protection District and complete applicable closure procedures, including removal and proper disposal of remaining tank contents, cleaning and dismantling of the tank, and management and disposal of generated wastes in accordance with applicable hazardous materials and hazardous waste requirements. Following removal, required tank closure documentation and certification shall be submitted to the San Bernardino County Fire Protection District through the California Environmental Reporting System (CERS), as applicable.

PPP T-1: Construction Traffic Control Requirements. Construction activities occurring within County public right-of-way, including utility installation and off-site improvements, would be required to comply with San Bernardino County Department of Public Works and City of Chino Department of Public Works encroachment permit requirements. As part of the permitting process, Traffic Control Plans may be required for work occurring within San Bernardino County and City of Chino right-of-way and traffic control measures would be required to conform to the California Manual on Uniform Traffic Control Devices (California MUTCD), Caltrans Traffic Control Standards, and applicable County standards.

Hazards and hazardous material impacts will be less than significant, and no mitigation measures are required. Impacts related to hazards and hazardous materials will not be evaluated further in the EIR.

X. HYDROLOGY AND WATER QUALITY

		Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
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 off-site;	☐	☐	☒	☐
	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 Countywide Plan/Policy Plan 2025; Submitted Project Materials; Water Quality Management Plan prepared by United Civil, Inc, July 13, 2026 (Appendix I); Preliminary Hydrology and Hydraulic Report prepared by United Civil Inc., July 13, 2026 (Appendix J).

Impact Analysis

Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less-than-Significant Impact.

Construction
Construction of the proposed Project would require demolition of the existing improvements on the site and excavation of soils, which would loosen sediment, that would have the potential to mix with surface water runoff and degrade water quality. Construction of the proposed off-site sewer improvements would also require trenching and excavation activities within existing roadway rights-of-way, which would similarly disturb soils and temporarily expose sediment along the sewer alignment. Additionally, construction would require the use of heavy equipment and construction-related chemicals such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents, and paints. These potentially harmful materials could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff, could wash into and pollute waters.

These types of water quality impacts during construction would be prevented through implementation of a SWPPP (PPP GEO-2). Because construction of the proposed Project would disturb more than one acre of soil, the Project would be required to obtain coverage under the NPDES General Permit for Discharges of Storm Water Associated with Construction Activity. Construction activity subject to this permit includes clearing, grading, and ground disturbances such as trenching, stockpiling, or excavation. The Construction General Permit requires implementation of a SWPPP that is required to identify all potential sources of pollution that are reasonably expected to affect the quality of storm water discharges from the construction site. The SWPPP would generally contain a site map showing the construction perimeter, proposed buildings, stormwater collection and discharge points, general pre- and post-construction topography, drainage patterns across the site, and adjacent roadways. The SWPPP would also include construction BMPs.

Adherence to the existing requirements and implementation of the Project SWPPP (PPP GEO-2), as required through the County's plan check and permitting process, would ensure that the proposed Project would not violate any water quality standards or waste discharge requirements. Potential water quality degradation associated with construction activities would be minimized, and construction impacts would be less than significant. This topic will not be evaluated further in the EIR.

Operation
The proposed Project includes operation of residential uses. Potential pollutants associated with the proposed uses include various chemicals from cleaners, pathogens from pet waste, nutrients from fertilizer, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles. These pollutants could potentially discharge into receiving waters (Santa Ana River, Newport Slough, and the Pacific Ocean) and result in degradation of water quality.

However, a WQMP has been prepared to comply with the requirements of the County of San Bernardino and the NPDES Areawide Stormwater Program requiring the preparation and implementation of a WQMP (PPP GEO-3). The Project's WQMP is undergoing review and requires approval by the County as part of the application process to ensure it complies with the MS4 Permit regulations. In addition, the County's permitting process would ensure that all BMPs

in the WQMP would be implemented with the proposed Project. Overall, implementation of the WQMP pursuant to existing regulations (included as PPP GEO-3) would ensure that operation of the proposed Project would not violate any water quality standards or waste discharge requirements or otherwise degrade water quality. Therefore, impacts would be less than significant. This topic will not be evaluated further in the EIR.

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

Less-than-Significant Impact. The Project is within the Chino Basin which is a sub-basin of the Upper Santa Ana Valley Groundwater Basin. The Chino Basin is an adjudicated basin managed by the Chino Basin Watermaster and is not subject to preparation of a Groundwater Sustainability Plan under the 2014 Sustainable Groundwater Management Act (SGMA) (MVWD, 2026). Groundwater levels in the Chino Basin are recharged through a combination of natural infiltration from rainfall/runoff and active, managed recharge programs (MVWD, 2026). The proposed Project would receive water service from the MVWD, which relies primarily on groundwater from the Chino Basin.

Groundwater recharge is facilitated by percolation of stormwater through pervious surface areas to groundwater resources. The Project site consists largely of pervious agricultural land with existing structures in the northwest and northeast corners. As described in the WQMP (Appendix I), the post-Project condition would be 40 percent impervious. Thus, the proposed Project would result in an increase in impervious surface compared to the existing conditions. However, the Project would incorporate stormwater management features designed to promote on-site infiltration and maintain groundwater recharge to the extent feasible. As described in the WQMP (Appendix I), runoff would be directed to a detention/infiltration basin located in the southwestern portion of the site. The basin would include an underlying infiltration system designed to capture and infiltrate stormwater runoff, thereby facilitating groundwater recharge. In addition, landscaped areas throughout the site would allow for continued percolation. These features are designed in accordance with County LID and WQMP requirements, which are intended to maintain pre-Project hydrologic conditions, including groundwater recharge, where feasible.

Although the Project would increase impervious surfaces, the incorporation of infiltration-based BMPs would offset reductions in natural percolation. Furthermore, groundwater recharge within the Chino Basin occurs at a regional scale and is actively managed by the Watermaster through recharge basins and other facilities. The incremental change in recharge associated with the Project site would be negligible relative to the overall basin recharge and would not measurably affect groundwater supplies or basin management objectives. Therefore, the Project would not substantially decrease groundwater supplies or interfere with groundwater recharge such that it would impede sustainable groundwater management of the basin. Impacts would be less than significant. This impact will not be evaluated further in the EIR.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. result in substantial erosion or siltation on- or off-site;

Less-than-Significant Impact. The proposed Project would not substantially alter the existing drainage pattern of the site or area. The Project site is not located near a stream or river and would not alter the course of a steam or river. As described in the Project Description, runoff from the proposed development would be collected through the site's storm drain system and conveyed to a proposed detention basin before being discharged to the existing discharge location at the southwest corner of the site. Off-site drainage entering the site would continue to be conveyed through the site generally consistent with existing drainage patterns, and the Project would maintain the existing point of discharge (Appendix J).

Construction
Construction of the proposed Project, including off-site sewer improvements, would require grading and excavation of soils, which would loosen sediment and could result in erosion or siltation. Grading of the Project site would disturb over one acre of soil; therefore, the Project is subject to the NPDES Construction General Permit Order (2022-0057-DWQ) and required to prepare and implement a SWPPP (PPP GEO-2). The SWPPP is required for plan check and approval by the County's Public Works Department, prior to provision of permits for the proposed Project, and would include construction BMPs to reduce erosion and siltation. Typical BMPs for erosion or siltation include use of silt fencing, fiber rolls, gravel bags, stabilized construction driveways, and stockpile management for both on-site and off-site construction activities. Adherence to the NPDES regulatory requirements and implementation of the required BMPs per the permitting process would ensure that erosion and siltation associated with construction activities would be minimized, and impacts would be less than significant. This topic will not be evaluated further in the EIR.

Operation
During operation of the proposed Project, the remaining pervious areas on the site would be landscaped. The off-site sewer improvements would be located below grade within existing roadway rights-of-way and would not create ongoing sources of erosion or sedimentation following restoration of disturbed areas. Additionally, the proposed drainage infrastructure would slow down the rate of runoff, and the on-site storm drain system would retain stormwater, which would also limit the potential for erosion or siltation. As described previously, the proposed Project is required to implement a WQMP, included as Appendix I, that outlines operational BMPs to ensure that operation of the proposed residences would not result in erosion or siltation. Thus, post-construction runoff would be managed through approved LID features and permanent BMPs which are designed to control runoff volume and velocity, thereby avoiding increased erosion or siltation. As a result, stormwater runoff and the potential for erosion and siltation would not increase with implementation of the proposed Project. Impacts would be less than significant. This topic will not be evaluated further in the EIR.

ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

Less-than-Significant Impact.

Construction
Grading of the Project site would not substantially alter the existing drainage pattern of the site or area. Similarly, construction of the off-site sewer improvements would not permanently alter existing drainage patterns. The proposed drainage flow patterns would generally mimic those of the existing condition, with on-site and off-site flows being conveyed to the same discharge point at the southwest end of the site (Appendix J). As discussed in the previous responses, during

Project construction, a SWPPP would be implemented to control drainage and maintain drainage patterns across the proposed Project (PPP GEO-2). Thus, impacts related to surface runoff during construction would be less than significant. This topic will not be evaluated further in the EIR.

Operation
As described previously, the proposed Project would result in an increase of impervious surfaces compared to existing conditions. The Hydrology Report indicates that the existing 100-year peak flow from the site is approximately 50.57 cubic feet per second (cfs) (Appendix J). With the proposed development, the uncontrolled peak flow would increase to approximately 66.48 cfs due to increased impervious surfaces. However, the Project includes a detention/infiltration basin designed in accordance with County requirements to limit post-development peak flows to no more than 90 percent of existing conditions. With implementation of the detention basin, the post-Project peak discharge would be reduced to approximately 41.49 cfs, which is below both the allowable threshold of 45.51 cfs and the existing condition peak flow. As such, the Project would result in an approximate 18 percent reduction in peak flow compared to existing conditions. Thus, post-Project flows and volumes would not exceed existing conditions. Therefore, the Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Impacts would be less than significant. This topic will not be further analyzed in the EIR.

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

Less-than-Significant Impact.

Construction
As described in the previous responses, construction of the proposed Project, including the off-site sewer improvement, would require demolition and excavation activities that could temporarily alter the existing drainage pattern of the site and could result in increased runoff and polluted runoff if drainage is not properly controlled. However, implementation of the Project requires a SWPPP (included as PPP GEO-2) that would address site-specific pollutant and drainage issues related to construction of the Project and include BMPs to eliminate the potential of polluted runoff and increased runoff during construction activities. This includes regular monitoring and visual inspections during construction activities. Compliance with the Construction General Permit and a SWPPP (per PPP GEO-2) as verified by the County through the construction permitting process would prevent construction-related impacts related to increases in run-off and pollution from development activities. Therefore, construction impacts would be less than significant. This topic will not be evaluated further in the EIR.

Operation
As described previously, the proposed Project would result in an increase of impervious surfaces compared to existing conditions. However, as described in the Hydrology Report (Appendix J), the Project has been designed to manage stormwater runoff such that post-development peak flows would not exceed existing conditions. The existing 100-year peak flow from the site is approximately 50.57 cfs, while the uncontrolled post-Project peak flow would be approximately 66.48 cfs. With implementation of the proposed detention/infiltration basin, the routed post-Project peak discharge would be reduced to approximately 41.49 cfs, which is below both the allowable threshold and existing condition peak flow. As such, runoff from the Project site would not exceed the capacity of existing or planned stormwater drainage systems. In addition, the Project would

be required to implement the WQMP (PPP GEO-3), which includes LID features and permanent BMPs designed to treat and infiltrate stormwater runoff. As described in the WQMP, the total LID design capture volume (DCV) for the site is 42,710 cubic feet, which would be achieved 100 percent by the proposed basin (Appendix I). Therefore, the Project would not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems or result in substantial additional sources of polluted runoff. Impacts would be less than significant. This topic will not be further analyzed in the EIR.

iv. impede or redirect flood flows?

No Impact. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the Project area (Map Number 06071C8615H), the Project site, including the off-site sewer improvement area, is located in Zone X, which is an area located outside of the 100-year and 500-year flood plains (FEMA, 2008). Therefore, the Project site is not within a designated flood zone.

The Project site is not located near a stream or river, and implementation of the proposed Project would not alter the course of any waterway. As described previously, the proposed Project would result in an increase in impervious surfaces compared to existing conditions. However, the Project has been designed to maintain the existing drainage pattern, with on-site and off-site flows conveyed to the same discharge point at the southwest corner of the site (Appendix J).

As described in the Hydrology Report, hydraulic calculations used for Project design concluded that flows from the 10-year flood would be contained within the top of curbs and flows from the 25-year flood be contained within the street rights-of-way (Appendix J). In addition, the proposed detention basin has been designed to capture and manage the 100-year storm event. As discussed previously, implementation of the detention basin would reduce post-Project peak flows below existing conditions. Therefore, the Project would not impede or redirect flood flows, and no impacts would occur. This topic will not be further analyzed in the EIR.

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

No Impact. As discussed in Response 4**.**10(c)(iv), the Project site is not within a flood zone.

A seiche is a surface wave created when an inland body of water is shaken, usually by earthquake activity. The Project site is not located near an inland body of water that could result in impacts due to seiche. Accordingly, no impact related to seiche would occur. The Project site is located over 40 miles inland from the Pacific Ocean; accordingly, there is no potential for the Project site to be inundated by a tsunami that could release pollutants. In addition, the Project site and surrounding area is relatively flat and not located near any steep hillsides; therefore, there is no potential for the site to be adversely affected by mudflow. Thus, implementation of the Project would not expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow that could release pollutants due to inundation of the Project site. Therefore, impacts relating to flood hazards would not occur and this topic will not be further analyzed in the EIR.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less-than-Significant Impact. The Project site is located within the jurisdiction of the Santa Ana RWQCB, which administers the Water Quality Control Plan for the Santa Ana River Basin (Basin Plan). The Basin Plan establishes water quality standards, including water quality objectives, beneficial uses, and an anti-degradation policy, for the protection of surface and groundwaters within the Santa Ana Region. The Basin Plan is implemented in part through the NPDES program, including the MS4 permit.

As described previously, the Project would be required to comply with the NPDES Construction General Permit through preparation and implementation of a SWPPP (PPP GEO-2), which would include BMPs to control erosion, sedimentation, and pollutant discharge during construction. During operation, the Project would implement a WQMP (PPP GEO-3), which incorporates LID features and permanent BMPs designed to treat, detain, and infiltrate stormwater runoff. The WQMP has been prepared consistent with MS4 permit requirements to ensure that post-development runoff does not degrade water quality or adversely affect receiving waters. In addition, as discussed previously, the Project would reduce post-Project peak flows below existing conditions and incorporate infiltration-based BMPs, which would further support compliance with the goals of the Basin Plan. Therefore, implementation of the Project would not conflict with or obstruct the Basin Plan, and impacts would be less than significant.

As described previously, the Project is located within the Chino Basin which is a sub-basin of the Upper Santa Ana Valley Groundwater Basin. The Chino Basin is managed under the Chino Basin Optimum Basin Management Program and is not subject to preparation of a Groundwater Sustainability Plan under the SGMA. The Project would not involve direct withdrawals of groundwater, nor would it substantially interfere with groundwater recharge (see Threshold X(b)). The Project would also not introduce pollutants to groundwater due to required compliance with WQMP BMPs and MS4 Permit requirements. Therefore, because the Project would not reduce groundwater supplies, interfere with recharge, or degrade groundwater quality, the proposed Project would not conflict with the groundwater management plan and would not obstruct its implementation. Impacts would be less than significant. This topic will not be evaluated further in the EIR.

Existing Plans, Programs, or Policies

The following PPPs are incorporated into the Project and would reduce impacts related to hydrology and water quality. These actions will be included in the Project's mitigation monitoring and reporting program:

PPP GEO-2: NPDES Construction General Permit (SWPPP). As listed previously under Section VII, *Geology and Soils*.

PPP GEO-3: Water Quality Management Plan (WQMP). As listed previously under Section VII, *Geology and Soils*.

Hydrology and water quality impacts would be less than significant, and no mitigation measures are required. Impacts related to hydrology and water quality will not be evaluated further in the EIR.

XI. LAND USE AND PLANNING

		Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
	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 Countywide Plan/Policy Plan 2025; Submitted Project Materials

Impact Analysis

Would the project:

a) Physically divide an established community?

No Impact. The physical division of an established community could occur if a major road (expressway or freeway, for example) were built through an existing community or neighborhood, or if a major development was built which was inconsistent with the land uses in the community such that it divided the community. The environmental effects caused by such a facility or land use could include lack of, or disruption of, access to services, schools, or shopping areas. It might also include the creation of blighted buildings or areas due to the division of the community.

The proposed Project site was historically used for agricultural uses and is surrounded by single-family residential uses and roadways. The proposed Project would construct internal roadways that would connect to the existing local street network and would be consistent with the surrounding residential land uses. The Project would not introduce any features that would obstruct or alter existing circulation patterns or create a barrier within the community.

In addition, the Project includes an off-site sewer extension to serve the development. This improvement would be constructed within existing rights-of-way and would be underground. As such, it would not create a physical barrier, alter access, or otherwise divide an established community. Therefore, implementation of the proposed Project would not physically divide an established community. No impact would occur. This topic will not be further analyzed in the EIR.

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?

Potentially Significant Impact. Project implementation proposes a General Plan Amendment to change the site's land use designation from Very Low Density Residential (VLDR) to Special Development (SD). In addition, the zoning of the area would change from Single Residential 1-Acre Minimum (RS-1) to Special Development - Residential (SD-RES), increasing the allowed density of the Project site. Thus, implementation of the proposed Project may have the potential

to interfere with an applicable plan, policy, or regulation related to avoidance or mitigation of an environmental effect. Therefore, the proposed Project's consistency with the Countywide Policy Plan, zoning code, and other environmentally mitigating policies, and/or regulations would be analyzed in the EIR. **Therefore, this topic will be evaluated further in the EIR.**

Potentially significant impacts related to land use and planning (threshold b) have been identified which shall be evaluated in the EIR.

XII. MINERAL RESOURCES

		Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
	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?	☐	☐	☐	☒

(Check ☒ if project is located within the Mineral Resource Zone Overlay)

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2025; Submitted Project Materials

Impact Analysis

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?*

No Impact. The San Bernardino County Countywide Plan *NR-4 Mineral Resources Zones* designates the Project site as being located within Mineral Resource Zone 3 (MRZ-3), which is an area containing mineral deposits, the significance of which cannot be evaluated (San Bernardino County, 2020a). The Project site was previously used for agricultural uses and was not used for mineral extraction. Additionally, the site is designated for residential development by the County's General Plan and zoning. Extraction of mineral resources is not permitted under the Project site's land use or zoning designation. As such, the proposed Project would not result in the loss of availability of a known mineral resource. Therefore, there would be no impact, and this topic will not be evaluated further in the EIR.

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?*

No Impact. As discussed previously, the Project site is within an MRZ-3 within the County's Policy Plan (San Bernardino County, 2020a). However, no mineral extraction activities occur on the Project site currently, or historically. Additionally, no mineral extraction is planned as part of the Project or permitted under the site's land use and zoning designations. As such, the proposed Project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on the general plan, specific plan or other land use plan. Therefore, there would be no impacts and this topic will not be evaluated further in the EIR.

No significant adverse impacts are identified or are anticipated, and no mitigation measures are required. Impacts related to mineral resources will not be evaluated further in the EIR.

XIII. NOISE

		Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
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?	☐	☐	☐	☒

(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 ☐):

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2025; Submitted Project Materials; Noise and Vibration Impact Analysis, prepared by EPD Solutions, August, 2026 (Appendix K)

Impact Analysis

Existing Noise Levels

As detailed in the Noise and Vibration Impact Analysis (Appendix K), to identify the existing ambient noise level environment, four short-term noise level measurements were taken at locations near the Project site. Figure 18, *Noise Measurement Locations*, shows the location of each noise measurement. Table N-1 presents a summary of the noise levels from the noise level measurements. As shown in Table N-1, the average daily noise levels around the Project site range from 50.6 dBA Leq to 63.7 dBA Leq. Noise levels in the Project area are dominated by transportation-related noise associated with automobile and truck activities on adjacent streets.

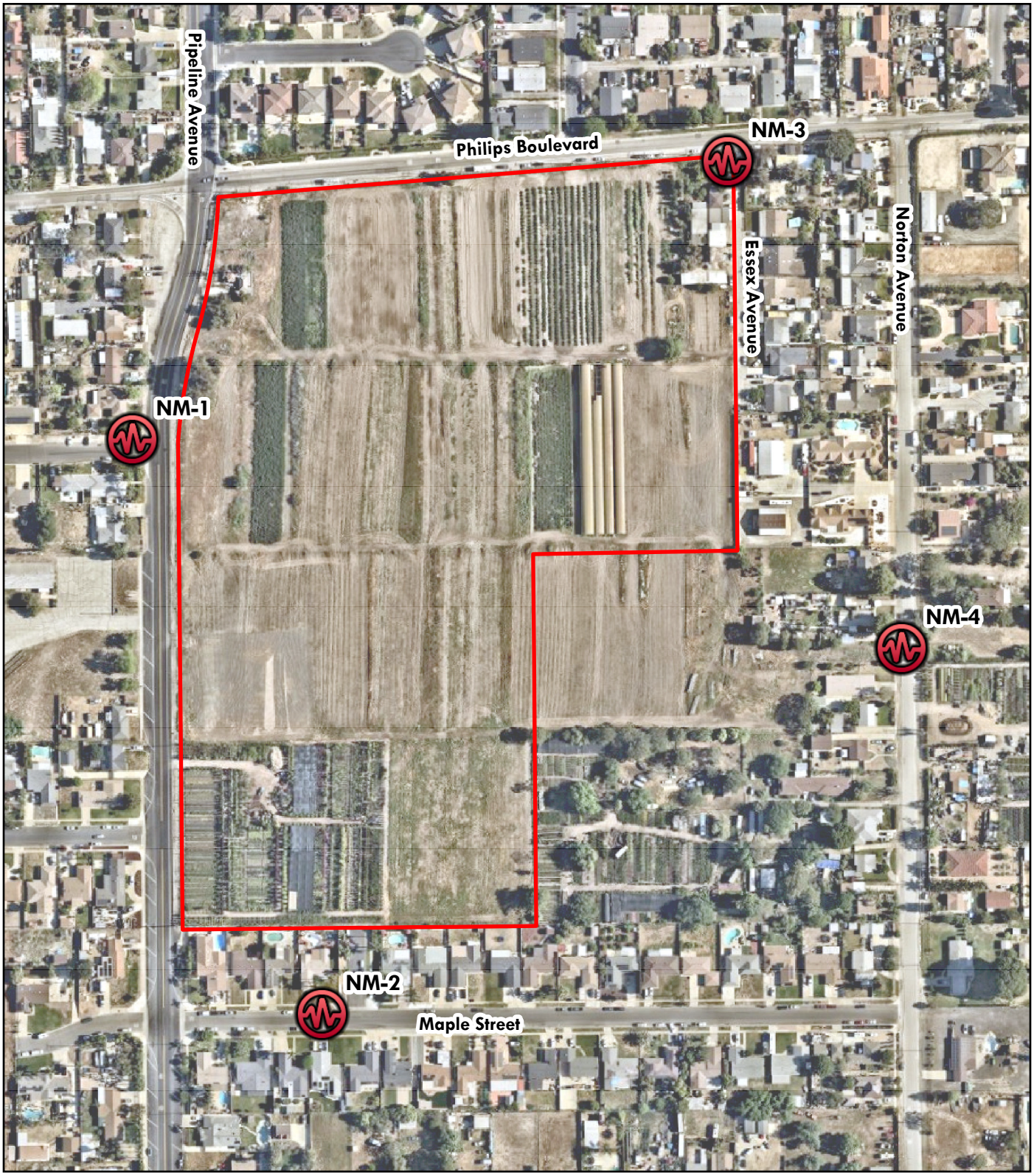
Table N-1: Ambient Noise Level Measurements

Location	Description	L_{eq} (dBA)	L_{max} (dBA)	L_{min} (dBA)
NM-1	Northwest of Pipeline Avenue and Boyer Street	61.9	77.5	41.3
NM-2	In front of 4136 Maple Street	50.6	79.1	38.6
NM-3	Southwest of Phillips Boulevard and Essex Avenue	63.7	78.9	39.8
NM-4	Southeast corner of 11518 Norton Avenue	54.7	80.8	39.3

Notes: dBA=A-weighted decibels; L_{eq}=Equivalent Sound Level; L_{min}=Minimum Sound Level; L_{max}=Maximum Sound Level
Source: Noise and Vibration Impact Analysis (Appendix K)

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Figure 18: Noise Measurement Locations



Legend

Project Boundary

Noise Measurement Locations

0 250 500 US Feet

N

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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?*

Less than Significant with Mitigation.

On-Site Construction

Noise generated by construction equipment would include a combination of trucks, power tools, concrete mixers, and portable generators that, when combined, can reach high levels. Construction is expected to occur in the following stages: demolition, site preparation, grading, building construction, architectural coating, and paving. Project construction noise would be temporary in nature as the operation of each piece of construction equipment would not be constant throughout the construction day, and equipment would be turned off when not in use. However, as a conservative analysis, the Noise and Vibration Impact Analysis assumes all pieces of equipment associated with each construction phase are operating together and located at the geographic center of the Project site. Because the County does not establish quantitative construction noise thresholds applicable to temporary construction activities, the analysis utilizes construction noise criteria from the Federal Transit Administration (FTA) as a conservative significance benchmark.

The nearest sensitive receptors are the existing residences approximately 15 feet south and 16 feet east of the Project site. To provide a conservative and representative estimate of overall construction noise exposure, the Noise and Vibration Impact Analysis assumes that all equipment associated with a given construction phase is operating simultaneously and concentrated at the geographic center of the Project site. This methodology is commonly used for large construction sites because construction activities are distributed throughout the site and the combined noise generated during a construction phase would not occur entirely at the property line adjacent to a sensitive receptor. While individual pieces of equipment may temporarily operate closer to a receptor, other equipment would be located farther away, and the location of construction activity would shift as work progresses across the site. Therefore, use of the geographic center of the Project site provides a representative estimate of the maximum combined noise levels associated with each construction phase. The geographic center of the Project site is approximately 435 feet from the nearest sensitive receptors. It is conservatively assumed the building construction, paving, and architectural coating will overlap for a short period of time (Appendix K). Additionally, construction equipment is not anticipated to be operating directly at the shared property line between the residences to the south and the Project site, therefore; a 15-foot setback was applied. The noise levels of the potential construction equipment are listed in Table N-2.

Table N-2: On-Site Construction Noise Levels

Activity	Maximum Noise Level @ 50 Feet	Maximum Noise Level @ 435 Feet
	dBA L_{eq}	dBA L_{eq}
Demolition	86.4	67.6
Site Preparation	87.6	68.8
Grading	88.2	69.4
Building Construction	86.1	67.3
Building Construction and Paving	89.3	69.3
Paving	86.5	67.7
Building Construction and Architectural Coating	86.3	67.5
Architectural Coating	73.7	54.9

Source: Noise and Vibration Impact Analysis (Appendix K)

As shown in Table N-2, the estimated noise levels from on-site Project construction activities at the nearest sensitive receptors would range from 54.9 dBA to 69.4 dBA. Thus, noise levels from on-site construction would not exceed the Federal Transit Administration's (FTA) 80 dBA Leq, 1-hour construction noise level criteria for daytime construction noise for residential land uses. Additionally, these noise levels would only occur when all construction equipment is operating simultaneously; therefore, these predicted levels represent a conservative estimate of potential construction noise exposure. Although individual pieces of equipment could periodically operate closer to nearby residences than assumed in the modeling, such occurrences would be temporary and would not represent the combined operation of all equipment evaluated in the construction noise analysis.

Further, the Project would be required to comply with Section 83.01.080(g)(3) of the County of San Bernardino Development Code which limits construction activities to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday and prohibits construction activities on Sundays and federal holidays (PPP N-1). Therefore, impacts related to construction noise would be less than significant.

Off-Site Mobile Construction Noise

Short-term noise impacts could occur as a result of construction crew commutes and the transport of construction equipment and materials to the site. The Project is anticipated to result in 30 daily worker trips and 90 loaded hauling trips during the demolition phase (Appendix K). The Noise and Vibration Impact Analysis states that a doubling of traffic on a roadway results in an increase of 3 dB and that a noise level increase of less than 3 dBA is generally considered barely perceptible to most listeners in outdoor environments. The Project site would be accessible primarily via Pipeline Avenue and Phillips Boulevard during construction. Pipeline Avenue and Phillips Boulevard currently accommodate 5,064 and 4,676 daily vehicle trips, respectively (Appendix K). Therefore, the Project's construction trips (30 daily worker trips and 90 loaded hauling trips) would not result in a doubling of traffic on Pipeline Avenue or Phillips Boulevard. Additionally, construction activities are temporary, and construction trips would cease upon completion of the Project. Therefore, short-term construction-related impacts associated with worker commutes and equipment transport to the Project site would be less than significant.

Construction Noise from Off-Site Sewer Improvement

The off-site sewer improvements would occur within the public right-of-way of Norton Avenue, Maple Street, and Pipeline Avenue. Construction activities associated with the installation of the sewer would occur in proximity to existing residences, with active work occurring as close as approximately 25 feet from the existing residential property lines. Construction of the off-site sewer line would occur in a linear fashion, with one segment occurring at a time. Thus, construction equipment would not be stationary in one area for a long period of time. For this analysis, construction equipment anticipated for use for utility trenching was conservatively modeled at distances ranging from 25 feet to 125 feet from the nearby residences. Estimated construction noise levels associated with this equipment are shown in Table N-3.

Table N-3: Off-Site Construction Equipment Noise Levels Associated with Sewer Improvement

Activity	Equipment	Quantities	Distance from Residence (feet)	Estimated Construction Noise Level	
				dBA L_{max}	dBA L_{eq}
Trenching	Excavator	1	25	91.0	87.0
	Dump Truck	1	50	84.0	80.0
	Compactor (ground)	1	75	76.5	69.5
	Tractor	1	100	78.0	74.0
	Front End Loader	1	125	72.0	68.1
Cumulative Noise Level				92.1	88.1

Source: Noise and Vibration Impact Analysis (Appendix K)

As shown in Table N-3, trenching activities associated with the off-site sewer improvements could result in a maximum noise level as high as 92.1 dBA L_{max}. However, because construction equipment does not operate continuously at maximum power and construction noise impacts are generally evaluated using the time-averaged equivalent noise level (L_{eq}), the average hourly construction noise level provides the more representative metric for assessing potential impacts. The combined operation of all pieces of equipment operating simultaneously under conservative assumptions results in a maximum average noise level of 88.1 dBA L_{eq}, which would exceed the 80 dBA L_{eq} established by the FTA for residential land uses.

Therefore, Mitigation Measure NOI-1 has been included, which requires that construction equipment used for the off-site sewer improvement be equipped with noise mufflers that provide a minimum reduction of 9 dBA compared to the same equipment without an installed muffler system. A study prepared for the US Department of Transportation indicates that properly functioning mufflers can reduce construction equipment noise levels by approximately 6 to 12 dBA compared to equipment without mufflers (Appendix K). In addition, the Federal Highway Administration (FHWA) special report states that a 10 dBA reduction may be achieved through the usage of mufflers (Appendix K).

For purposes of this analysis, the construction equipment modeled in Table N-3 was conservatively assumed not to include mufflers or sound-attenuating devices. Accordingly, implementation of the required 9 dBA reduction through implementation of Mitigation Measure

NOI-1 would reduce the combined trenching-related construction noise level from 88.1 dBA to approximately 79.1 dBA at nearby receptors when all modeled equipment is operating within 25 to 125 feet of a receptor. Therefore, with implementation of mitigation, off-site trenching noise levels would be below the 80 dBA threshold, and noise impacts during construction of off-site sewer improvements would be reduced to a less-than-significant level.

Operation - Off-Site Mobile Noise

Implementation of the Project has the potential to increase off-site traffic volumes on roadways surrounding the site. Roadway segment noise levels for the "Existing" and "Existing plus Project" scenarios were compared to evaluate Project-related operational noise impacts. As shown in Table N-4, noise levels under the "Existing" scenario range from 63.1 dBA to 65.1 dBA. With the addition of the Project, noise levels would range from 65.6 dBA to 65.8 dBA. The increase due to the Project would range from 0.7 to 1.0 dBA, which would not exceed the 3 dB increase threshold (Appendix K). As such, impacts would be less than significant.

Table N-4: Existing Plus Project Traffic Noise Levels

Roadway Segment	Existing		Existing Plus Project				Increase over Existing Scenario (dBA)
	Existing ADT	dBA @ curbside from Roadway Centerline	Existing Plus Project ADT[1]	dBA @ curbside from Roadway Centerline	Centerline to 60 dBA CNEL (feet)	Centerline to 55 dBA CNEL (feet)	
Pipeline Ave							
North of Phillips Blvd	4,020	64.8	4,838	65.6	59	127	0.8
South of Phillips Blvd	5,064	65.1	5,882	65.8	61	131	0.7
Phillips Blvd							
West of Pipeline Ave	3,177	63.1	3,995	65.6	47	101	1.0
East of Pipeline Ave	4,676	64.8	5,494	65.8	58	125	0.7

Notes: ADT= average daily traffic; CNEL=Community Noise Equivalent Level; dBA=A-weighted decibels.
1. A total daily trip increase of 818 trips are added to each roadway segment based on the Project's trip generation (Appendix M).
Source: Noise and Vibration Impact Analysis (Appendix K)

On-Site Noise

Heating, Ventilation, and Air Conditioning

During operation, stationary noise sources would consist primarily of residential heating, ventilation, and air conditioning (HVAC) equipment. As described in Appendix K, operational stationary noise was modeled using the CadnaA noise prediction model in accordance with the ISO 9613-2 methodology. The analysis conservatively assumed that HVAC equipment associated with all proposed residences would operate simultaneously for 585 minutes during the daytime and 250 minutes during the nighttime, resulting a total of 14 hours per day. The modeled HVAC equipment has a reference source noise level of approximately 67 dBA at the source, and the CadnaA model accounts for distance attenuation, ground absorption, building shielding, and cumulative operation of all units. The modeling predicts stationary operational noise levels of approximately 46.5 dBA L_{eq} during daytime hours and 41.1 dBA L_{eq} during nighttime hours at the nearest off-site sensitive receptors. These levels are below the County of San Bernardino

stationary-source noise standards of 55 dBA L_{eq} during daytime hours and 45 dBA L_{eq} during nighttime hours for residential land uses. Therefore, noise levels associated with stationary operational noise would not exceed the County's noise standards and impacts would be less than significant.

On-Site Mobile Noise

Operational mobile noise sources include vehicles traveling on the internal roadways, vehicles entering and exiting residential driveways, parking activities, trash collection vehicles, and occasional delivery trucks. As described in Appendix K, the operational noise model conservatively assumed the maximum PM peak hour traffic volume of 84 vehicles per hour on the internal roadway network, including a one-percent truck mix to represent trash trucks and delivery vehicles. These operational mobile sources were incorporated into the CadnaA operational noise model together with stationary HVAC equipment to evaluate cumulative operational noise at the nearest existing and proposed sensitive receptors. The combined operational noise levels were predicted to be 46.5 dBA L_{eq} during daytime hours and 41.1 dBA L_{eq} during nighttime hours, which are below the County's applicable 55 dBA L_{eq} daytime and 45 dBA L_{eq} nighttime noise standards for residential receptors. Therefore, noise levels associated with on-site mobile operational noise would not exceed the County's noise standards and impacts would be less than significant.

On-Site Interior and Exterior Noise

Future residences would be required to comply with the CBC and the County of San Bernardino's interior residential noise standard of 45 dBA CNEL As described in Append K, existing ambient noise levels in the Project vicinity range from 50.6 to 63.7 dBA L_{eq}, and the Project site is located outside the 65 dBA CNEL noise contours for both adjacent roadways and aircraft. The Noise and Vibration Impact Analysis describes that normal residential construction, defined as conventional building design and construction techniques utilized in standard, modern residential structures, incorporating standard wood or steel framing, exterior siding or stucco, thermal insulation, and double-paned windows, can provide approximately 20 dB of noise reduction with windows and doors closed and mechanical ventilation or air conditioning provided. Therefore, exterior noise levels at the Project site would be compatible with the proposed residential use, and interior noise levels would not exceed the 45 dBA CNEL standard. The Project would also comply with the County's land use compatibility guideline of 65 dBA CNEL for exterior residential areas. Therefore, impacts related to interior and exterior operational noise exposure would be less than significant.

Cumulative Operational Increases in Ambient Noise

The operational CadnaA model combined all Project operational noise sources, including HVAC equipment and internal vehicle activity, with the existing ambient noise environment to evaluate cumulative operational noise exposure at nearby sensitive receptors. The modeling predicts Project operational noise levels of approximately 46.5 dBA during daytime conditions and 41.1 dBA during nighttime conditions at the nearest receptors, which are below the County's noise standards of 55 dBA L_{eq} during daytime hours and 45 dBA L_{eq} during nighttime hours. In addition, these operational noise levels are lower than the existing ambient noise environment measured in the Project vicinity (50.6 to 63.7 dBA L_{eq}). Accordingly, Project operation would not result in a substantial permanent increase in ambient noise levels or exceed applicable County operational noise standards. Impacts would be less than significant.

Therefore, this topic will not be evaluated further in the EIR.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant Impact.

Construction

Construction activity can cause varying degrees of ground vibration, depending on the equipment and methods used, the distance to receptors, and soil type. Construction vibrations are intermittent, localized intrusions. The use of heavy construction equipment, particularly large bulldozers, and large loaded trucks hauling materials to or from the site can generate construction-period vibration impacts. Table N-5, presents typical vibration levels associated with construction equipment.

Table N-5: Construction Equipment Vibration Levels

Equipment	Vibration Level at 15 Feet (PPV [inches/second])	Reference Vibration Level at 25 Feet (PPV [inches/second])	Vibration Level at 200 Feet (PPV [inches/second])[2]
Large Bulldozer	0.191	0.089	0.004
Loaded Trucks	0.164	0.076	0.003
Small Bulldozer	0.006	0.003	0.003
Highest Vibration		0.191	0.003
Threshold		**0.2**	**0.2**
Exceed threshold?		No	No

Source: Noise and Vibration Impact Analysis (Appendix K)

The Noise and Vibration Analysis assesses the potential for structural damage and excessive vibration exposure using vibration levels in peak particle velocity measured in inches per second (PPV in/sec). Vibration-generating activities are evaluated using the thresholds established in the County Development Code Section 83.01.090, which provides a vibration threshold of 0.2 PPV in/sec. The closest structure to the Project site is the single-family residence located approximately 15 feet to the south. As shown in Table N-5, at 15 feet, a large bulldozer would generate a vibration level of 0.191 PPV in/sec, which is below the threshold of 0.2 PPV in/sec established by the County Development Code. As such, the vibration impacts during both on- and off-site construction would be less than significant. Similarly, vibration levels associated with off-site sewer improvements at the nearest residences would also remain below applicable significance thresholds.

Vibration also dissipates rapidly with increased distance; therefore, receptors located farther from the Project site and off-site improvement areas would experience lower vibration levels. Additionally, as described above, the Project would adhere to the construction hours permitted under Section 83.01.080(g)(3) of the County of San Bernardino Development Code which limits construction activities to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday and prohibits construction activities on Sundays and federal holidays (PPP N-1). Thus, construction related vibration would not occur during sensitive evening hours. Therefore, because construction vibration levels would remain below applicable thresholds and would be temporary and intermittent in nature, the Project would not generate excessive groundborne vibration or groundborne noise during construction. Impacts would be less than significant. Therefore, this

topic will not be evaluated further in the EIR.

Operation

Once operational, the Project would not be a significant source of ground-borne vibration. Future development of the proposed Project would not involve railroads, industrial activities, or other stationary vibration-generating equipment commonly associated with substantial groundborne vibration. Routine operational activities associated with residential uses, including passenger vehicles and periodic service vehicles (e.g. garbage trucks, moving trucks), are not substantial sources of groundborne vibration and would occur intermittently. Accordingly, operation of the Project would not generate excessive groundborne vibration or groundborne noise levels, and impacts would be less than significant. Therefore, this topic will not be evaluated further in the EIR.

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?*

Less than Significant Impact. The closest airport to the Project site is Brackett Field Airport, approximately 4.6 miles northwest of the Project site. The Project site is not within the Airport Influence Area of Brackett Field Airport (Los Angeles County Airport Land Use Commission, 2015). The second closest airport to the Project site is Ontario International Airport, approximately 5.1 miles to the east of the Project site. The Project site is within the westernmost boundary of Ontario's Airport Influence Area.

The Project includes a GPA and zone change, both of which are identified as Major Land Use Actions under the Ontario ALUCP. Accordingly, pursuant to Sections 2.1.3 and 2.1.4 of the ALUCP, the Project was subject to the Ontario Inter-Agency Notification Process and preparation of a consistency evaluation by the County prior to Project approval. The Ontario Airport Planning Division completed its review and issued a determination that the Project is consistent with the Ontario ALUCP on July 24, 2026.

The consistency evaluation confirms that the Project is compatible with the applicable ALUCP policies addressing safety, noise, airspace protection, overflight, and related airport operational considerations. In addition, although the Project site is located within the Airport Influence Area, it is not located within any Ontario International Airport Safety Zone or Noise Impact Zone identified in the ALUCP (Ontario Airport Planning, 2018). Therefore, the Project would not expose people residing or working in the Project area to excessive noise levels and impacts would be less than significant. This topic will not be further analyzed in the EIR.

Existing Plans, Programs, or Policies

The following PPPs are incorporated into the Project and would reduce impacts related to noise. These actions will be included in the Project's mitigation monitoring and reporting program:

PPP N-1: Construction Hours: The Project would be required to be in compliance with Section 83.01.080(g)(3) of the County of San Bernardino Development Code which limits construction activities to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday and prohibits construction activities on Sundays and federal holidays.

Mitigation Measures:

NOI-1: Construction Equipment Noise Reduction During Off-Site Trenching Activities. The Project's construction plans, specifications, and permitting shall state that all construction equipment used during trenching activities for the off-site sewer improvements is equipped with properly maintained, manufacturer-recommended, or equivalent upgraded noise suppression systems designed to reduce construction equipment noise. The following requirements shall apply:

- All trenching-related construction equipment, whether fixed or mobile, shall be equipped with manufacturer-recommended mufflers, acoustic shielding, or equivalent noise attenuation devices and shall be maintained in accordance with manufacturer specifications throughout the duration of construction activities.
- Equipment used during trenching activities, including but not limited to excavators, trenchers, backhoes, generators, and other heavy-duty construction equipment, shall utilize noise suppression systems capable of achieving a minimum reduction of 9 dBA relative to the same equipment operating without an installed muffler or equivalent noise attenuation system.
- The construction contractor shall incorporate these noise reduction requirements into construction specifications and shall maintain documentation onsite demonstrating compliance with this measure, including equipment specifications, manufacturer information, or documentation prepared by a qualified noise consultant demonstrating that the required minimum 9 dBA noise reduction performance standard is achieved.
- Prior to commencement of off-site sewer trenching activities, certification of muffler installation shall be submitted to the County for review.

Noise impacts would be less than significant with the implementation of mitigation. Impacts related to noise will not be evaluated further in the EIR.

XIV. POPULATION AND HOUSING

		Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
	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 Countywide Plan/Policy Plan 2025; Submitted Project Materials

Impact Analysis

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)?*

Potentially Significant Impact. The Project site consists of disturbed agricultural land, with an active plant nursery located in the southwest corner and several structures located in the northwest and northeast corners of the site. The northwest corner is developed with a cellular communications tower, an emergency generator, and associated ancillary structures, while the northeast corner is developed with one single-family residence and various ancillary structures such as garages and storage sheds. The proposed Project would demolish the existing single-family residence and re-develop the site with 90 single-family residences.

The California Department of Finance (CDF) data details that the County of San Bernardino has an average household size of 3.14 persons (CDF, 2025a). Thus, the Project's 90 residential units would result in approximately 283 new residents.

Based on Southern California Association of Governments' (SCAG) Regional Growth Forecast, the County of San Bernardino had a population of 2,175,000 in 2019 and estimates that the County's population will increase to 2,623,000 in 2050, which is a 20.6 percent increase. SCAG also estimates that between 2019 and 2050, the number of housing units in the County will increase from 657,000 to 953,000, which is a 45.1 percent increase (SCAG, 2024). The addition of 283 new residents would represent a population increase of 0.06 percent, and the new 90 housing units would result in a 0.09 percent increase in residential units within the County. Thus, the Project itself would not directly induce substantial population growth, as the increase of

approximately 283 residents represents a negligible increment relative to County and regional growth projections.

However, the Project includes an off-site sewer extension that could increase infrastructure capacity in the surrounding area and potentially facilitate additional development beyond that currently planned. Because this improvement may remove an existing constraint to growth, its potential to indirectly induce population growth cannot be determined at this stage. Therefore, this impact is conservatively identified as potentially significant. **Therefore, this topic will be evaluated further in the EIR.**

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Less-than-Significant Impact. The Project site consists of disturbed agricultural land with a cell tower in the northwest corner and an existing single-family residence in the northeast corner. Development of the Project would require demolition of this residence; however, 90 new residences would be developed on the site and this would not constitute displacement of a substantial number of people or housing units. Further, the proposed Project would not necessitate construction of housing elsewhere. Impacts would be less than significant. This topic will not be evaluated further in the EIR.

Potentially significant impacts related to population and housing (threshold a) have been identified which shall be evaluated in the EIR.

XV. PUBLIC SERVICES

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

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2025; Submitted Project Materials.

Impact Analysis

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

a) Fire Protection?

Less-than-Significant Impact. Fire protection services would be provided by Chino Valley Fire District (CVFD), which provides contracted fire services to the Cities of Chino and Chino Hills, and the surrounding unincorporated areas of San Bernardino County, including the Project site. The primary fire station serving the Project area is Station 65, which is located approximately 1.4 roadway miles from the Project site (12220 Ramona Avenue) (CVFD, 2026a). In addition, Station 67 is located approximately 4.2 roadway miles from the Project site at 5980 Riverside Drive (CVFD, 2026b).

The proposed Project includes a GPA and Zone Change which would allow developmental density to increase from two to up to four du/ac. While this represents an increase in allowable density compared to the existing land use and zoning designations, the Project would introduce

approximately 283 residents, which represents a relatively small population increase in the context of the CVFD service area. This incremental increase in population as a result of the Project would result in a minor demand for fire protection and emergency medical services that would not be expected to substantially affect service ratios, response times, or overall performance objectives. The Project would be required to comply with all applicable fire protection standards, including fire flow requirements, hydrant placement, emergency access, and building and fire code requirements pursuant to the CFC (Title 24, California Code of Regulations, Part 9) and applicable CVFD standards. Compliance with these requirements would ensure that the Project would be adequately served by existing infrastructure and would not necessitate new or expanded fire facilities.

Therefore, because the Project represents a small incremental increase in population within an area planned for residential development and would be served by existing fire stations and infrastructure, it would not result in the need for new or physically altered fire protection facilities that could cause significant environmental impacts. Additionally, the CVFD has reviewed the Project as part of the entitlement application and determined that CVFD has adequate service capacity to accommodate the Project. Therefore, impacts related to fire protection services would be less than significant. This topic will not be evaluated further in the EIR.

b) Police Protection?

Less-than-Significant Impact. The San Bernardino County Sheriff Department (SBCSD) provides law enforcement and protection services in unincorporated San Bernardino County, including the Project site. The Project site would be served by the Chino Hills Station Patrol Station, which is approximately 4.5 roadway miles from the Project site (14077 Peyton Drive).

As described previously, the Project's GPA and Zone Change would allow a slight increase in the allowable density for the site. However, the Project's anticipated 283 residents would represent a small incremental increase within the existing service area. This increase would result in a minor increase in demand for police protection services and would not be substantial compared to existing and planned service levels. Further, the Project is located within an area planned for residential development by the San Bernardino Countywide Plan. Therefore, the Project would not result in the need for new or physically altered police protection facilities. Impacts would be less than significant. This topic will not be evaluated further in the EIR.

c) Schools?

Less-than-Significant Impact. The Project site is located within Chino Valley Unified School District (CVUSD). Schools serving the Project site include E.J. Marshall Elementary School, Ramona Junior High School, and Don Antonio Lugo High School (CVUSD, 2026a).

Development of the 90 single-family residences would increase the population of school-age children within the Project area. Table PS-1 shows the estimated number of students that would be generated from the Project using the student generation rates for the CVUSD.

Table PS-1: Estimated Number of Students Generated by Project Buildout

School Level	Student Generation Rate[1]	Number of Proposed Units	Students Potentially Generated by Project
Elementary School (TK-6)	0.2072	90	19
Junior High (7-8)	0.0638	90	6
High School (9-12)	0.1370	90	12
Total			**37**

[1] Source: CVUSD, 2026b (Table 2)

As shown in Table PS-1, the proposed 90 residential units could result in approximately 37 new students who would range in age from elementary through high school. This represents a small incremental increase in student population within CVUSD.

While school-specific capacity data for the assigned schools is not available, district-wide data indicates that CVUSD has substantial overall capacity across elementary, junior high, and high school facilities, as shown in Table PS-2. The Project's incremental increase of 37 students would represent a negligible increase compared to total district enrollment and capacity, and would not necessitate the construction of new school facilities.

Table PS-2: CVUSD Facilities Capacity and Student Enrollment

School Level	Capacity	Student Enrollment (October 2025)	Available Capacity
Elementary School (TK-6)	17,434	12,855	4,579
Junior High (7-8)	6,198	3,977	2,221
High School (9-12)	11,830	8,724	3,106
Total	**35,462**	**25,556**	**9,906**

[1] Source: CVUSD, 2026b (Table 1)

Furthermore, pursuant to Government Code Section 65995 et seq., the need for additional school facilities is addressed through compliance with school impact fee assessment. SB 50 (Chapter 407 of Statutes of 1998) sets forth a State school facilities construction program that includes restrictions on a local jurisdiction's ability to condition a project on mitigation of a project's impacts on school facilities in excess of fees set forth in the Government Code. Pursuant to Government Code Section 65995, applicants shall pay developer fees to the appropriate school district at the time building permits are issued, and payment of the adopted fees provides full and complete mitigation of school impacts (PPP PS-1). As of May 19, 2026, CVUSD's school fee is $5.38 per square foot of new residential development (CVUSD, 2026b). Compliance with the payment of school facility fees (Government Code Section 65995) would ensure funds are available for future school facilities as needed. Therefore, the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, and impacts would be less than significant. This topic will not be evaluated further in the EIR.

d) Parks?

Less-than-Significant Impact. There are multiple existing park facilities within approximately four miles of the Project site, including Essex Park (3 acres), Liberty Park (7.2 acres), Walnut Park (5.1 acres), Homer F. Briggs Park (14.5 acres), and Ruben S Ayala Park (133 acres), totaling over approximately 100 acres of parkland in the Project vicinity (San Bernardino County, 2020b).

The proposed Project would introduce approximately 283 residents, resulting in a minor incremental increase in demand for park and recreational facilities. While this represents an increase compared to existing conditions, the additional demand would be limited in scale and would not be substantial relative to the existing and planned park resources in the area.

The Project includes approximately 26,166 SF of common open space, including a central community park with recreational amenities, which would meet a portion of the recreational needs of future residents and reduce reliance on off-site park facilities. In addition, the Project would comply with San Bernardino County Development Code Chapter 89.02 which requires the dedication of land or payment of in-lieu fees for park and recreational purposes and ensures that new development contributes its fair share toward the acquisition and improvement of park facilities (PPP PS-2). The Project Applicant would pay in-lieu fees pursuant to County Development Code Chapter 89.02 to satisfy the Project's recreational facilities financing requirements.

Therefore, given the small incremental population increase, the provision of on-site recreational amenities, and compliance with applicable parkland fee requirements, the Project would not result in a need for new or physically altered park facilities beyond those already planned. Impacts would be less than significant. This topic will not be evaluated further in the EIR.

e) Other Public Facilities?

Less-than-Significant Impact. The Project would construct 90 single-family residences and introduce approximately 283 residents, resulting in a minor incremental increase in demand for other public services, such as libraires, postal services, and other governmental facilities. The Project site is located within an already developed area of San Bernardino County, where other public services are currently available and planned to accommodate population growth. The limited increase in population associated with the Project would not substantially increase demand for these services such that new or physically altered facilities would be required. Additionally, the increase in density associated with the proposed GPA and Zone Change would not substantially increase demand for other public services beyond what is anticipated under planned growth conditions. Therefore, the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities for other public services, and impacts would be less than significant. This topic will not be evaluated further in the EIR.

Existing Plans, Programs, or Policies

The following PPPs are incorporated into the Project and would reduce impacts related to public services. These actions will be included in the Project's mitigation monitoring and reporting program:

PPP PS-1: School Fees. Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall provide payment of the appropriate fees set

forth by the applicable school districts related to the funding of school facilities pursuant to Government Code Section 65995 et seq.

PPP PS-2: Park and Recreation Fees. Pursuant to San Bernardino County Code Chapter 89.02, each subdivider of land for residential use shall, as a condition to the approval of a parcel map or final map, dedicate lands or pay fees in lieu thereof, or a combination of both, for park or recreational purposes.

Recreation impacts are less than significant, and no mitigation measures are required. Impacts related to public services will not be evaluated further in the EIR.

XVI. RECREATION

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility 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 Countywide Plan/Policy Plan 2025; Submitted Project Materials

Impact Analysis

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?

Less-than-Significant Impact. The proposed Project would construct 90 single-family residences and introduce approximately 283 residents, which could result in a minor incremental increase in demand for park and recreational facilities. San Bernardino County maintains a standard of 2.5 acres of regional parkland per 1,000 residents for unincorporated areas (San Bernardino, 2019). Thus, the Project's park demand would be approximately 0.71 acres. The proposed Project includes 26,166 SF of common open space, including a central community park with ADA-accessible play equipment, lawn areas, seating, bicycle parking, a gathering space for small groups, and a dog relief area. The proposed common open space would meet a portion of the recreational needs of the future residents and reduce reliance on off-site facilities. In addition, the Project would comply with San Bernardino County Development Code Chapter 89.02 which requires the dedication of land or payment of in-lieu fees for park and recreational purposes (PPP PS-2). Compliance with Development Code Chapter 89.02 would ensure that the Project contributes its fair share toward maintaining and expanding park facilities, which in turn would ensure deterioration of existing facilities would not occur due to increased use. Therefore, the Project would not substantially increase the use of existing parks such that significant physical deterioration would occur or be accelerated. Impacts would be less than significant. This topic will not be further analyzed in the EIR.

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?

Less-than-Significant Impact. The proposed Project includes 26,166 SF of common open space, including a central community park with ADA-accessible play equipment, lawn areas, seating, bicycle parking, a gathering space for small groups, and a dog relief area. The potential

adverse effects associated with implementation of the proposed Project, including construction of on-site recreational areas, have been considered throughout the analysis in this Initial Study. Development of the on-site park would not have any potentially significant impacts outside of those analyzed for the whole of the Project. Furthermore, the Project's incremental population increase (approximately 283 residents) would not generate demand sufficient to require the construction or expansion of off-site recreational facilities. Therefore, the proposed Project would not require the construction or expansion of other recreational facilities that might have an adverse physical effect on the environment. As a result, impacts related to recreation are less than significant. As such, this topic will not be evaluated further in the EIR.

Existing Plans, Programs, or Policies

The following PPPs are incorporated into the Project and would reduce impacts related to recreation. These actions will be included in the Project's mitigation monitoring and reporting program:

PPP PS-2. Park and Recreation Fees. As listed previously under Section XV. *Public Services*.

No significant adverse impacts are identified or are anticipated, and no mitigation measures are required. Impacts related to recreation will not be evaluated further in the EIR.

XVII. TRANSPORTATION

		Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
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 Countywide Plan/Policy Plan 2025; Submitted Project Materials, Level of Service (LOS) Screening Analysis, prepared by EPD Solutions, Inc., February 2026 (Appendix L); and Vehicle Miles Traveled (VMT) Screening Analysis, prepared by EPD Solutions, Inc., February 2026 (Appendix M)

Impact Analysis

Would the project:

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

Less-than-Significant Impact. A Level of Service (LOS) Screening Analysis was prepared for the proposed Project (Appendix L). The analysis determined that the Project would generate approximately 818 daily trips, including 63 trips during the AM peak hour and 84 trips during the PM peak hour. Because the Project would generate fewer than 250 peak hour trips, it meets the County-established screening criteria and does not require preparation of a Transportation Impact Analysis (TIA) with LOS analysis. As such, the Project would not conflict with County policies related to roadway performance and congestion management.

Roadway Facilities. Vehicular traffic to and from the Project site would utilize the existing network of regional and local roadways that currently serve the Project area. The Project includes construction of internal roadways and frontage improvements consistent with County standards. In accordance with Countywide Plan Policy TM-2.2, the Project would provide improvements such as sidewalks, curbs, gutters, and street lighting along Pipeline Avenue, Phillips Boulevard, and Essex Avenue. Therefore, the Project would not conflict with applicable roadway improvement policies.

Bicycle and Pedestrian Facilities. According to the Countywide Plan Mobility Element, there are no existing or planned bicycle facilities in the immediate Project vicinity (San Bernardino County, 2020c). While there are currently no sidewalks along the Project frontage, the Project would install new sidewalks along Pipeline Avenue, Phillips Boulevard, and Essex Avenue, which would improve pedestrian connectivity in the area.

Countywide Plan Policy TM-4.1 and Policy TM-4.2 encourage the development of complete streets that accommodate all users, particularly within mobility focus areas. Although the Project site is not located within a designated mobility focus area, it would be consistent with the intent of these policies because the Project would incorporate pedestrian improvements to promote multimodal connectivity. Policy TM-4.8 supports the development of local bicycle and pedestrian facilities that improve connectivity to surrounding uses, which the Project would facilitate through installation of sidewalks along the Project frontage. Policy TM-4.7 promotes coordination in developing a regional bicycle network, and Policy TM-4.9 focuses on improving safety for bicyclists and pedestrians. The Project would not interfere with implementation of these policies. Therefore, no conflicts with applicable bicycle and pedestrian policies would occur.

Transit Service. The Project Site is within the service area of Omnitrans, with bus service along Ramona Avenue (Route 88). The nearest bus stop is located at Ramona Avenue and Phillips Boulevard, approximately 0.3 miles to the east of the site. The Project would not conflict with or alter the existing transit service in the area. Therefore, the Project would not conflict with transit-related policies such as Countywide Plan Policy TM-4.4 which aims to provide transit access for residents in unincorporated area.

Vehicle Miles Traveled (VMT). As discussed under Threshold (b), the Project qualifies for screening under SBCTA criteria as it is located in a low-VMT area. Therefore, the Project would not result in VMT exceeding applicable thresholds and would be consistent with San Bernardino County Policy TM-3.1, which promotes development that reduces VMT relative to existing conditions.

Based on the above, the Project would not conflict with applicable plans, policies, or ordinances addressing the circulation system. Impacts would be less than significant, and this topic will not be analyzed further in the EIR.

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

Less-than-Significant Impact. CEQA Guidelines Section 15064.3(b) requires that transportation impacts for land use projects be evaluated based on VMT, where projects that exceed an applicable threshold of significance may result in a significant impact.

A VMT Screening Analysis (Appendix M) was prepared in accordance with the San Bernardino County Transportation Authority (SBCTA) Recommended Traffic Impact Analysis Guidelines for Vehicle Mile Traveled and Level of Service Assessment (County Guidelines) (SBCTA, 2020). The County Guidelines identifies screening criteria for projects that would be considered to have a less-than-significant impact on VMT and therefore could be screened out from further analysis. If a project meets one of the criteria, then the VMT impact of the project is considered less-than-significant and no further analysis of VMT would be required.

The Project was evaluated under Screening Criterion 4 (Low VMT Area Screening), which applies to projects located in a low-VMT-generating area. A low VMT generating area is defined as a Traffic Analysis Zone (TAZ) with a total daily VMT per resident below the County baseline. Based on the SBCTA VMT Screening Tool, the Countywide average VMT per resident is 18.6, while the Project site (TAZ 53607302) has a VMT per resident of 16.2. Therefore, the Project site is located within a low VMT area and meets Screening Criterion 4.

Although the Project includes a GPA, the GPA would facilitate development of the proposed residential Project and would not introduce a land use type substantially different from those within the surrounding TAZ, which consists primarily of residential uses, or establish a development pattern expected to generate substantially different travel behavior. The basis for application of the low-VMT screening criterion is the Project's location within an area characterized by below-average VMT generation, and the proposed GPA would not alter the Project's geographic context or fundamentally change the residential character of the proposed land use. As such, application of the low VMT area screening criterion remains appropriate. Therefore, the Project's VMT impact would be less than significant. Thus, the proposed Project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b). This topic will not be evaluated further in the EIR.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less-than-Significant Impact. Vehicular access to the Project site would be provided via two driveways on Pipeline Avenue and internal circulation would be provided via 32-foot-wide drive aisles. Vehicular traffic to and from the Project site would utilize the existing network of regional and local roadways that currently serve the Project area. The proposed Project would not introduce any new roadways or introduce a land use that would conflict with existing land uses in the surrounding area. The Project would construct two new access intersections with Pipeline Avenue. Final Design of these access points, including intersection geometry, intersection control (if warranted), and adequate stopping and intersection sight distance, would be reviewed by the County during improvement plan review to ensure compliance with applicable County roadway design standards. Design of the proposed Project, including the internal private roadway, ingress, egress, and other streetscape changes are subject to the County's development standards. The proposed Project has also been designed to ensure fire engine accessibility and that turn around area is provided to the California Fire Code standards. Access to and from the Project site for emergency vehicles would be reviewed and approved by the Fire Department and the County as part of the Project approval process. As such, impacts related to hazards due to design features or incompatible uses would be less than significant. This topic will not be further analyzed in the EIR.

d) Result in inadequate emergency access?

Less-than-Significant Impact. The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site, and would not restrict access of emergency vehicles to the Project site or adjacent areas. However, construction of driveway connections, utility improvements, and the off-site sewer extension along Pipeline Avenue, Norton Avenue, and Maple Street may require temporary and partial lane closures. These temporary closures would be short-term in duration (e.g., hours to a few days).

As identified in PPP T-1, construction activities occurring within San Bernardino County and City of Chino public rights-of-way, including utility installation and off-site improvements, would be required to comply with San Bernardino County Department of Public Works and City of Chino Department of Public Works encroachment permit requirements. As part of the permitting process, Traffic Control Plans may be required for work occurring within County rights-of-way, and traffic control measures would be required to conform to the California Manual on Uniform Traffic Control Devices (MUTCD), Caltrans Traffic Control Standards, and applicable County requirements. Compliance with these requirements would ensure that temporary construction-related lane closures are appropriately managed and that adequate roadway circulation, including access for emergency response vehicles, is maintained during construction through implementation of measures such as temporary signage, flagging operations, and detours, as necessary.

In addition, construction activities would be required to comply with Section 503 of the CFC (Title 24, California Code of Regulations, Part 9), which requires that fire access roads remain unobstructed and available during construction. The Project includes internal roadways that function as fire access roads and would be constructed to provide adequate width, vertical clearance, and turning radii to accommodate emergency vehicles. Final site plans would be reviewed and approved by the San Bernardino County Fire Department to ensure compliance with all applicable emergency access requirements. Therefore, because the Project would maintain emergency access during construction and operation, implementation of the Project would not result in inadequate emergency access. Impacts would be less than significant. This topic will not be further analyzed in the EIR.

Existing Plans, Programs, or Policies

The following PPPs are incorporated into the Project and would reduce impacts related to transportation. These actions will be included in the Project's mitigation monitoring and reporting program:

PPP T-1: Traffic Control/Utilities. As listed previously under Section IX, *Hazards and Hazardous Materials*.

No significant adverse impacts are identified or are anticipated, and no mitigation measures are required. Impacts related to transportation will not be evaluated further in the EIR.

XVIII. TRIBAL CULTURAL RESOURCES

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
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 (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☒	☐	☐	☐

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2025; Submitted Project Materials

Impact Analysis

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 (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Potentially Significant Impact Chapter 532, Statutes of 2014 (Assembly Bill [AB] 52), requires that Lead Agencies evaluate a Project's potential to impact "tribal cultural resources." Such resources include "[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources." AB 52 also gives lead agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a "tribal cultural resource." Also, per AB 52 (specifically PRC 21080.3.1), Native American consultation is required upon request by a California Native American tribe that has previously requested that the County provide it with notice of such projects.

SB 18 requires cities and counties acting as Lead Agency to contact and consult with California Native American tribes before adopting or amending a General Plan. The intent of SB 18 is to establish meaningful consultation between tribal governments and local governments at the earliest possible point in the planning process and to enable tribes to manage "cultural places." Cultural places are defined as a Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine (PRC Section 5097.9), or a Native American historic, cultural, or sacred site, that is listed or may be eligible for listing in the California Register, including any historic or prehistoric ruins, any burial ground, or any archaeological or historic site (PRC Section 5097.993).

On February 24, 2026, the County sent consultation notification letters to tribes that are traditionally and culturally affiliated with the Project area. The County received a response from a response from the Yuhaaviatam of San Manuel Nation and the Gabrieleño Band of Mission Indians – Kizh Nation requesting consultation. The results of the consultation will be incorporated into the EIR.

Potentially significant impacts related to tribal cultural resources (threshold a[i][ii]) have been identified which shall be evaluated in the EIR.

XIX. UTILITIES AND SERVICE SYSTEMS

		Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
	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

San Bernardino County Countywide Plan/Policy Plan 2025; Submitted Project Materials; Sewer System Analysis, prepared by Dexter Wilson Engineering, Inc., July 2026 (Appendix N); Monte Vista Water District 2025 Urban Water Management Plan.

Impact Analysis

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?*

Less than Significant Impact.

Water. The proposed Project would be serviced by Monte Vista Water District (MVWD) for water services. The proposed Project would install new 8-inch water lines on-site, which would connect to the existing eight-inch water line in Pipeline Avenue. Further, the new on-site water system would distribute water to the proposed residences and landscaped areas through fixtures compliant with the CALGreen Plumbing Code, ensuring efficient water use. The new water distribution system would exclusively serve the proposed Project and would not extend to off-site areas. The construction activities related to on-site water infrastructure needed to serve the proposed residences are included as part of the proposed Project and would not result in any physical environmental effects beyond those identified throughout this document. Therefore, the proposed Project would not result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and impacts would be less than significant.

Wastewater Infrastructure*.* The Project site is not currently served by sanitary sewer infrastructure. The Project proposes to obtain sewer service through a service agreement with the City of Chino. To facilitate service, the Project would construct new on-site private sewer facilities, including 8-inch sewer lines, and an off-site public sewer line extension connecting to the City of Chino's existing sewer system. The preferred off-site improvement would consist of an approximately 2,820-foot-long 8-inch public sewer line extension. The proposed extension would connect to an existing sewer main in Norton Avenue, approximately 0.5 mile south of the Project site, then extend north within Norton Avenue, west along Maple Street to Pipeline Avenue, and north along Pipeline Avenue to the Project site. An alternative alignment extending along the full Project frontage on Pipeline Avenue to Phillips Boulevard would increase the total length to approximately 3,970 feet.

Construction of the Project's proposed sewer improvements, including the on-site lines and off-site sewer extension, was evaluated as part of the Project's technical studies (refer to Appendix B, Appendix C, and Appendix K). As demonstrated in Section III, *Air Quality*, Section VI, *Energy,* Section VIII, *Greenhouse Gas Emissions*, and Section XVII, *Transportation,* air quality, construction health risk, energy, greenhouse gas, and transportation impacts associated with the proposed sewer construction activities were determined to be less than significant. As demonstrated Section XIII, *Noise,* noise impacts associated with the proposed sewer construction activities were determined to be less than significant with implementation of mitigation.

While the Initial Study and supporting technical analyses determined that environmental effects associated with construction and operation of the proposed wastewater infrastructure improvements would be less than significant, or less than significant with mitigation in the case of noise, the proposed sewer extension represents a physical component of the Project and is part of the whole of the action evaluated under CEQA. Accordingly, the EIR will include a consolidated discussion of the environmental effects associated with construction and operation of the wastewater infrastructure improvements. The EIR analysis will incorporate and summarize the findings of the supporting technical studies, including evaluations related to air quality, energy, greenhouse gas emissions, noise, and transportation, to provide a comprehensive project-level assessment.

Stormwater Drainage. The Project includes construction of a new onsite stormwater drainage system to serve the proposed residential development. The proposed drainage infrastructure would include curb and gutter drainage, storm drain pipelines, curb-opening catch basins, biofiltration treatment units, a concrete drainage ditch to convey offsite runoff, a detention basin, an outlet structure with an underground concrete box, and parkway drains that would discharge

to the existing drainage outlet at the southwest corner of the Project site. The proposed drainage system has been designed to collect, treat, detain, and convey both onsite and offsite runoff while maintaining the existing discharge location.

As discussed in Section X, *Hydrology and Water Quality,* the Project would not substantially increase runoff in a manner that would require off-site facilities. Construction activities related to the on-site drainage infrastructure, including trenching, excavation, and pipe installation, has been evaluated as part of the Project and would not result in any physical environmental effects beyond those identified throughout this document. Therefore, the Project would not require or result in the construction of new stormwater drainage facilities, or the expansion of existing facilities, in a manner that would cause significant environmental effects. Therefore, impacts would be less than significant.

Electricity. Electricity would be provided by SCE. The Project would connect to the existing SCE electrical distribution facilities that are adjacent to the Project site. An existing 66 kV transmission line and four existing transmission poles located along the south side of Phillips Boulevard would be relocated to the south as part of the Project's frontage improvement construction. The facilities would be relocated within the proposed landscaped parkway area along Phillips Boulevard. Relocation and connection to the existing SCE infrastructure would consist of minor trenching and conduit connections within disturbed rights-of-way adjacent to the Project frontage. The Project would not require the construction of new off-site electrical facilities or substation expansion. The construction activities related to the on-site electrical infrastructure that would be needed to serve the proposed Project are included as part of the Project and would not result in any physical environmental effects beyond those identified throughout this document. Therefore, the proposed Project would not result in the construction of new electric power facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Impacts would be less than significant.

Natural Gas. SoCal Gas would provide natural gas service to the Project. The Project would connect to the existing SoCal Gas distribution facilities that are adjacent to the Project site. No new off-site infrastructure or major system expansion would be required. Any installation would consist of minor trenching or conduit connections within disturbed rights-of-way adjacent to the Project frontage. These improvements are typical of urban infill development. Construction activities related to the on-site natural gas infrastructure that would be needed to serve the proposed Project are included as part of the Project and would not result in any physical environmental effects beyond those identified throughout this document. Therefore, the proposed Project would not result in the construction of new natural gas facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Impacts would be less than significant.

Telecommunications. Telecommunications service would be provided via existing backbone infrastructure. Any installation would consist of minor trenching or conduit connections within disturbed rights-of-way adjacent to the Project frontage. These activities are limited to service connections and are typical of urban development. Construction activities related to the on-site telecommunications infrastructure that would be needed to serve the proposed Project are included as part of the Project and would not result in any physical environmental effects beyond those identified throughout this document. Therefore, the proposed Project would not result in the construction of new telecommunication facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Impacts would be less than significant.

b) 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. The MVWD would supply water service to the Project site. MVWD's service area encompasses approximately 9.56 square miles, including the City of Montclair, portions of the City of Chino, and unincorporated areas of San Bernardino County (MVWD, 2026). MVWD's primary water supply source is groundwater from the Chino Basin. Additional supplies include treated imported surface water purchased from the Metropolitan Water District of Southern California, groundwater and/or surface water purchased from the San Antonio Water Company, and recycled water purchased from the Inland Empire Utilities Agency (MVWD, 2026).

MVWD's 2025 Urban Water Management Plan (UWMP) details that they have adequate supplies to serve its customers during normal, dry year, and multiple dry year demand through 2050, accounting for anticipated population growth and increased water demand (MVWD, 2026). Water demand projections in the UWMP are based on population forecasts developed by the SCAG, which incorporate adopted land use designations from applicable general plans.

The Project site is currently designated for residential uses. The proposed Project includes a GPA to change the land use designation from VLDR to SD – Planned Development, along with a zone change from RS-1 to RS. Implementation of the Project would slightly increase residential density, resulting in an estimated 283 new residents.

Based on MVWD's 2025 UWMP demand factor of 167 gallons per capita per day (gpcd), the Project would generate an estimated water demand of approximately 47,261 gallons per day (approximately 53 acre-feet per year). This demand falls within MVWD's projected supply capacity. Notably, actual water use in 2025 was lower, at approximately 131 gpcd, indicating that the projected demand is conservative (MVWD, 2026).

In addition, redevelopment of the Project site would also be required to comply with CALGreen and Title 24 requirements, including the use of low-flow plumbing fixtures and water efficient landscaping, which would further reduce water demand.

Based on the above, MVWD has sufficient water supplies available to serve the Project site during normal, dry and multiple dry years, and impacts would be less than significant. Therefore, this topic will not be evaluated further in the EIR.

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?

Potentially Significant Impact. The Project site is not currently served by sanitary sewer infrastructure. Once operational, the Project would generate wastewater. To ensure Project wastewater treatment capacity needs can be met, further analysis is required. Impacts associated with the capacity of existing sewer facilities, or the required expansion of existing facilities, could be potentially significant. **Therefore, this topic will be evaluated further in the EIR.**

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?

Less-than-Significant Impact. The solid waste from the Project site would be disposed of in the Mid-Valley Sanitary Landfill. The Mid-Valley Sanitary Landfill is permitted to accept 7,500 tons per day of solid waste and is permitted to operate through April 2045 (CalRecycle, 2026a). In 2025, the landfill received a total of 1,402,459 tons of solid waste (CalRecycle, 2025). Thus, on average, the landfill received approximately 26,970 tons of solid waste per week or approximately 3,852 tons per day. This leaves approximately 3,648 tons of remaining daily capacity.

Construction
Construction of the Project would require demolition of the existing residential building and associated site improvements. As described in the Air Quality, Energy, and Greenhouse Gas Impact Analysis (Appendix B), demolition of the existing on-site building and improvements would result in a total of approximately 3,600 tons of debris. Additionally, Project construction would generate solid waste for landfill disposal in the form of construction waste from packaging and discarded materials. Utilizing a construction waste factor of 4.39 pounds per square foot of residential development (USEPA, 2003, p. 8), construction of the Project would generate approximately 659 tons of waste during construction from packaging and discarded materials ([300,090 SF × 4.39 lbs/SF] ÷ 2,000 lbs/ton = 659 tons). Section 4.408.1 of the 2025 California Green Building Standards Code requires demolition and construction activities to recycle or reuse a minimum of 65 percent of the nonhazardous construction and demolition waste. Thus, the construction solid waste that would be disposed of at the landfill would be approximately 35 percent of the waste generated. Therefore, construction and demolition would generate approximately 1,491 tons of solid waste for landfill disposal throughout the anticipated 11 month duration of construction ([3600 tons + 659 tons] x 35% = 1,491 tons). As the Mid-Valley Sanitary Landfill has a maximum permitted daily throughput of 7,500 tons per day and has an average remaining additional capacity of 3,648 tons per day, the landfill would be able to accommodate the addition of solid waste during construction of the proposed Project.

Operation
During operation, Burrtec Waste Industries would provide solid waste collection for the Project. Operation of the Project includes development of 90 residential units, which is anticipated to result in approximately 283 residents. CalRecycle reports that single-family residential units generate 12.23 pounds of solid waste per day (CalRecyle, 2026b). Using this generation rate, the proposed Project is estimated to generate 1,000.7 pounds (0.5 tons) of solid waste per day or 182.5 tons of solid waste per year.

However, pursuant to AB 341, at least 75 percent of the solid waste is required to be recycled, which would reduce the volume of landfilled solid waste to approximately 45.6 tons per year. As the Mid-Valley Sanitary Landfill has additional capacity of approximately 3,648 tons per day, the facility would be able to accommodate the addition of 45.6 tons of solid waste per year from operation of the proposed Project. Thus, impacts related to solid waste generation and landfill capacity would be less than significant and would not be further analyzed in the EIR.

e) Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?

Less than Significant Impact. Implementation of the proposed Project would result in new development that would generate an increased amount of solid waste. All solid waste-generating activities within the County are subject to the requirements set forth in Section 5.408.1 of the 2025 California Green Building Standards Code that requires demolition and construction activities to

recycle or reuse a minimum of 65 percent of the nonhazardous construction and demolition waste, and AB 341 that requires diversion of a minimum of 75 percent of operational solid waste.

The San Bernardino Solid Waste Management Division (SWMD) reviews and approves all new construction projects which are required to submit a Construction and Demolition Solid Waste Management Plan. The Project includes a Condition of Approval (COA) which would require the Applicant to prepare, submit, and obtain approval of a Construction and Solid Waste Management Plan from the SWMD prior to the issuance of building permits. The CWMP shall list the types and weights of solid waste materials expected to be generated from construction. The CWMP shall include options to divert waste materials from landfill disposal, materials for reuse or recycling by a minimum of 65 percent of total weight or volume. Additionally, the Project is conditioned to require that prior to the issuance of final inspection and occupancy permits, the Applicant must provide evidence that a minimum of 65 percent of total weight or volume of all construction waste was diverted from the landfill. Compliance with these mandatory COA would ensure that potential impacts related to construction waste would be less than significant.

During operation, the Project Applicant would coordinate with the designated waste hauler to establish a regular collection program for solid waste and recyclable materials in accordance with applicable local, regional, and State requirements. Recyclable materials generated by the Project, including paper, glass, aluminum, and plastics, would be separated and collected for recycling. In addition, the Project's waste collection and disposal services would comply with all applicable local, State, and federal regulations governing solid waste management, thereby supporting waste diversion efforts and minimizing the amount of material disposed of in landfills serving the Project. Therefore, operational solid waste impacts would be less than significant.

The proposed Project would comply with all federal, State, and local regulations regarding solid waste, as ensured through the County’s permitting process. Therefore, the Project would not conflict with statutes and regulations related to solid waste. Impacts would be less than significant. This topic will not be evaluated further in the EIR.

Potentially significant impacts related to wastewater (threshold c) have been identified which shall be evaluated in the EIR.

XX. WILDFIRE

		Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
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

San Bernardino County Countywide Plan/Policy Plan 2025; Submitted Project Materials

Impact Analysis

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?

No Impact. According to the CAL FIRE Hazard Severity Zone, the Project site is not within a State Responsibility Area (SRA) or an area identified as a Fire Hazard Severity Zone that may contain substantial fire risk or a Very High Fire Hazard Severity Zone (CAL FIRE, 2026). The Project site is bordered by Phillips Boulevard to the north, Pipeline Avenue to the west, and residential uses to the south and east. The Project would be accessed from two proposed driveways on Pipeline Avenue.

The Project site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. As described in Section IX, *Hazards and Hazardous Materials,* construction activities, including equipment and supply staging and storage, would occur within the Project site, and would not restrict access of emergency vehicles to the Project site or adjacent areas. However, construction of driveway connections, utility improvements, and the off-site sewer

extension along Pipeline Avenue, Norton Avenue, and Maple Street may require temporary and partial lane closures. These temporary closures would be short-term in duration (e.g., hours to a few days). Construction activities occurring within San Berardino County and City of Chino public rights-of-way, including utility installation and off-site improvements, would be required to comply with San Bernardino County Department of Public Works and City of Chino Department of Public Works encroachment permit requirements (PPP T-1). As part of the permitting process, Traffic Control Plans may be required for work occurring within County rights-of-way, and traffic control measures would be required to conform to the California MUTCD, Caltrans Traffic Control Standards, and applicable County requirements. Compliance with these requirements would ensure that temporary construction-related lane closures are appropriately managed and that adequate roadway circulation, including access for emergency response vehicles, is maintained during construction through implementation of measures such as temporary signage, flagging operations, and detours, as necessary.

Additionally, the Project driveways and internal access roads would be required through the County's permitting procedures to meet the County's design standards to ensure adequate emergency access and evacuation pursuant to the requirements in Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9). The proposed Project does not include any characteristics (e.g., permanent road closures or long-term blocking of road access) that would substantially impair or otherwise conflict with an emergency response plan or emergency evacuation plan. Furthermore, the proposed 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. Therefore, implementation of the Project would not substantially impair an adopted emergency plan or emergency evacuation plan. This topic will not be evaluated further in the EIR.

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?

No Impact. As described in the previous response, the Project site is not within a Very High Fire Hazard Severity Zone (CAL FIRE, 2026). The Project site is relatively flat with elevations ranging from 830 to 846 feet above mean sea level across the site. Additionally, adjacent areas to the Project site are urbanized and do not contain hillsides or other factors that could exacerbate wildfire risks and result in exposure of persons to pollutant concentrations from wildfire. Thus, no impact would occur. This topic will not be evaluated further in the EIR.

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?

No Impact. As described in the previous responses, the Project site is not within a Very High Fire Hazard Severity Zone (CAL FIRE, 2026). The Project site is located within an urbanized area of the County of San Bernardino. Development of the Project would not include infrastructure that could exacerbate fire risks. The Project includes the construction of a sewer extension; however, the proposed sewer lines would be underground and would not have the potential to exacerbate fire risks. No impact would occur. This topic will not be evaluated further in the EIR.

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?

No Impact. As described in the previous responses, the Project site is not within a Very High Fire Hazard Severity Zone (CAL FIRE, 2026). In addition, the Project site is located in a flat area that does not contain and is not adjacent to large slopes, and the proposed Project would not generate large slopes. Furthermore, Project buildout would include installation of on-site drainage facilities. Thus, the proposed Project would not result in risks related to wildfires or risks related to downslope or downstream flooding or landslides after wildfires. This topic will not be evaluated further in the EIR.

Existing Plans, Programs, and Policies:

The following PPPs are incorporated into the Project and would reduce impacts related to hazards and hazardous materials. These actions will be included in the Project's mitigation monitoring and reporting program:

PPP T-1: Construction Traffic Control Requirements. As listed previously under Section IX, *Hazards and Hazardous Materials.*

No significant adverse impacts are identified or are anticipated, and no mitigation measures are required. Impacts related to wildfire will not be evaluated further in the EIR.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

		Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
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?

Less-than-Significant Impact with Mitigation. As documented in the Biological Due Diligence Investigation (Appendix D), the Project site and off-site disturbance area consists of disturbed agricultural land with developed features and limited habitat value. The field survey and database searches identified no State or federally listed threatened or endangered species, nor any special-status plant species within the Project site or off-site disturbance area. Additionally, no sensitive natural communities or jurisdictional waters occur within the Project site or off-site disturbance area. The Project site is located in a developed area and does not function as a wildlife corridor or support wildlife nursery sites. Therefore, the Project would not interfere with wildlife movement. Due to the site's disturbed condition and lack of suitable habitat, implementation of the Project would not substantially impact biological resources.

While no special-status wildlife species were observed, the site and surrounding area contain ornamental vegetation that may support nesting birds protected under the MBTA and California Fish and Game Code. In addition, although burrowing owl was not detected and no suitable burrows were identified, pre-construction surveys are required as a precaution. Implementation

of Mitigation Measures BIO-1, requiring pre-construction burrowing owl surveys, and BIO-2 requiring nesting bird surveys and avoidance buffers, would ensure that potential impacts to nesting birds and burrowing owl are avoided or minimized to a less-than-significant level.

A Phase I Cultural Resources Investigation (Appendix E) included a records search, Sacred Lands File search, and pedestrian survey. None of the buildings on-site were determined to be historical resources under CEQA and no archaeological resources were identified within the Project site. However, due to the historical uses of the site dating back to the 1920s, previously undiscovered cultural resources could be inadvertently discovered during ground-disturbing activities. Therefore, Mitigation Measure CUL-1, requiring archaeological monitoring and inadvertent discovery procedures, would be implemented to reduce potential impacts to a less-than-significant level. Therefore, the Project would not 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)?

Potentially Significant Impact. Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

a. Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.
b. The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

As concluded in this Initial Study, implementation of the Project would have the potential to result in cumulative impacts to land use and planning, population and housing, tribal cultural resources, and utility services. The extent and significance of potential cumulative impacts resulting from the combined effects of the Project, plus other past, present, and reasonably foreseeable future projects will be evaluated in the EIR.

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

Potentially Significant Impact. Redevelopment of the Project site through implementation of the proposed Project could directly or indirectly cause substantial adverse effects on human beings if not properly mitigated. Project implementation could result in impacts to land use and planning,

population and housing, tribal cultural resources, and utility services that could result in adverse effects on human beings. Therefore, these impacts will be addressed in the EIR.

SUMMARY OF MITIGATION MEASURES

The following mitigation measures summarized below were identified to reduce potential impacts related to these topics to less than significant:

AIR QUALITY

AQ-1: Low VOC Paint (Construction). Construction plans, specifications, and permitting shall require that during construction the Project shall use "super-compliant" low VOC paints which have been reformulated to exceed the regulatory VOC limits (i.e., have a lower VOC content than what is required) put forth by SCAQMD's Rule 1113 for all architectural coatings and surfaces. Super-compliant low VOC paints shall contain no more than 10 g/L of VOC. Prior to issuance of building permits, the County shall confirm that plans include the following specifications:

- All architectural coatings shall be super-compliant low VOC paints, reduced from the residential standard of 100 g/l VOC content paint, to a compliant VOC, not exceeding 10 g/L.
- All paints used for coating of architectural surfaces shall be super-compliant VOC paints whenever possible.
- All solvents used to clean paint application equipment shall be low-VOC compliant.

BIOLOGICAL RESOURCES

BIO-1: Pre-construction Burrowing Owl Survey. The Project applicant shall retain a qualified biologist to conduct pre-construction surveys for burrowing owls in accordance with the California Department of Fish and Wildlife (CDFW) 2012 Staff Report on Burrowing Owl Mitigation. Two surveys shall be conducted: the first shall occur between 14 and 30 days prior to commencement of ground-disturbing activities (e.g., vegetation clearing, clearing and grubbing, tree removal), and the second shall occur within 24 hours immediately prior to commencement of ground-disturbing activities. The results of the survey shall be submitted to the County of San Bernardino Land Use Services Department prior to commencement of ground disturbing activities.

a) If no burrowing owls are identified during the pre-construction survey, a grading permit may be issued and earthmoving activities can commence without restriction. No further action shall be required and no further mitigation under this measure is necessary.
b) If burrowing owls are identified on-site, the biologist shall implement a non-disturbance buffer around occupied burrows consistent with the most current CDFW guidance, including the 2012 Staff Report on Burrowing Owl Mitigation. Ground-disturbing activities within the buffer area shall be prohibited unless the qualified biologist determines, in consultation with San Bernardino County and, if necessary, CDFW, that reduced buffers or other avoidance measures would avoid direct and indirect impacts to burrowing owl. Avoidance and minimization measures, if required, may include, but are not limited to:
    - establishment of permanent or temporary no-disturbance buffers;
    - seasonal avoidance of nesting activities during the breeding season;
    - biological monitoring during ground-disturbing activities;

- worker environmental awareness training;
- installation of temporary exclusion fencing or visual barriers;

If no avoidance measures are feasible, then the applicant shall confer with CDFW regarding an Incidental Take Permit Under Section 2081 of the California Endangered Species Act (CESA), if required.

BIO-2: Pre-construction Nesting Bird Surveys. If site preparation activities are proposed during the nesting/breeding season (January 1 through August 31), the Project applicant shall retain a qualified biologist to conduct a pre-activity field survey prior to the issuance of grading permits for the Project to determine if active nests of species protected by the Migratory Bird Treaty Act or the California Fish and Game Code are present in the construction zone. The Project biologist shall be experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures.

The surveys shall be conducted at the appropriate time of day/night, during appropriate weather conditions, no more than three (3) days prior to the initiation of Project site preparation activities. The surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. The survey duration shall take into consideration the size of the Project site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate.

If no active nests are identified, construction activities may resume. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. The nests and buffer zones shall be field-checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive. Upon completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to the San Bernardino County Land Use Services Department for mitigation monitoring compliance record keeping.

CULTURAL RESOURCES

CUL-1: Archaeological and Native American Monitoring. Prior to issuance of a grading permit, the Project applicant shall retain a qualified archaeologist meeting the Secretary of the Interior's Professional Qualification Standards and a qualified Native American monitor from a consulting Tribe. The archaeological and Native American monitors shall be present during ground-disturbing activities associated with the Project and off-site improvements, including grading, trenching, and excavation, that have the potential to encounter archaeological resources in areas where native soils are present. The qualified archaeologist may recommend modifications to the monitoring program based on observed field conditions, subject to approval by the County.

In the event of an archaeological discovery, either historic or prehistoric, all ground-disturbing activities within at least 50 feet of the discovery shall cease until the find is evaluated. The qualified

archaeologist shall evaluate the significance of the resource in accordance with CEQA Guidelines Section 15064.5. If the resource is determined not significant, work may resume following appropriate documentation. If the resource is determined significant, the archaeologist shall develop and implement appropriate treatment measures, which may include avoidance, preservation in place, or data recovery.

For significant pre-contact archaeological resources, the Yuhaaviatam of San Manuel Nation (YSMN) Cultural Resources Department and the Gabrieleño Band of Mission Indians – Kizh Nation (Kizh Nation) shall be notified following the archaeologist's preliminary assessment and provided an opportunity to provide input regarding the significance and appropriate treatment of the discovery. If data recovery is determined necessary, a data recovery plan shall be prepared in consultation with YSMN and Kizh Nation and submitted to the County for review and approval prior to implementation.

The County shall be notified of all significant finds and shall approve any required treatment measures prior to continuation of ground-disturbing activities within the area of the discovery. Upon completion of monitoring, the qualified archaeologist shall prepare a final monitoring report documenting the results of the monitoring program and submit the report to the County for review and approval.

PALEONTOLOGICAL RESOURCES

PAL-1: Paleontological Resource Impact Mitigation Program (PRIMP). Prior to issuance of grading permits, the Project applicant shall retain a qualified paleontologist to develop and implement a Paleontological Resource Impact Mitigation Program (PRIMP) for all ground-disturbing activities. The PRIMP shall be consistent with the guidelines of the Society of Vertebrate Paleontology (2010) and shall include, but not be limited to, the following requirements:

1. A paleontologist shall be retained for the Project and will be on-call during grading and other significant ground-disturbing activities. All mitigation programs should be performed by a qualified professional (Project) paleontologist, defined as an individual with a masters or doctorate degree in paleontology or geology, who has proven experience in paleontology and is knowledgeable in professional paleontological procedures and techniques. Fieldwork may be conducted by a qualified paleontological monitor, defined as an individual who has experience in the collection and salvage of fossil materials. The paleontological monitor shall always work under the direction of a qualified paleontologist.
2. Starting at five feet below the surface, monitoring should be conducted on a part-time basis (“spot-check”) in areas of grading or excavation in undisturbed alluvial fan deposits. At a depth of 10 feet, full-time monitoring should be implemented.
3. Should any paleontological resources be discovered, no further grading shall occur within 50 feet of the discovery. The monitor shall notify the Project paleontologist, who will then notify the County of San Bernardino of the discovery. If the fossil is deemed as significant by the Project paleontologist, full-time monitoring shall be conducted.
4. Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface or, if present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.

5. Paleontological salvage during trenching and boring activities is typically from the generated spoils and does not delay the trenching or drilling activities. Fossils are collected and placed in cardboard flats or plastic buckets and identified by field number, collector, and date collected. Before the site is vacated and the fossils are moved to a safe place, notes are taken on the map location and stratigraphy of the site. On mass grading projects, discovered fossil sites are protected by flagging to prevent them from being overrun by earthmovers (scrapers) before salvage begins. Fossils are collected in a similar manner, with notes and photographs being taken before removing the fossils. If the site involves remains from a large terrestrial vertebrate, such as large bone(s) or a mammoth tusk, that is/are too large to be easily removed by a single monitor, a fossil recovery crew shall excavate around the find, encase the find within a plaster and burlap jacket, and remove it after the plaster is set. For large fossils, use of the contractor's construction equipment may be solicited to help move the jacket to a safe location.
6. Particularly small invertebrate fossils typically represent multiple specimens of a limited number of organisms, and a scientifically suitable sample can be obtained from several five-gallon buckets of fossiliferous sediment. If it is possible to dryscreen the sediment in the field, a concentrated sample may consist of one or two buckets of material.
7. In accordance with the "Microfossil Salvage" section of the Society of Vertebrate Paleontology guidelines (2010:7), bulk sampling and screening of fine-grained sedimentary deposits (including carbonate-rich paleosols) must be performed if the deposits are identified to possess indications of producing fossil "microvertebrates" to test the feasibility of the deposit to yield fossil bones and teeth.
8. In the laboratory, individual fossils are cleaned of extraneous matrix, any breaks are repaired, and the specimen, if needed, is stabilized by soaking in an archivally approved acrylic hardener (e.g., a solution of acetone and Paraloid B-72).
9. Recovered specimens are prepared to a point of identification and permanent preservation (not display), including screen-washing sediments to recover small invertebrates and vertebrates.
10. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage (e.g., the SBCM) shall be conducted. The paleontological program should include a written repository agreement prior to the initiation of mitigation activities. Prior to curation, the lead agency (the County of San Bernardino) will be consulted on the repository/museum to receive the fossil material.
11. A final report of findings and significance will be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). The report, when submitted to, and accepted by, the appropriate lead agency, will signify satisfactory completion of the Project program to mitigate impacts to any potential nonrenewable paleontological resources (i.e., fossils) that might have been lost or otherwise adversely affected without such a program in place.

NOISE

NOI-1: Construction Equipment Noise Reduction During Off-Site Trenching Activities. The Project's construction plans, specifications, and permitting shall state that all construction equipment used during trenching activities for the off-site sewer improvements is equipped with properly maintained, manufacturer-recommended, or equivalent upgraded noise suppression systems designed to reduce construction equipment noise. The following requirements shall apply:

- All trenching-related construction equipment, whether fixed or mobile, shall be equipped with manufacturer-recommended mufflers, acoustic shielding, or equivalent noise attenuation devices and shall be maintained in accordance with manufacturer specifications throughout the duration of construction activities.
- Equipment used during trenching activities, including but not limited to excavators, trenchers, backhoes, generators, and other heavy-duty construction equipment, shall utilize noise suppression systems capable of achieving a minimum reduction of 9 dBA relative to the same equipment operating without an installed muffler or equivalent noise attenuation system.
- The construction contractor shall incorporate these noise reduction requirements into construction specifications and shall maintain documentation onsite demonstrating compliance with this measure, including equipment specifications, manufacturer information, or documentation prepared by a qualified noise consultant demonstrating that the required minimum 9 dBA noise reduction performance standard is achieved.
- Prior to commencement of off-site sewer trenching activities, certification of muffler installation shall be submitted to the County for review.

SUMMARY OF PLANS, POLICIES, AND PROGRAMS

The following PPPs summarized below were identified to reduce potential impacts related to these topics to less than significant. These actions will be included in the Project's mitigation monitoring and reporting program:

PPP AES-1: Outdoor Lighting. The proposed Project would be required to adhere to the lighting standards listed in San Bernardino County Code Chapter 87.03, Light Trespass, which requires all outdoor lighting fixtures to be designed, shielded, aimed, located, and maintained to shield adjacent properties and to not produce light or glare onto adjacent properties or roadways.

PPP AQ-1: Rule 403. The Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in the mid-morning, afternoon, and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less.

PPP AQ-2: Rule 1403 Asbestos Demolition and Removal. This rule establishes work practice requirements to limit asbestos emissions from building demolition or renovation. These requirements include asbestos surveying, public notification, removal and handling procedures, time schedules, and storage/disposal/landfill requirements. Records of compliance must be maintained and all appropriate warning labels, signs, and marking must be utilized.

PPP AQ-3: Rule 445 Wood-Burning Devices. This rule prohibits permanently installed wood burning devices in any new development. A wood burning device means any fireplace, wood burning heater, or pellet-fueled wood heater, or any similarly enclosed, permanently installed,

indoor or outdoor device burning any solid fuel for aesthetic or space-heating purposes, which has a heat input of less than one million British thermal units per hour.

PPP AQ-4: Rule 402. The Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 402. The Project shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

PPP CUL-1: Human Remains. California Health and Safety Code Section 7050.5, CEQA Guidelines Section 15064.5, and Public Resources Code Section 5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery. California Health and Safety Code Section 7050.5 requires that in the event that human remains are discovered within the Project site, disturbance of the site shall be halted until the coroner has conducted an investigation into the circumstances, manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

PPP E-1: California Air Resources Board (CARB) Rule 2485. Project construction shall comply with CARB Rule 2485, which minimizes truck engine idling to 5 minutes and requires 2008 and newer model year heavy-duty diesel engines to be fitted with automatic engine shutdown systems or to meet other specified idling emission standards.

PPP E-2: Title 24 Standards. The Project shall be designed in accordance with the applicable Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations [CCR], Title 24, Part 6) and with the applicable California Green Building Standards (CALGreen) Code (CCR Title 24 Part 11). These standards are updated, nominally every three years, to incorporate improved energy efficiency technologies and methods. The Building Manager, or designee shall ensure compliance prior to the issuance of each building permit.

PPP GEO-1: California Building Code. The Project is required to comply with the California Building Standards Code as included in the County's Development Code to preclude significant adverse effects associated with seismic hazards. CBC related and geologist and/or civil engineer specifications for the proposed Project are required to be incorporated into grading plans and specifications as a condition of Project approval.

PPP GEO-2: **NPDES Construction General Permit (SWPPP).** Prior to issuance of any grading or demolition permits, the Project applicant shall demonstrate compliance with the National Pollutant Discharge Elimination System (NPDES) Construction General Permit (Order No. 2022-0057-DWQ, or most current) issued by the State Water Resources Control Board (SWRCB). Compliance shall be achieved through the filing of a Notice of Intent (NOI) and preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP), including a Monitoring and Reporting Program. The SWPPP shall identify and implement best management practices (BMPs) to minimize erosion, sedimentation, and the discharge of pollutants during construction activities. The SWPPP shall be maintained on-site and implemented throughout all phases of

construction in accordance with SWRCB requirements and subject to review and approval by the County.

PPP GEO-3: **Water Quality Management Plan (WQMP).** Prior to approval of the Grading Plan and issuance of grading permits, the Project applicant shall prepare and submit a Water Quality Management Plan (WQMP) for review and approval by the County Public Works Department. The WQMP shall be prepared in accordance with applicable municipal separate storm sewer system (MS4) permit requirements and shall identify and incorporate post-construction Best Management Practices (BMPs), including site design, source control, and treatment control measures, to minimize pollutants in stormwater runoff and protect receiving water quality. The approved WQMP shall be implemented as part of Project design and maintained for the life of the Project.

PPP HAZ-1: Hazardous Building Materials Compliance. Demolition of all structures potentially containing asbestos-containing materials (ACM) and lead-based paint (LBP) shall comply with all applicable federal, State, and local regulations governing the identification, handling, removal, and disposal of hazardous building materials, including the National Emission Standards for Hazardous Air Pollutants (NESHAP) (CFR Title 40, Part 61, Subpart M) , South Coast Air Quality Management District (SCAQMD) Rule 1403, and California Code of Regulations (CCR) Title 17.

PPP HAZ-2: Aboveground Storage Tank Removal. Removal of the existing 500-gallon diesel aboveground storage tank (AST) shall be conducted in accordance with applicable California Health and Safety Code requirements and San Bernardino County Fire Protection District Hazardous Materials Section requirements. Prior to tank removal, the Project applicant or contractor shall submit all require tank closure notifications to the San Bernardino County Fire Protection District and complete applicable closure procedures, including removal and proper disposal of remaining tank contents, cleaning and dismantling of the tank, and management and disposal of generated wastes in accordance with applicable hazardous materials and hazardous waste requirements. Following removal, required tank closure documentation and certification shall be submitted to the San Bernardino County Fire Protection District through the California Environmental Reporting System (CERS), as applicable.

PPP T-1: Construction Traffic Control Requirements. Construction activities occurring within County public right-of-way, including utility installation and off-site improvements, would be required to comply with San Bernardino County Department of Public Works and City of Chino Department of Public Works encroachment permit requirements. As part of the permitting process, Traffic Control Plans may be required for work occurring within San Bernardino County and City of Chino right-of-way and traffic control measures would be required to conform to the California Manual on Uniform Traffic Control Devices (California MUTCD), Caltrans Traffic Control Standards, and applicable County standards.

PPP N-1: Construction Hours: The Project would be required to be in compliance with Section 83.01.080(g)(3) of the County of San Bernardino Development Code which limits construction activities to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday and prohibits construction activities on Sundays and federal holidays.

PPP PS-1: School Fees. Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall provide payment of the appropriate fees set forth by the applicable school districts related to the funding of school facilities pursuant to Government Code Section 65995 et seq.

PPP PS-2: Park and Recreation Fees. Pursuant to San Bernardino County Code Chapter 89.02, each subdivider of land for residential use shall, as a condition to the approval of a parcel map or final map, dedicate lands or pay fees in lieu thereof, or a combination of both, for park or recreational purposes.

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