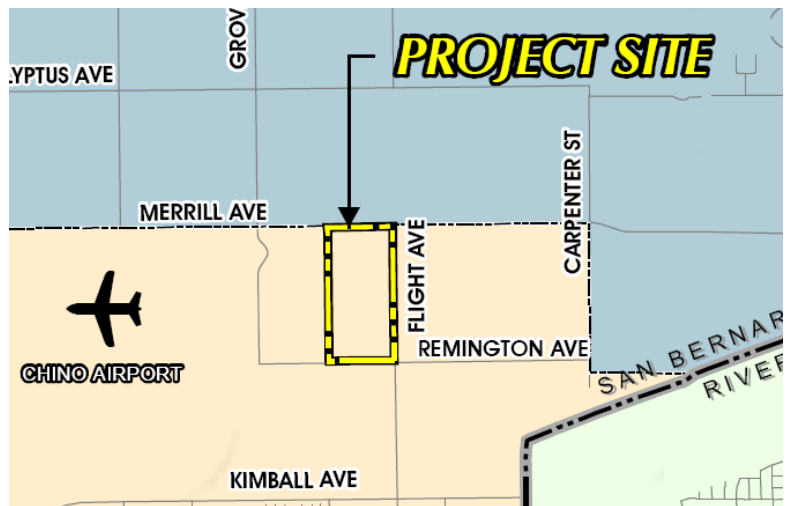


CEQA Initial Study

Chino Parcel Delivery Facility

City of Chino, California



General Plan Amendment (PL16-0638)

Specific Plan Amendment (PL16-0639)

Master Site Approval (PL16-0719)

Site Approval

Special Conditional Use Permit

Lead Agency

City of Chino

13220 Central Avenue

Chino, CA 91710

September 2017

CEQA Initial Study

Chino Parcel Delivery Facility

City of Chino, California

Lead Agency

City of Chino
13220 Central Avenue
Chino, CA 91710

CEQA Consultant

T&B Planning, Inc.
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Project Applicant

Scannell Properties
800 East 96th Street, Suite 175
Indianapolis, IN 46077

Lead Agency Discretionary Permits

General Plan Amendment (PL16-0638)
Specific Plan Amendment (PL16-0639)
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September 2017

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List of Acronyms, Abbreviations, and Units of Measure

<u>Acronym</u>	<u>Definition</u>
AB 32	California Assembly Bill 32, Global Warming Solutions Act of 2006
AD	Airport Development (City of Chino zoning classification)
AIA	Airport Influence Area
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
amsl	Above Mean Sea Level
APN	Assessor's Parcel Number
ASTM	American Society for Testing and Materials
AQMP	Air Quality Management Plan
BMP	Best Management Practice
CalEEMod™	California Emissions Estimator Model
CALGreen	California Green Building Standards Code
Caltrans	California Department of Transportation
CAO	Chino Airport Overlay Area
CAP	Climate Action Plan
CCR	California Code of Regulations
CDC	California Department of Conservation
CEQA	California Environmental Quality Act
CMP	Congestion Management Program
CNEL	Community Noise Equivalent Level
CUP	Conditional Use Permit
CVIFD	Chino Valley Independent Fire District
DPM	Diesel Particulate Matter
EIR	Environmental Impact Report
ESA	Environmental Site Assessment
FAR	Floor Area Ratio
GHG	Greenhouse Gas(es)
GPA	General Plan Amendment
GPU	General Plan Update
GPU EIR	General Plan Update Environmental Impact Report
HSC	Health and Safety Code
HMMP	Hazardous Materials Management Plan

List of Acronyms, Abbreviations, and Units of Measure (Cont'd)

<u>Acronym</u>	<u>Definition</u>
I-#	Interstate #
IEUA	Inland Empire Utilities Agency
LI	Light Industrial (City of Chino and The Preserve Specific Plan land use designation)
MND	Mitigated Negative Declaration
MRZ	Mineral Resource Zone
ND	Negative Declaration
No.	Number
NPDES	National Pollution Discharge Elimination System
OBMP	Optimum Basin Management Program for the Chino Basin
ONT	LA/Ontario Airport
P	Public (City of Chino land use and zoning designation)
PF	Public Facilities (The Preserve Specific Plan land use designation)
PFS	Public Facilities and Services (General Plan Element)
PL	Planning Case
PM _{2.5}	Fine Particulate Matter (less than 2.5 micrometers in diameter)
PM ₁₀	Particulate Matter (between 2.5 and 10 micrometers in diameter)
PSP	The Preserve Specific Plan
RMP	Resource Management Plan
RPZ	Runway Protection Zone
RWQCB	Regional Water Quality Control Board
SANBAG	San Bernardino Associated Governments
SCAQMD	South Coast Air Quality Management District
s.f.	Square Foot or Square Feet
SPA	Specific Plan Amendment
SR-#	State Route #
UBC	Uniform Building Code
UST	Underground Storage Tank
UWMP	Urban Water Management Plan
WSA	Water Supply Assessment
WQMP	Water Quality Management Plan

1.0 INTRODUCTION

1.1 *Purpose and Scope of this CEQA Initial Study*

The California Environmental Quality Act (CEQA) is a statewide environmental law contained in Public Resources Code Sections (§) §§ 21000-21177. CEQA applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. CEQA requires that public agencies analyze and acknowledge the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts to the environment when avoidance or reduction is feasible. The CEQA compliance process also gives other public agencies and the general public an opportunity to comment on a proposed project's environmental effects.

This Initial Study assesses the potential of the proposed Chino Parcel Delivery Facility project (the "Project") to affect the physical environment. As part of the City of Chino's permitting process, the Project is required to undergo an initial environmental review pursuant to CEQA Guidelines § 15063. This Initial Study is a preliminary analysis prepared by the City of Chino Community Development Department, acting in its capacity as the CEQA Lead Agency, to determine the level of environmental review and scope of analysis that will be required for the Project. This Initial Study presents and substantiates the City of Chino's determination regarding the type of CEQA compliance document that will be prepared for the Project, which could consist of either an environmental impact report (EIR); mitigated negative declaration (MND); negative declaration (ND); addendum to a previously-prepared EIR; or a tiered analysis that relies on the findings and conclusions of a previously-prepared EIR. If the Initial Study concludes, based on substantial evidence in the City's records, that the Project has the *potential* to result in a significant effect on the environment that cannot be avoided, reduced, or mitigated to below stated thresholds of significance, the City of Chino is obligated to prepare an EIR.

This Initial Study is an informational document that provides the City of Chino, other public agencies, interested parties, and the public at-large with an objective assessment of the potential environmental impacts that could result from implementation of the proposed Project.

1.2 *Project History*

On December 24, 2016, the City of Chino distributed an Initial Study and Notice of Preparation for the Chino Parcel Delivery Facility project to interested public agencies and members of the public. On the same day, the City of Chino posted the Initial Study and Notice of Preparation on the City's website and advertised the Notice of Preparation in the *Chino Champion*. The Initial Study and Notice of Preparation also were provided to the State Clearinghouse within the California Governor's Office of Planning and Research (State Clearinghouse Number 2016121057). The State Clearinghouse further distributed the Initial Study and Notice of Preparation to interested State agencies. The comment period for the Notice of Preparation ended on January 23, 2017.

Since that time, the Chino Parcel Delivery Facility project has undergone substantial revision, including being reduced in size to 74.4 acres (down from the originally proposed 139.2 acres). The revised development proposal includes two development options that are both evaluated in this Initial Study and collectively referred to as “the Project:” Option A would develop the Project site with two industrial warehouse buildings comprising a total of 1,420,000 square feet (s.f.) of building space or Option B would develop the Project site with a 489,415-s.f. ground parcel sorting and delivery building. Both development options would require site improvements such as surface parking areas, vehicle drive aisles, landscaping, water quality basins, public street and utility infrastructure, exterior lighting, and signage. Before the EIR is released for public review, the Project Applicant intends to select one of the options; therefore, it is anticipated that the EIR will only study the Applicant’s selected option. Regardless, both options are evaluated in this Initial Study to determine the scope of the EIR.

1.3 *Potential Environmental Effects of the Proposed Project*

The analysis presented in this Initial Study indicates that the proposed Project has the potential to result in one or more significant direct, indirect, and/or cumulatively considerable environmental effects to the following environmental subjects:

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

Based on the analysis provided in the Environmental Checklist portion of this Initial Study, the proposed Project has the potential to result in significant effects on the environment for which feasible mitigation measures may not be available to reduce all of those effects to below thresholds of significance applied by the City of Chino. Accordingly, and pursuant to CEQA Guidelines § 15063(b)(1), an **Environmental Impact Report (EIR)** will be prepared for the Project and will focus on potential impacts to the environmental issue areas listed above.

2.0 PROJECT DESCRIPTION AND SETTING

2.1 *Project Overview*

The Project involves the development of either two industrial warehouses or a parcel delivery facility on approximately 74.4 acres of land located in the southern portion of the City of Chino, San Bernardino County, California. Discretionary approvals requested from the City of Chino include a General Plan Amendment (PL16-0638), a Specific Plan Amendment (to The Preserve Specific Plan (PSP)) (PL16-0639), Master Site Approval (PL16-0719), Site Approval, and Special Conditional Use Permit. Agricultural (dairy) uses that occur on the Project site would be discontinued and the two (2) existing residential structures on the subject property would be removed. Additional details regarding the Project site's location and environmental setting, and the proposed Project's physical and operational characteristics are included in Subsections 2.3 through 2.7, on the following pages.

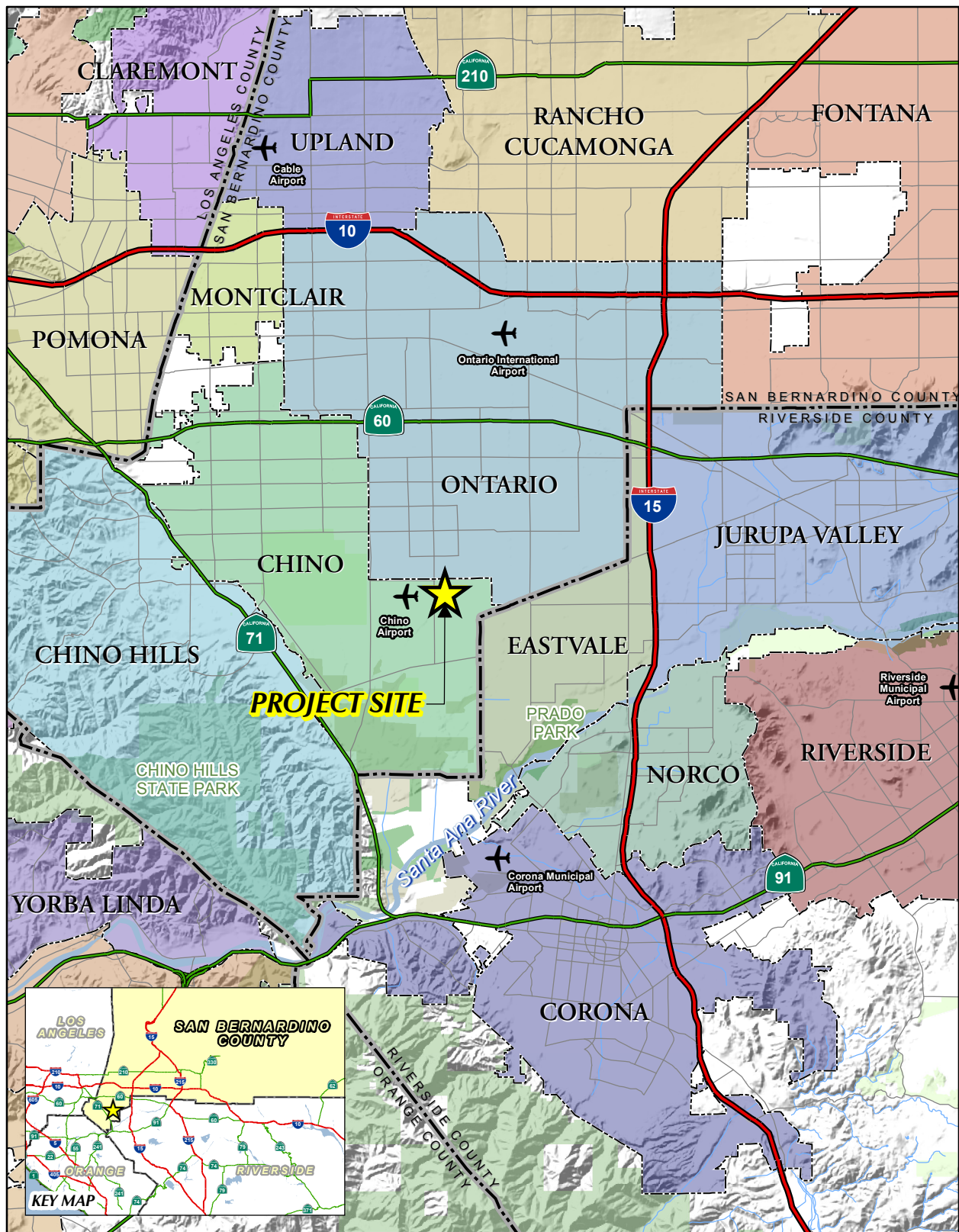
2.2 *Prior CEQA Review*

The Project site is located within the geographical limits of the City of Chino General Plan. The General Plan EIR was approved by the City of Chino in 2010 and provides the fundamental basis for the City's land use and development policies through 2025. The City's General Plan designates the Project site for future development with Public land uses (Chino, 2010a, Figure LU-2). Implementation of the City's General Plan was the subject of previous environmental review under CEQA as part of a Program EIR (State Clearinghouse Number 2008091064) certified by the City of Chino. The Program EIR contains information relevant to the Project site. Thus, the Program EIR for the City's General Plan is herein incorporated by reference pursuant to CEQA Guidelines § 15150 and is available for public review at the City of Chino Community Development Department, Planning Division.

Additionally, the Project site lies within the geographical limits of The Preserve Specific Plan (PSP). The PSP was approved by the City of Chino in 2003 and guides development within its approximately 5,435-acre area. The PSP designates the Project site for future development with Public Facility land uses (Chino, 2016a, Figure 1A). To-date, no development has occurred on the Project site pursuant to the PSP. Implementation of the PSP was the subject of previous environmental review under CEQA as part of a Program EIR (State Clearinghouse Number 2000121036) certified by the City of Chino. The Program EIR contains information relevant to area within the PSP's boundary, including the Project site. Thus, the Program EIR for the PSP is herein incorporated by reference pursuant to CEQA Guidelines § 15150 and is available for public review at the City of Chino Community Development Department, Planning Division.

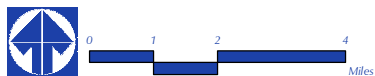
2.3 *Project Location*

The Project site is located in the southern portion of the City of Chino, which is located south of the City of Ontario, west of the City of Eastvale, and east of the City of Chino Hills, in the southwestern portion of San Bernardino County, California. As shown on Figure 2-1, *Regional Map*, the Project site is approximately 4.0 miles west of Interstate 15 (I-15), approximately 3.3 miles south of State Route 60 (SR-60), and approximately 3.2 miles northeast of State Route 71 (SR-71).



Source(s): ESRI, RCTLMA (2017), SB County (2017)

Figure 2-1



Regional Map

At the local scale, the Project site is located south of Merrill Avenue and west of Flight Avenue. Merrill Avenue serves as the boundary between the City of Chino and City of Ontario in this location (see Figure 2-2, *Vicinity Map*). The Project site includes Assessor Parcel Numbers (APNs) 1054-391-02 and -03.

2.4 Existing Condition of the Property

As shown on Figure 2-3, *USGS Topographic Map*, the Project site is relatively flat with elevations ranging from approximately 650 feet above mean sea level (amsl) in the northern portion of the site to approximately 640 feet amsl in the southern portion of the Project site. As shown on Figure 2-4, *Aerial Photograph*, the property is heavily disturbed by dairy farm operations with two dairy farm enclosures, two existing residential structures, and several ancillary canopies and storage structures. A majority of the Project site is vacant but has been routinely disturbed by weed abatement maintenance activities.

2.5 Environmental Setting and Surrounding Land Uses

The Project site and surrounding area have historically been used for dairy and agricultural land uses but are transitioning to employment-generating land uses including distribution warehousing, e-commerce, business park, and light industrial land uses pursuant to the approved general plans for the Cities of Chino, Ontario, and Eastvale. Land uses surrounding the Project site include the following:

North: Property located to the north of the Project site (north of Merrill Avenue) is within the City of Ontario and is occupied by agricultural dairy operations and fields. This area is designated by the Ontario General Plan as “Business Park” and is expected to be developed with business park uses in the future.

South: Property located south of the Project site is occupied by the Chino Airport.

West: Property located west of the Project site is occupied by the Chino Airport.

East: Property located east of the Project site (east of Flight Avenue) is developed with three (3) warehouse buildings. The property located farther east of the three (3) warehouse buildings is currently under construction for the development of eight (8) warehouse buildings collectively containing up to 3,872,000 s.f. of building space as part of the approved Watson Industrial Park project.

2.6 General Plan Land Use Designations

The City of Chino General Plan is the prevailing long-range planning document that pertains to the Project site. The General Plan designates the Project site for “Public” land uses (refer to Figure 2-5, *Existing General Plan Designations*). The “Public” land use designation is intended for major public uses or institutions, including the Civic Center, hospital, post offices, fire stations, and the airport (Chino, 2010a, LU-16).

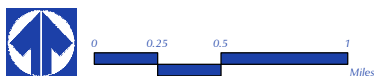
2.7 Zoning Designations

The Project site is located within the geographical boundaries of The PSP. The PSP includes specific zoning designations and development standards for property within its boundaries. The PSP applies the “Public Facilities (PF)” zoning designation to the Project site (refer to Figure 2-6, *Existing Zoning Designations*).

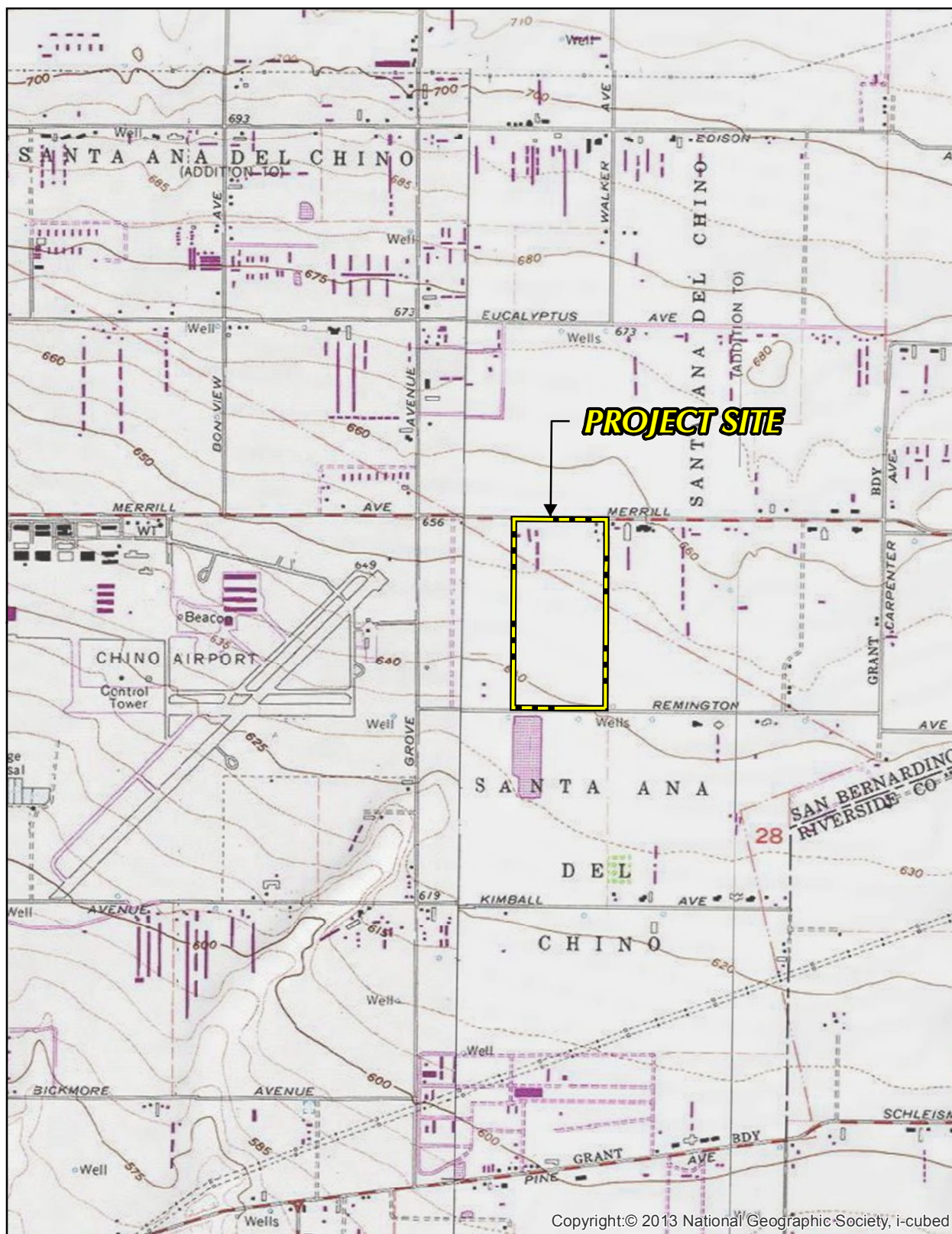


Source(s): ESRI, RCTLMA (2017), SB County (2017)

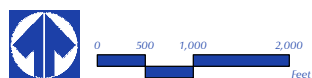
Figure 2-2



Vicinity Map



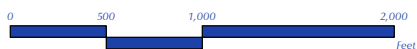
Source(s): USGS (2013)

Chino Parcel Delivery Facility
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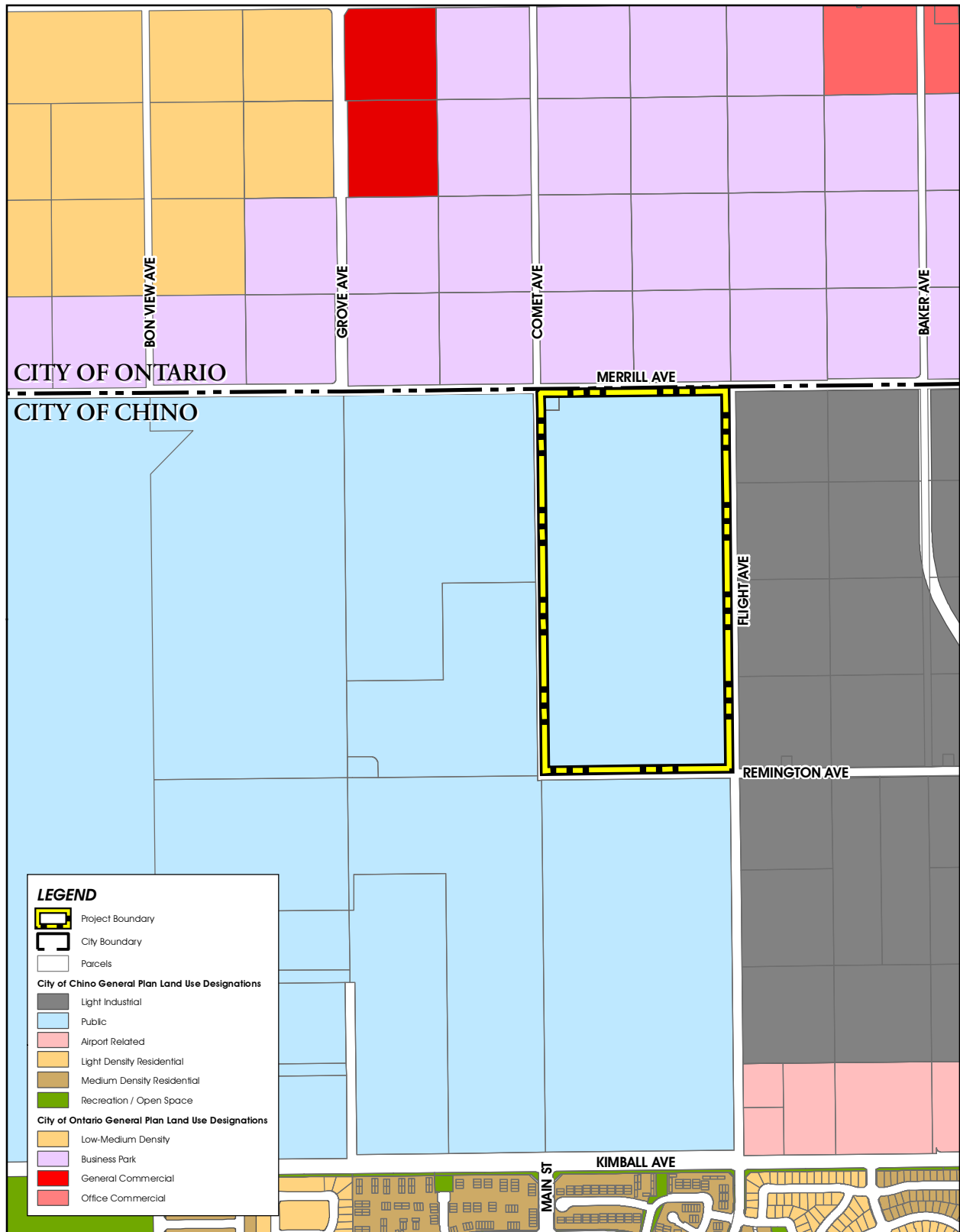


Source(s): ESRI, Google Earth (2016)

Figure 2-4

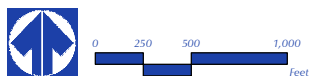


Aerial Photograph



Source(s): City of Chino (2016), City of Ontario (2016), SB County (2017)

Figure 2-5



Existing General Plan Designations

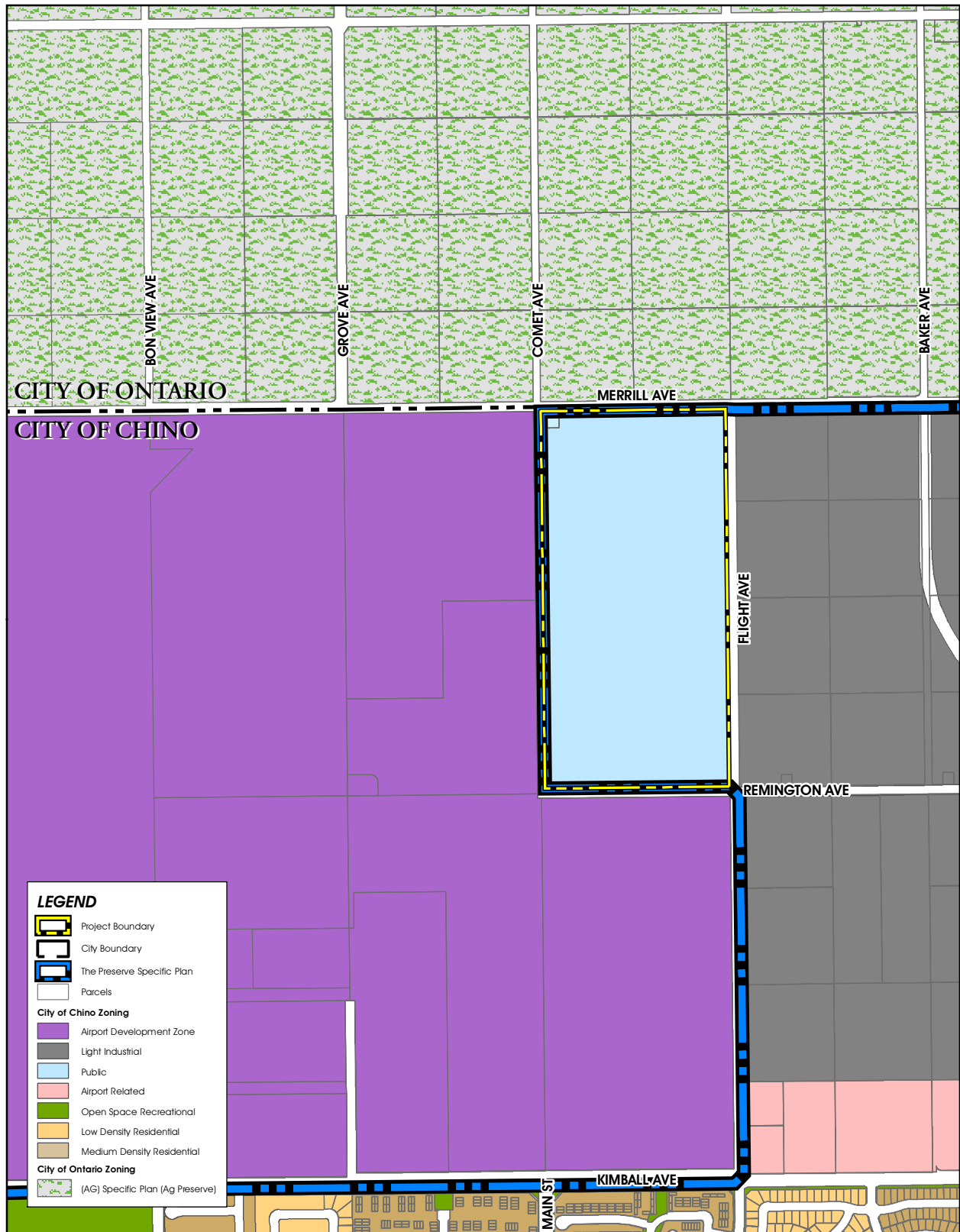
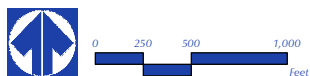


Figure 2-6



Existing Zoning Designations

According to PSP Policy PF1, the intended purpose of the PF designation is to provide for local and regional serving public and quasi-public facilities and services (Chino, 2016a, p. 99). Refer to PSP Section IV, *Development Concept*, and Section VI, *Design Guidelines*, for more information on the specific development regulations and design standards that apply to the Project site.

The PSP also applies the Chino Airport Overlay (CAO) zoning overlay to the Project site. The CAO is intended to ensure the viability of airport operations at the Chino Airport, and to protect the health, safety, and welfare of the residents of Chino. Any proposed development within the CAO must comply with City Zoning Ordinance Section 20.09.050, Airport Overlay District, as well as the requirements of the underlying zoning designation.

2.8 Description of the Proposed Project

2.8.1 Proposed Entitlement Applications

The Project involves a proposed General Plan Amendment (PL16-0638), Specific Plan Amendment (PL16-0639), Master Site Approval (PL16-0719), Site Approval, and Special Conditional Use Permit. The following sub-sections summarize the discretionary applications that are under consideration by the City of Chino.

A. General Plan Amendment (PL16-0638)

The proposed General Plan Amendment (GPA, PL16-0638) would amend the City of Chino General Plan Map by changing the land use designation for the Project site from “Public” to “Light Industrial,” as shown on Figure 2-7, *General Plan Amendment PL16-0638*. The “Light Industrial” designation is intended for light industrial or manufacturing uses with minimum 1-acre lots and a maximum floor area ratio (FAR) up to 0.6.

B. Specific Plan Amendment (PL16-0639)

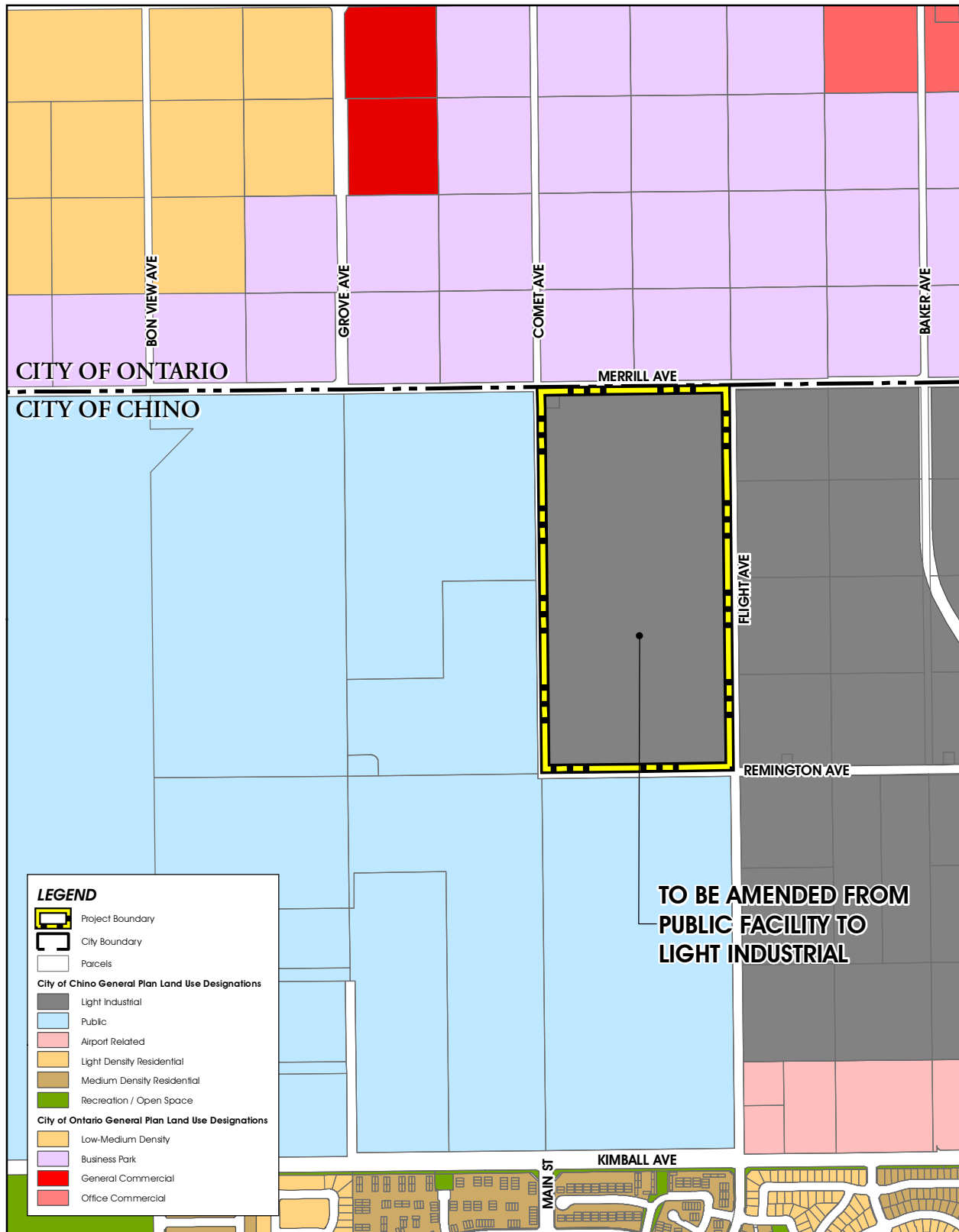
The proposed Specific Plan Amendment (PL16-0639) would amend the PSP to change the “Public” land use designation applied to the Project site to “Light Industrial,” as shown on Figure 2-8, *Specific Plan Amendment PL16-0639*. The “Light Industrial” land use designation is intended to provide for industrial uses that can be considered light in nature by reason of size, activity, and performance characteristics, with a maximum FAR up to 0.47.

C. Master Site Approval (PL16-0719)

The proposed Master Site Approval (PL16-0719) provides two development concepts for the Project site, as described below and illustrated on Figure 2-9, *Preliminary Site Plan – Option A*, and Figure 2-10, *Preliminary Site Plan – Option B*. The Project Applicant will select – and the City of Chino will ultimately consider for approval – only one of the two development options described below.

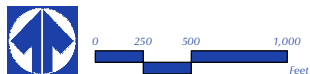
Option A

Option A would develop two industrial buildings on the Project site: an approximately 1,112,000-square-foot, north-south oriented building on the northern portion of the property and an approximately 308,000-square-foot, east-west oriented building on the southern portion of the property.

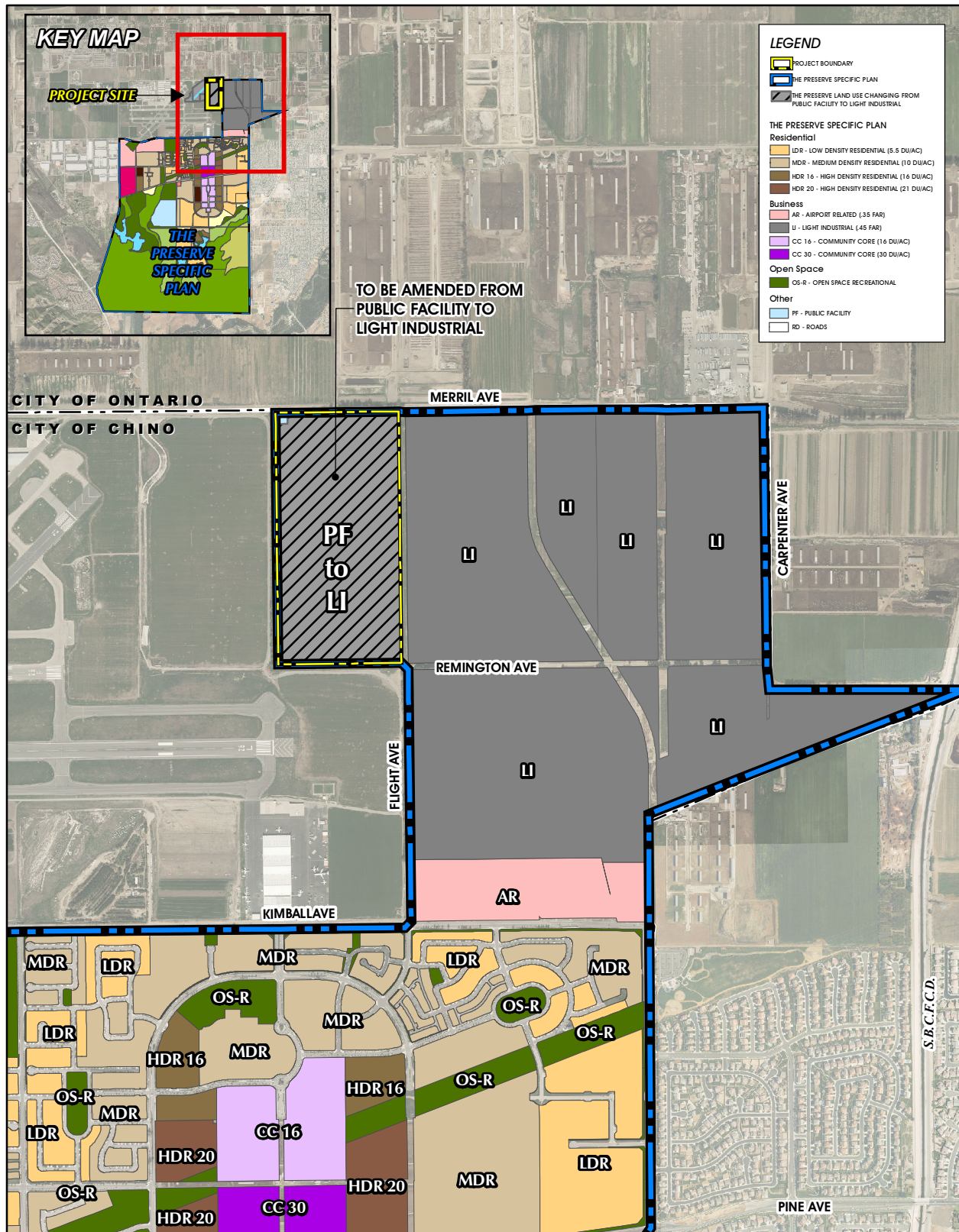


Source(s): City of Chino (2016), City of Ontario (2016), SB County (2017)

Figure 2-7



General Plan Amendment PL16-0638

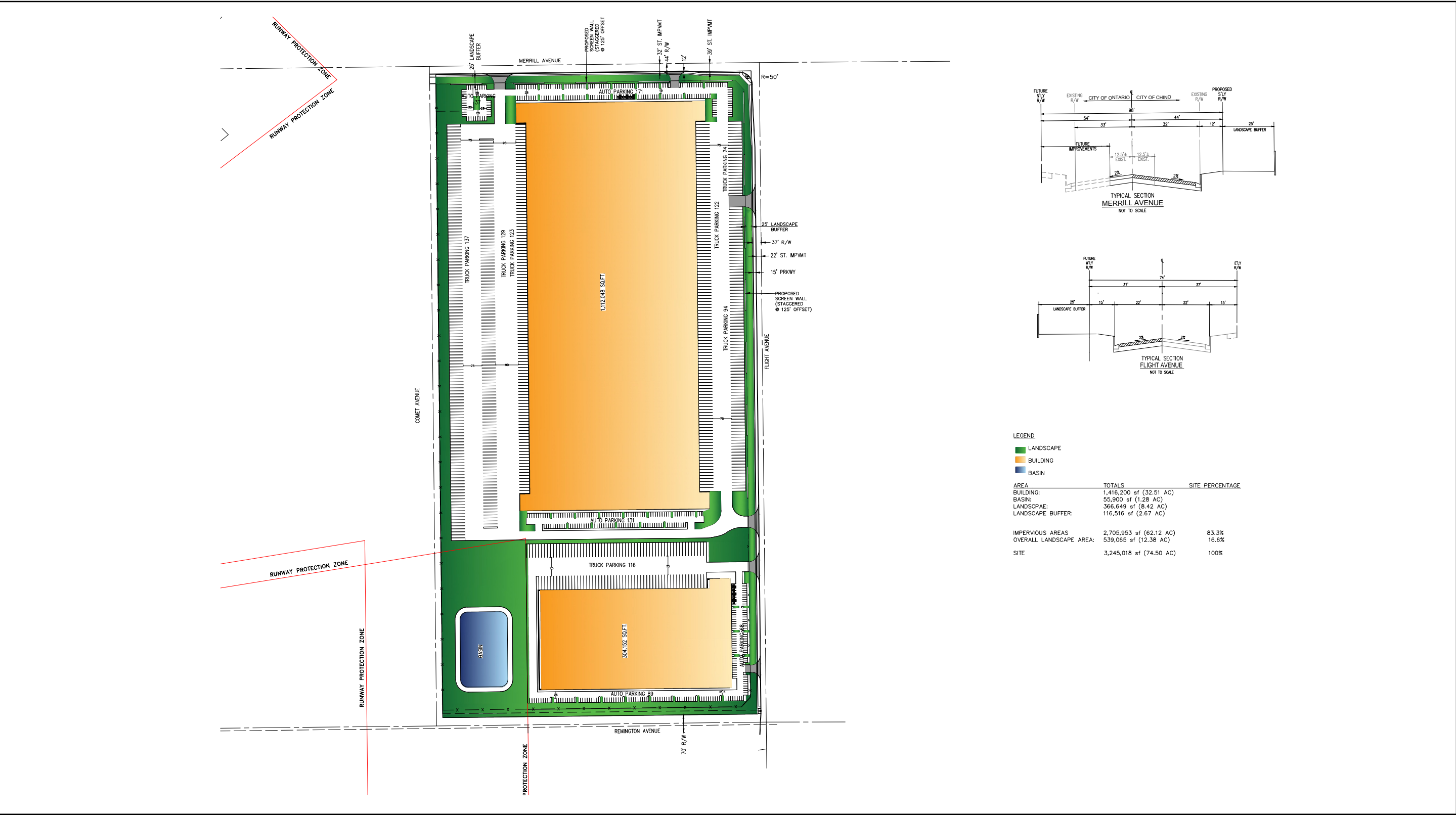


Source(s): ESRI, RCTLMA (2016), SB County (2017), City of Chino

Figure 2-8

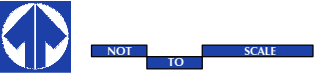


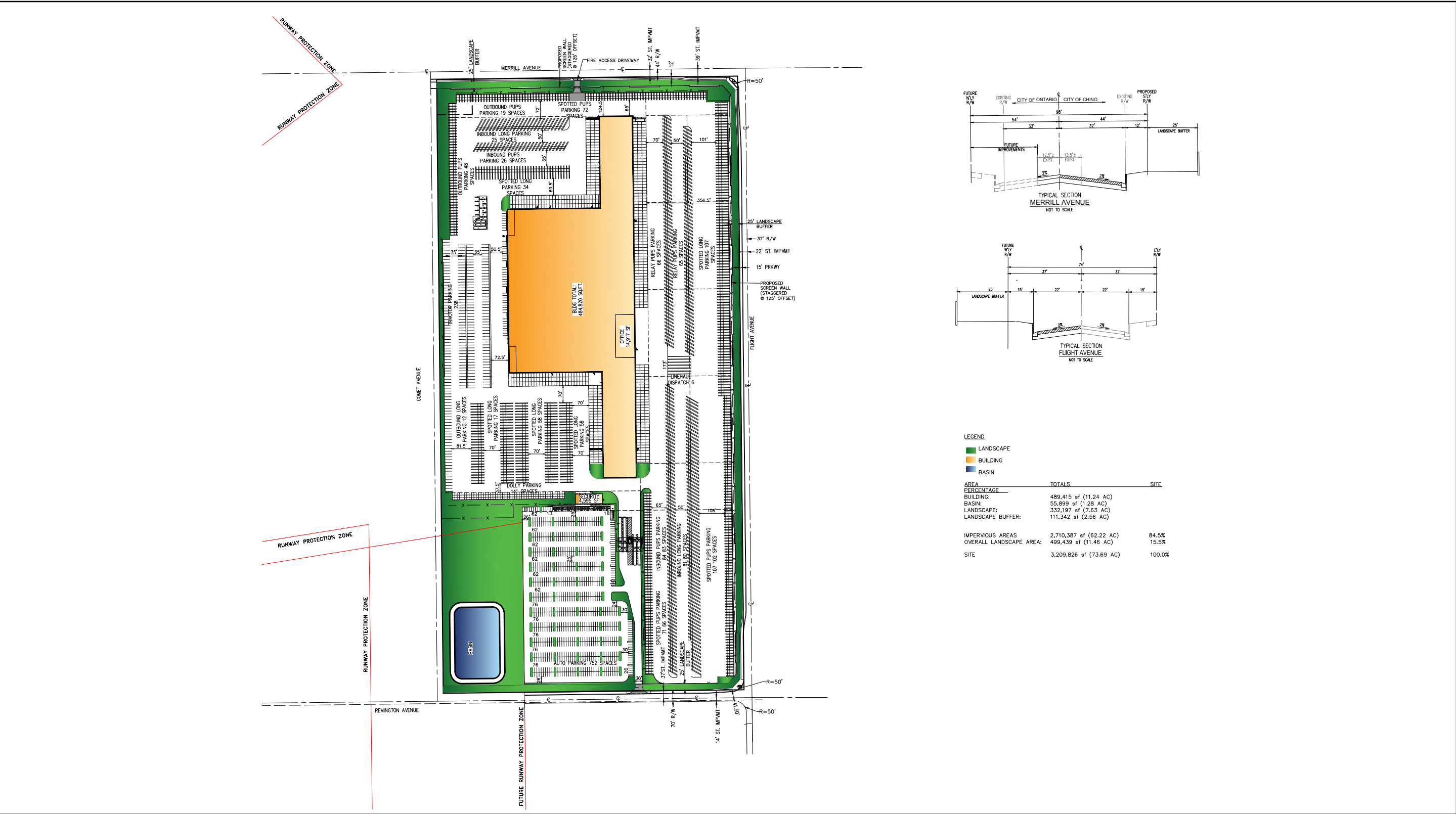
Specific Plan Amendment PL16-0639



Source(s): RGA (08-03-2017)

Figure 2-9





Source(s): RGA (08-03-2017)

Figure 2-10

Preliminary Site Plan - Option B

Chino Parcel Delivery Facility
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The total building area on the Project site under Option A would be 1,420,000 square feet. Option A would include two driveways along Merrill Avenue and four driveways along Flight Avenue. Option A would be pursued on a speculative basis, meaning that no users have been identified for the proposed buildings, but the buildings are designed to accommodate high-cube warehouse, light manufacturing/assembly, e-commerce, and similar uses.

Option B

Option B would develop a 489,415-square-foot ground parcel complex for a parcel delivery services company. The complex would include a sorting/distribution building, a gateway (security) building, guardhouses for vehicle check-in/check-out, and a truck re-fueling island. Option B would not contain an air freight component but could support local home delivery. Access to the Project site under Option B would be provided via a driveway along Remington Avenue; an emergency-only (fire access) driveway would be provided along Merrill Avenue.

Project Site Improvements

Regardless of whether Option A or Option B are selected, the Project proposes the installation of on-site utilities including storm drains, sewer lines, water lines, and fire service lines/fire hydrants that would connect to existing, off-site utilities beneath Merrill Avenue and/or Flight Avenue. The Project also includes ornamental landscaping consisting of trees, shrubs, and accent plants in addition to a variety of groundcovers. Landscaping would be provided along the Project site's frontages with Merrill Avenue and Flight Avenue and in-and-around the Project's water quality basin. Merrill Avenue and Flight Avenue would be widened and improved along the Project site's frontage, and screen walls are proposed to be installed along portions of the Merrill Avenue and Flight Avenue frontages. The Project also would construct a segment of Remington Avenue along the Project site's southern frontage (Option B only).

D. Site Approval and Special Conditional Use Permit

A Site Approval and a Special Condition Use Permit (SCUP) will be required to implement the Project. The Site Approval will provide a specific development plan for the preferred Master Site Approval development concept (Option A or B, as previously described), including a site layout, architectural design, and landscaping. The City of Chino requires a SCUP because both of the Project's proposed development concepts include buildings larger than 50,000 s.f.

2.8.2 Other Discretionary Actions

This Initial Study addresses the potential environmental effects of the proposed Project, including all of the discretionary actions and approvals required to implement the Project, as well as subsequent construction and operational activities. As part of the proposed Project, the City of Chino will consider approval of a General Plan Amendment (PL16-0638), a Specific Plan Amendment (PL16-0639), Master Site Approval (PL16-0719), Site Approval, and Special Conditional Use Permit. The Project also may require discretionary approvals from the City of Chino to vacate public rights-of-way for several "paper streets" that traverse the site. Additionally, permits and approvals may be required from other public entities, including, but not limited to, the Santa Ana Regional Water Quality Control Board (RWQCB).

3.0 ENVIRONMENTAL CHECKLIST AND ANALYSIS

Provided on the following pages is an Environmental Checklist, based on Appendix G of the State CEQA Guidelines. The Checklist evaluates the Project's potential to result in significant adverse effects to the physical environment. As concluded by the Checklist, the proposed Project has the potential to result in significant environmental effects for which feasible mitigation may not be available to reduce those effects below levels of significance. Accordingly, and pursuant to CEQA Guidelines § 15063(b)(1), an **Environmental Impact Report (EIR)** will be prepared for the Project.



**INITIAL STUDY/
ENVIRONMENTAL CHECKLIST FORM
CITY OF CHINO**

1. **Project Title:** Chino Parcel Delivery Facility
2. **Lead Agency Name and Address:** City of Chino Community Development Department, Planning Division, 13220 Central Avenue, Chino, CA 91710
3. **Contact Person and Phone Number:** Andrea Gilbert, Senior Planner, (909) 334-3328
4. **Project Location:** South of Merrill Avenue, west of Flight Avenue and north of Remington Avenue. Assessor Parcel Numbers (APNs): 1054-391-02 and -03
5. **Project Sponsor's Name and Address:** Scannell Properties, 800 East 96th Street, Suite 175, Indianapolis, IN 46240
6. **General Plan Designation:** Public
7. **Zoning:** Airport Development and The Preserve Specific Plan (Public)
8. **Description of the Project:** The Project involves the construction and operation of either two industrial warehouses or a parcel sorting/distribution facility on an approximately 74.4-acre Project site located in the southern portion of the City of Chino, San Bernardino County, California. Discretionary approvals requested from the City of Chino include a General Plan Amendment (PL16-0638), Specific Plan Amendment (PL16-0639), Master Site Approval (PL16-0719), Site Approval, and Special Conditional Use Permit.
9. **Surrounding Land Uses and Setting:** The Project site is located in an area that was historically rural and agricultural, but is transitioning to a cluster of employment uses. The Chino Airport is located to the immediate west and south. Properties located to the north of the Project site (north of Merrill Avenue) are located in the City of Chino and are occupied by dairy operations and fallow agricultural fields; this area is designated for business park development by the City of Ontario General Plan. To the south of the Project site is the Chino Airport. The property located east of Flight Avenue and north of Remington Avenue is developed with three (3) logistics/warehouse buildings, beyond which is land that is under construction with warehouse buildings as part of the Watson Business Park.
10. **Other public agencies whose approval is required:** Santa Ana Regional Water Quality Control Board (issuance of Construction Activity General Construction Permit and National Pollution Discharge Elimination System Permit). Additional approvals from public agencies, if required, will be described in the required Environmental Impact Report

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below (☒) would 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.

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

Public Resources Code (PRC) § 21100(b)(3) and CEQA Guidelines § 15126.4 require EIRs to describe, where relevant, the wasteful, inefficient, and unnecessary consumption of energy caused by a project. Therefore, the State Resources Agency created Appendix F to the CEQA Guidelines. Appendix F is an advisory document that assists EIR preparers in determining whether a project will result in the inefficient, wasteful, and unnecessary consumption of energy. Thus, the EIR also will address the topic of energy conservation.

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	<input type="checkbox"/>
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	<input type="checkbox"/>
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	<input checked="" type="checkbox"/>
I find that the proposed project MAY have a "potential 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.	<input type="checkbox"/>
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed 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.	<input type="checkbox"/>

Andrea Gilbert

Signature

9/19/2017

Date

Andrea Gilbert, Senior Planner

Printed Name

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described in (5) below, may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
 - (a) Earlier Analysis Used. Identify and state where they are available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
I. AESTHETICS				
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Chino, 2010a; Ontario, 2009)</i></p> <p>The Project site is located in the City of Chino, which lies on relatively flat and gently sloping topography. No designated scenic vistas or scenic corridors are located in the vicinity of the Project site (Chino, 2010a, p. CC-21; Ontario, 2009, p. 5.1-6). Distant views of the San Gabriel Mountains to the north and Chino Hills to the west and south are available from public viewing areas in the Project site vicinity; however, these views are not prominent and are available in numerous locales in the City. The Project proposes to convert vacant land and land used for residential to industrial land uses. Primary structures on the Project site would be less than 60 feet tall. Other features (including but not limited to) ancillary structures, walls, fencing, landscaping, and parking areas would be lower in profile and at grade. The San Gabriel Mountains and Chino Hills would remain visible above the Project due to the distance between the Project site and the mountain features. Accordingly, given the fact that the Project site is not a scenic vista or near a designated scenic resource, and that prominent, scenic views would not be obscured by the Project, the Project would not have a substantial adverse effect on a scenic vista and less-than-significant impacts would occur.</p>				
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Chino, 2010b, Caltrans, 2017; Google Earth; Project Application Materials)</i></p> <p>The Project site is not located within or adjacent to a scenic highway corridor and does not contain scenic resources, such as trees of scenic value, rock outcroppings, or historic buildings (CalTrans, 2017; Project Application, 2017). There are no State-designated or eligible scenic highways within the vicinity of the Project site. The Project site is located approximately 3.2 miles northeast of State Route 71, which is the only facility within the Project vicinity that is designated as a State-eligible scenic highway (CalTrans, 2017; Google Earth, 2017). Due to distance and intervening topography and development, the Project would not be visible from State Route 71. Accordingly, the Project site is not located within a state scenic highway corridor and implementation of the proposed Project would not have a substantial effect on scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway corridor. Thus, no impact would occur and no further analysis is required on this subject.</p>				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>Implementation of the proposed Project would result in the visual conversion of the site from vacant land and land that is used for residential and dairy operations to an industrial development that includes features such as primary buildings, ancillary structures, parking spaces, drive aisles, utility infrastructure, landscaping, exterior lighting, signage, and water quality/detention basins. The Project would be compatible with the size, scale, height, and aesthetic qualities of other industrial warehouse buildings planned and constructed in the vicinity of the Project site and would be required to comply</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
with the applicable development standards and design guidelines contained in The Preserve Specific Plan and Chino Development Code. Regardless, a detailed evaluation of the proposed Project's potential to degrade the existing visual character or quality of the property or its surroundings is warranted. The Project's potential to result in significant impacts to visual character and quality shall be evaluated in the required EIR.				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Chino, 2016a; Chino, 2016b)</i></p> <p>The Preserve Specific Plan includes design guidelines and standards for lighting of properties within the Specific Plan boundaries (Chino, 2016a, p. 202). In addition, the City of Chino Municipal Code includes design standards for outdoor lighting that apply to all development in the City (Chino, 2016b, § 20.10.090). The Municipal Code lighting standards govern the placement and design of outdoor lighting fixtures to ensure adequate lighting for public safety while also minimizing light pollution and glare and precluding public nuisances (e.g., blinking/flashing lights, unusually high intensity or bright lighting). Although the proposed Project would be required to adhere to the applicable requirements of The Preserve Specific Plan and the City of Chino Municipal Code, the required EIR shall nonetheless evaluate the Project's potential to produce substantial amounts of light or glare from proposed artificial lighting sources that could adversely affect the day or nighttime views in the area.</p>				
<p>II. AGRICULTURE AND FORESTRY RESOURCES</p> <p>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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</p>				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: CDC, n.d.)</i></p> <p>According to mapping information available from the California Department of Conservation's (CDC) Farmland Mapping and Monitoring Program, the Project site contains "Prime Farmland," and "Other Land" (CDC, n.d.). Because the Project site contains Prime Farmland, the Project has potential to impact important farmland and further analysis of this topic will be addressed in the required EIR.</p>				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Chino, 2017a, Chino, 2017b; Chino, 2016a)</i></p> <p>According to mapping information available from the CDC, the Project site and surrounding areas are not subject to Williamson Act contracts (Chino, 2017a). Additionally, according to the City of Chino Zoning Map and The Preserve Specific Plan, the Project site is not zoned for agricultural use (Chino, 2017b; Chino, 2016a. Figure 1A). Accordingly, the</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Project does not have the potential to conflict with an existing Williamson Act Contract or with existing agricultural zoning designations and no impact would occur.				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Chino, 2016a; Chino, 2017b)</i></p> <p>The Project site is not zoned as forest land, timberland, or Timberland Production, nor is it surrounded by forest land, timberland, or Timberland Production land. There are no lands located within the City of Chino that are zoned for forest land, timberland, or timberland zoned Timberland Production. (Chino, 2017b; Chino, 2016a, Figure 1A) Therefore, the Project has no potential to conflict with any areas currently zoned as forest, timberland, or Timberland Production and will not result in the rezoning of any such lands. As such, no impact will occur.</p>				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Chino, 2016a)</i></p> <p>The Project site does not contain a forest and is not designated as forest land; thus, the proposed Project will not result in the loss of forest land or the conversion of forest land to non-forest use (Chino, 2016a, Figure 1A). As such, no impact will occur.</p>				
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: CDC, 2014; CDC, n.d.)</i></p> <p>“Farmland” is defined in Section II (a) of Appendix G of the State CEQA Guidelines to mean “Prime Farmland,” “Unique Farmland” or “Farmland of Statewide Importance” (“Farmland”). As disclosed above under Threshold II (a), the Project has the potential to impact “Prime Farmland” (CDC, 2014; CDC, n.d.). Accordingly, the required EIR shall evaluate the Project’s potential to cause the conversion of land mapped as “Prime Farmland” to non-agricultural use.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
III. AIR QUALITY Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: South Coast Air Quality Management District; Chino, 2010a; Chino, 2010b)</i> The Project site is located in the South Coast Air Basin. Air quality within the South Coast Air Basin is regulated by the South Coast Air Quality Management District (SCAQMD). Standards for air quality are documented in the SCAQMD's Air Quality Management Plan (AQMP). The proposed Project would emit pollutants into the Air Basin during short-term construction and long-term operational activities, as vehicles travel to and from the proposed industrial land uses. The pollutant levels emitted by the Project's construction and operational activities have the potential to exceed the daily significance thresholds established by the SCAQMD, thereby potentially conflicting with or obstructing implementation of the SCAQMD's AQMP. As such, an air quality technical report shall be prepared and the required EIR shall evaluate the proposed Project's potential to conflict with the adopted SCAQMD's AQMP.				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: South Coast Air Quality Management District; Chino, 2010a; Chino, 2010b)</i> Air quality within the South Coast Air Basin is regulated by the SCAQMD and standards for air quality are documented in the SCAQMD AQMP. Implementation of the proposed Project has the potential to violate daily air pollutant emission significance thresholds established by the SCAQMD's AQMP, particularly related to Project construction and mobile source emissions associated with the Project's long-term operation. Accordingly, an air quality technical report shall be prepared and Project-related air emissions shall be modeled using the SCAQMD's California Emissions Estimator Model (CalEEMod™). The purpose of this model is to estimate construction-source and operational-source air quality emissions for criteria pollutants from direct and indirect sources. The required EIR shall quantify the Project's expected pollutant levels and evaluate the proposed Project's potential to violate local air quality standards and/or contribute substantially to an existing or projected air quality violation.				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: South Coast Air Quality Management District; Chino, 2010a; Chino, 2010b)</i> The South Coast Air Basin is a non-attainment area for various state and federal air quality standards. The Project site, located in the City of Chino, is in a portion of the South Coast Air Basin that is designated as a "Non-Attainment" area for the federal 8-hour ozone standard and a non-attainment area for the State 1-hour and 8-hour ozone standards. The portion of the South Coast Air Basin within which the Project site is located also is in non-attainment for the federal and				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
state PM _{2.5} standards and State PM ₁₀ standards. (Chino, 2010b, pp. 4.3-26 – 4.3-31) Implementation of the Project could cumulatively contribute to a net increase of criteria pollutants in the South Coast Air Basin. Therefore, an air quality impact analysis shall be prepared for the Project, and the required EIR shall address the Project's potential to result in a cumulatively considerable increase of pollutants for which the South Coast Air Basin is in non-attainment.				
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>(Source: South Coast Air Quality Management District; Google Earth)</p> <p>The Project does not include any land uses that may be considered point source emitters. However, the Project has the potential to expose sensitive receptors located near the Project site and/or along its primary truck route(s) to diesel particulate matter (DPM) emissions from mobile sources (i.e., vehicle exhaust). Sensitive receptors in the Project area are limited to residential uses, including scattered residential uses associated with the area's agricultural and dairy operations, and planned and existing residential communities occurring south of the Project site. Due to the presence of sensitive receptors in the Project vicinity and the volume of truck traffic associated with the Project, there is the potential for the Project to expose nearby sensitive receptors to substantial pollutant concentrations associated with DPM. The EIR shall evaluate the Project's potential to expose sensitive receptors to substantial pollutant concentrations.</p>				
e) Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>(Source: Project Application Materials)</p> <p>Any temporary odor impacts generated during Project-related construction activities, such as asphalt paving and the application of architectural coatings, would be short-term and cease upon completion of the construction phase of the Project. The industrial uses proposed for the Project site are not expected to involve uses or activities that generate substantial or noticeable amounts of odor during long-term operation. Nonetheless, the required EIR shall evaluate the Project's potential to expose substantial numbers of people to objectionable odors during both near-term construction and long-term operation.</p>				
IV. BIOLOGICAL RESOURCES				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>(Source: USDA,; Google Earth)</p> <p>The Project site is used for residential and agricultural/dairy uses under existing conditions. Although the Project site has been substantially disturbed by historic and on-going activities, the Project site has the potential to contain 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. A qualified biologist shall evaluate the site's existing biological resources and determine the presence or absence of any sensitive species. Native plants are not</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
expected due to long-standing agricultural (dairy) use of the property. Sensitive animal species are expected to be limited. Delhi find sand is present on a portion of the site; therefore, a suitability analysis for the presence of the Delhi sands fly is required (USDA, n.d.). The results of the biological resources assessment(s) shall be disclosed and evaluated in the required EIR.				
b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Google Earth)</i></p> <p>The Project site is highly disturbed under existing conditions and is not expected to contain any sensitive native vegetation. A qualified biologist shall evaluate the Project's impact area to determine if the property contains riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service. The results of the biological resources assessment shall be disclosed and evaluated in the required EIR.</p>				
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Google Earth)</i></p> <p>A qualified biologist shall evaluate the Project's potential to impact federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.). The results of the biological resources assessment shall be disclosed and evaluated in the required EIR.</p>				
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Chino, 2003; Chino, 2010b; Google Earth)</i></p> <p>As disclosed by The Preserve Specific Plan EIR, "[m]ovement by wildlife within or into the northern portions of Subarea 2 [which encompasses The Preserve Specific Plan area], above the 566-foot elevation line, has been greatly reduced due to the intense existing agricultural activities, lack of viable water sources, and lack of native habitat. The northern portion of Subarea 2 does not contribute significantly to wildlife movement or migration; therefore, the proposed development within this portion of Subarea 2 will not significantly impact wildlife movement." (Chino, 2003, pp. 5.4-37 and 5.4-38) As indicated on the City's General Plan Update EIR Figure SAF-3, <i>566-Foot Prado Dam Inundation Area</i>, the Project site is located outside of the 566-foot elevation line for the Prado Dam and is located in the northern portion of Subarea 2. Moreover, the Project vicinity contains a variety of urban level land uses that restrict wildlife movement, such as the Chino Airport to the west and south; existing warehouses to the east; residential and dairy operations to the southeast;</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
and a variety of improved roadways, including Merrill Avenue, Flight Avenue, and Remington Avenue. Accordingly, the site is not considered to be a wildlife movement corridor. Notwithstanding, development of the Project site would have potential to impact avian species that are protected by the federal Migratory Bird Treaty Act. The Project's potential to impact migratory birds during construction and long-term operation shall be evaluated in the required EIR.				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Chino, 2016b; Google Earth)</i></p> <p>The City's Street Trees Ordinance (Chapter 12.16 of the Chino Municipal Code) is the only local ordinance applicable to biological resources and regulates the planting and removal of street trees within the City. Development associated with the proposed Project has the potential to conflict with the City's street trees ordinance. The Project's landscaping plan shall be reviewed against these provisions of the Municipal Code and this issue shall be evaluated in the required EIR.</p>				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Chino, 2010b; Chino, 2003)</i></p> <p>The Project site is located within The Preserve Specific Plan, for which a Resource Management Plan (RMP) was prepared and adopted. Although the RMP is intended to address the management and long-term conservation of the southern portions of The Preserve Specific Plan area, the required EIR shall nonetheless evaluate the Project's consistency with the approved RMP. No other conservation plans are applicable to the Project site.</p>				
<p>V. CULTURAL RESOURCES</p> <p>Would the project:</p>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth)</i></p> <p>Under existing conditions, the Project site contains dairy buildings and two existing residential structures that may qualify as historical resources pursuant to CEQA Guidelines Section 15064.5. A site-specific cultural resources investigation shall be prepared for the Project site to evaluate whether any of the existing structures on site comprise historical resources, the findings for which shall be disclosed in the required EIR. The required EIR shall evaluate whether Project implementation would cause a substantial adverse change in the significance of any historical resources that may be identified on-site as part of the site-specific investigation.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth)</i></p> <p>Under existing conditions, the Project site is heavily disturbed by historic agriculture and dairy farm operations. Regardless, a site-specific cultural resources assessment shall be conducted by a professional archaeologist to determine likelihood for the presence/absence of archaeological resources to be located on the Project site. The results of the site-specific cultural resources assessment will be disclosed in the required EIR. The Project's potential to impact archaeological resources will be evaluated in the EIR.</p>				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Chino, 2010b; Chino, 2003; Google Earth)</i></p> <p>According to the City's General Plan EIR, Chino lies in a region which is made up of alluvial valley floors, fans, and terraces (Chino, 2010b, p. 4.5-9). Additionally, The Preserve Specific Plan area is known to be underlain by 300-800 feet of alluvial sands (Chino, 2003p. 5.5-10). Late Pleistocene alluvium elsewhere in San Bernardino County, including deposits in Chino and Chino Hills, has yielded a diversity of significant vertebrate fossils. Although the Project site is not known to contain unique paleontological resources or unique geologic features, there is nonetheless the potential that Project-related grading activities could uncover and impact paleontological resources beneath the surface of the site. This issue shall be evaluated in the required EIR.</p>				
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The Project site does not contain a known cemetery. While not anticipated, in the unlikely event that human remains are discovered during Project grading or other ground disturbing activities, compliance with the applicable provisions of California Health and Safety Code § 7050.5 as well as Public Resources Code § 5097 <i>et. seq.</i> Mandatory compliance with these provisions of California state law would ensure that impacts to human remains, if unearthed during construction activities, would be appropriately treated and ensure that potential impacts are less than significant.</p>				
<p>VI. GEOLOGY AND SOILS</p> <p>Would the project:</p>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p><i>(Source: Chino, 2010b; Google Earth)</i></p> <p>There are no Alquist-Priolo Earthquake Fault Zones affecting the Project site. The nearest earthquake fault zone is the Chino-Central Avenue Fault, which occurs approximately 2.9 miles southwest of the Project site. (Google Earth, 2017; Chino, 2010b, Figure 4.6-1) Because there are no known faults located on the Project site, there is no potential that the proposed Project could expose people or structures to adverse effects related to ground rupture</p>				
(ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Chino, 2010b; CBSC; Chino, 2016b)</i></p> <p>The Project site is located in a seismically active area of southern California and is expected to experience moderate to severe ground shaking during the lifetime of the proposed Project. The ground shaking risk is not considered substantially different than that of other similar properties in the southern California area. As a mandatory condition of Project approval, the City Chino will require that the proposed structures be constructed in accordance with the California Green Building Standards Code (CALGreen), also known as California Code of Regulations (CCR), Title 24 and the City Building Code. CALGreen and City Building Code are designed to preclude significant adverse effects associated with strong seismic ground shaking. The future buildings and workers on the Project site have the potential to be exposed to strong seismic ground shaking associated with seismic events. The Project's potential to be subject to strong seismic ground shaking shall be evaluated in the required EIR.</p>				
(iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Chino, 2010b)</i></p> <p>According to the City's General Plan EIR, soils in the City of Chino pose a risk of liquefaction in the event of a major earthquake (Chino, 2010b, p. 4.6-18). To confirm this, a site-specific geotechnical study shall be prepared for the Project site, which will evaluate the Project site's potential to be subject to seismic-related ground failure, including liquefaction. The results of the site-specific geotechnical evaluation shall be disclosed in the required EIR.</p>				
(iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Google Earth)</i></p> <p>The Project site is relatively flat. The nearest hillsides (Chino Hills) are located approximately 4.3 miles southwest of the Project site, and are separated from the Project site by intervening development (Google Earth, 2017). Additionally, grading in support of the Project is not anticipated to result in the creation of any new substantial slopes on-site that could be subject to landslide. Grading of the site would not pose a landslide threat to adjacent properties, future site workers, or the proposed buildings. Accordingly, the proposed Project would not create and would not be exposed to any risk of landslide.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
(b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>Construction activities associated with the Project would involve earth movement and the exposure of soil, which would temporarily increase erosion susceptibility. In the long-term, development of the subject property would increase impervious surface cover and permanent landscaping on the Project site, thereby reducing the potential for erosion and loss of topsoil that currently occurs. The Project would be required to adhere to standard regulatory requirements, including, but not limited to, requirements imposed by the City of Chino's National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit (State Water Resources Control Board Order No. R8-2010-0036) and a Project-specific Water Quality Management Plan (WQMP) that includes Best Management Practices (BMPs) to minimize water pollutants including sedimentation in stormwater runoff. The required EIR shall evaluate the Project's potential to result in substantial soil erosion and the loss of topsoil.</p>				
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>Refer to the discussion of Thresholds VI(a)(iii) and (iv) for a discussion of hazards associated with liquefaction and landslide hazards. As noted, landslide hazards are not anticipated to affect or result from the Project, and the required EIR will evaluate the site's potential for exposing future buildings on-site to liquefaction-related hazards. The Project site's potential for lateral spreading or collapse is currently unknown, but will be evaluated in a site-specific geotechnical evaluation. The site-specific geotechnical evaluation also shall evaluate the Project site's potential for subsidence and liquefaction hazards. The required EIR shall evaluate the proposed Project's potential to cause soil subsidence, lateral spreading, liquefaction, and collapse hazards, which could pose a threat to the future structures and workers on-site.</p>				
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2010b)</i></p> <p>According to the Figure 4.6-2 (Soil Types) and Table 4.6-1 of the City's General Plan Update EIR, the Project site is underlain by Chino Silt Loam, Delhi Fine Sand, and Hilmar Loamy Fine Sand, which all generally have a "Low" shrink swell potential (Chino, 2010b). Long-standing disturbances such as agriculture have altered the site's mapped soil characteristics at the near-surface. The Project's geotechnical evaluation shall evaluate the Project site's specific soil conditions and potential for containing expansive soils. The Project's potential to expose the future structure and workers on-site to hazards associated with expansive soils shall be evaluated in the required EIR.</p> <p>[Note: Threshold VI(d) is based on Appendix G of the CEQA Guidelines and references Table 18-1-B of the 1994 Uniform Building Code (UBC). This Table no longer exists. The Building Code currently in effect, the 2010 CBC, references ASTM D4829, a standard procedure for testing and evaluating the expansion index (or expansion potential) of soils established by ASTM International, which was formerly known as the American Society for Testing and Materials (ASTM).]</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The Project would not install any septic tanks or alternative waste water disposal systems. No impact would occur.</p>				
<p>VII. GREENHOUSE GAS EMISSIONS</p> <p>Would this project:</p>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2013)</i></p> <p>Greenhouse gas (GHG) emissions associated with the proposed Project would primarily be associated with Project-related vehicle emissions. In addition, Project-related construction activities, energy consumption, water consumption, and solid waste generation also would contribute to the Project's overall generation of GHGs. The City of Chino has adopted a Climate Action Plan (CAP) that includes a policy (Policy Local E-2, Energy Efficiency for New Development [GHG Performance Standard]) that is applicable to development projects. The potential of the Project's GHG emissions to be significantly impact the environment will be based on significance criteria specified in the City's CAP. A GHG emissions report will be prepared to quantify the GHG emissions associated with the Project. The results of the GHG emissions report shall be disclosed in the required EIR.</p>				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; California Legislative Information; Chino, 2013)</i></p> <p>The City of Chino adopted a CAP in November 2013 to reduce city-wide GHG emissions. Additionally, Assembly Bill 32 (AB 32) and Senate Bill 32 (SB 32) also apply and were adopted by the State of California to reduce GHG emissions. AB 32 and SB 32 establish goals for the statewide reduction of GHG emissions. (CA Legislative Information, 2006; CA Legislative Information, 2016) The required EIR shall evaluate the Project for consistency with the GHG reduction goals established by the City's CAP, AB 32, and SB 32, as well as other applicable plans, policies, and regulations adopted for the purpose of reducing GHG emissions.</p>				
<p>VIII. HAZARDS AND HAZARDOUS MATERIALS</p> <p>Would the project:</p>				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>During Project construction, a limited amount of hazardous materials would be transported to, stored, and used on the property (fuel, paint, etc.). During long-term operation of the Project, hazardous materials may be used and stored on the Project site. The EIR shall evaluate the Project's potential to create a significant hazard to the public or the</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
environment through the routine transport, use, or disposal of hazardous materials during short-term construction and long-term operation.				
Furthermore, due to the long-standing use of the site for agricultural (dairy) operations, the Project site may contain contaminants that would pose a hazard to the public. A site-specific environmental site assessment (ESA) shall be prepared to evaluate the potential for environmental contamination on-site, and the results of the analysis, including any recommended remediation measures specified by the ESA, shall be documented in the required 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials)</i> See response to Threshold VIII(a), above.				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>(Source: Project Application Materials; Google Earth; Chino, 2010a; Chino, 2003)</i> The nearest existing school facility is the Cal Aero Preserve Academy, located approximately 0.7-mile south of the Project site (Google Earth, 2017). According to the City of Chino General Plan and The Preserve Specific Plan there are no school sites planned within 0.25 mile of the Project site (Chino, 2010a, Figure PFS-1; Chino, 2003, Figure 17). Accordingly, the proposed Project has no potential to 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 would occur.				
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials; DTSC, 2007)</i> According to information provided by the Department of Toxic Substances Control, the Project site is not located on the list of hazardous materials sites pursuant to Government Code Section 65962.5 (DTSC, 2007). A site-specific ESA shall be prepared for the Project that will include the governmental database search. The results of the ESA's database search shall be disclosed in the required EIR.				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Ontario, 2011; Caltrans, 2011; Chino, 2010b)</i></p> <p>The Project site is located less than 0.1-mile east/north of the nearest runways at the Chino Airport, and is located approximately 5.0 miles south of the nearest runway at the Ontario International Airport . The Project site is not located within the Airport Influence Area (AIA) for the ONT Airport, and as such would not be exposed to airport safety hazards associated with this facility (Ontario, 2011, Map 2-1).</p> <p>At present, there is no current Airport Land Use Compatibility Plan (ALUCP) for San Bernardino that addresses the Chino Airport, as the 1991 adopted plan does not reflect the current Airport Master Plan for this facility. The required EIR shall evaluate the extent to which the Project's proximity to the Chino Airport could expose people to airport safety hazards.</p>				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Google Earth)</i></p> <p>There are no private airfields or airstrips in the vicinity of the Project site. The only airports in the Project vicinity are the Chino and Ontario airports, which are discussed above under Threshold VIII(e). Because no private airports are located nearby, there is no potential for the Project to result in a safety hazard associated with private airport facilities. No further analysis is required on this subject.</p>				
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2010b; Chino, 2003)</i></p> <p>The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction and long-term operation, the proposed Project would be required to maintain adequate emergency access for emergency vehicles as required by the City. Because the proposed Project would not interfere with an adopted emergency response or evacuation plan, no impact would occur.</p>				
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials, Chino, 2010b)</i></p> <p>According to the City's General Plan Update EIR, the Project area is identified as having "Little or no threat" due to wildland fire hazards (Chino, 2010b, Figure 4.7-1). The nearest area subject to high fire hazards occurs approximately 1.75 miles southwest of the Project site. Additionally, the Project site and surrounding areas generally consist of agricultural and/or suburban land uses, which are generally not associated with wildland fire hazards. No wildlands are located on or adjacent</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
to the Project site. Accordingly, the proposed Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. No further analysis is required on this subject.				
IX. HYDROLOGY AND WATER QUALITY				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>Implementation of the Project would involve demolition, clearing, grading, paving, utility installation, building construction, and landscaping activities, which could result in the generation of water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures. Additionally, runoff from under post-development conditions could contain pollutants in the absence of protective or avoidance measures. The Project's potential to violate any water quality standards or waste discharge requirements during short-term construction and/or long-term operational activities shall be fully analyzed in the required EIR.</p>				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The Project would be served with potable water from the City of Chino, and does not propose the use of any wells or other groundwater extraction activities. Therefore, the proposed Project would not directly draw water from the groundwater table. However, development of the Project site would increase the amount of impervious surfaces on-site, which could reduce the amount of water that directly infiltrates into the ground and reaches the groundwater table. Accordingly, the Project's potential to interfere substantially with groundwater recharge shall be evaluated in the required EIR.</p>				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Applications Materials; Chino, 2003)</i></p> <p>There are no streams or rivers in the Project vicinity; thus, the Project has little to no potential to affect any streams or rivers as a result of changes in the amount of runoff from the site (Chino, 2003, Exhibit 5.3-1). The Project would alter the existing drainage pattern of the property and thereby has the potential to result in erosion. A site-specific hydrology</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
study shall be prepared for the Project to determine whether Project development would result in a measurable increase in water flows exiting the site under developed conditions. Additionally, a site-specific WQMP also will be prepared that will identify structural control BMPs to reduce the Project's potential to result in increased erosion following development. The results of the required WQMP and site-specific hydrology study shall be documented in the required EIR.				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>As indicated under Threshold IX(c), a site-specific hydrology study shall be prepared to evaluate whether the Project would result in a substantial change in the rate or amount of runoff from the site. An increase in the rate or amount of runoff from the site could result in increased potential for flooding on downstream properties. The results of the site-specific hydrology study shall be documented in the required EIR.</p>				
e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2003)</i></p> <p>As indicated under the analysis of Threshold IX(a), the Project's potential to result in additional sources of polluted runoff shall be disclosed and evaluated in the required EIR. A site-specific hydrology study shall be prepared for the Project that will identify a stormwater drainage system to convey runoff from the site in a manner consistent with City requirements. The required EIR shall include a discussion and analysis of the Project's proposed storm drain improvements, and also shall identify any impacts to the environment that may result from any necessary off-site improvements required in support of the Project's drainage system.</p>				
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>There are no conditions associated with the proposed Project beyond that which is described above that could result in the substantial degradation of water quality.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The Project does not include housing. Therefore, there is no potential for housing to be located within a 100-year flood hazard zone and no impacts associated with housing placement would occur from implementing the proposed Project.</p>				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; FEMA, 2008)</i></p> <p>According to applicable FEMA Flood Insurance Rate Maps, the Project site is located within “Zone X (shaded),” which are areas determined to be within a 500-year flood hazard area, but not within a 100-year flood hazard area. (FEMA, 2008) As such, the proposed Project would not place structures within a 100-year flood hazard area that could impede or redirect flood flows and no impact would occur.</p>				
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2010b; FEMA)</i></p> <p>The Prado Dam is the only feature within the Project vicinity with the potential to result in flooding in the event of failure. According to General Plan Update EIR Figure 4.8-2, <i>566 Foot Prado Dam Inundation Area</i>, the Project site is not subject to dam inundation hazards. There is no levee located within the vicinity of the Project site. According to applicable FEMA Flood Insurance Rate Maps, the Project site is located within “Zone X (shaded),” which is not considered to be a flood hazard area (FEMA, 2008). Accordingly, there is no potential for the Project to expose people or structures to significant risk of loss, injury or death involving flooding.</p>				
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2010b; Google Earth)</i></p> <p>The Pacific Ocean is located over 30 miles southwest of the Project site; consequently, there is no potential for tsunamis to impact the Project. In addition, no steep hillsides subject to mudflow are located on or near the Project site. The nearest large body of surface water to the site is the Prado Dam; as indicated under Threshold IX(i), the Project would not be subject to inundation associated with the Prado Dam. Therefore, the Project site has no potential to be impacted by seiches, mudflows, and/or tsunamis.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
X. LAND USE AND PLANNING				
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Google Earth)</i></p> <p>The Project site consists of approximately 74.4 acres of land that is used for dairy operations and residential uses under existing conditions. Aside from the two residences on the Project site, no residences or communities abut the Project site. The Project site does not provide access to established communities and would not isolate any established communities or residences from neighboring communities. Development and operation of the Project would not physically disrupt or divide the arrangement of an established community.</p>				
b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Materials; Chino, 2010a; Chino, 2016a)</i></p> <p>Implementation of the Project would allow for the future development of industrial land uses on the 74.4-acre Project site. The development of the Project site has the potential to conflict with applicable plans, policies, and/or regulations of agencies with jurisdiction over the Project, including, but not limited to, the following: City of Chino General Plan goals, policies, and requirements; The Preserve Specific Plan goals, policies, and requirements (includes zoning); the SCAQMD's Air Quality Management Plan; requirements of the Regional Water Quality Control Board (RWQCB); the Southern California Association of Government (SCAG) Sustainable Communities Strategy/ Regional Transportation Plan (SCS/RTP); and the San Bernardino Congestion Management Plan (CMP). The required EIR shall include an evaluation of the proposed Project's consistency with applicable plans, policies, and/or regulations adopted for the purpose of reducing or avoiding environmental effects.</p>				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Chino, 2010b; Chino, 2003)</i></p> <p>As described above under the response to Threshold IV(f), the Project site is located within The Preserve Specific Plan, for which a Resource Management Plan (RMP) was prepared and adopted. There are no other habitat conservation plans or natural community conservation plans applicable to the Project area. Although the RMP is intended to address the management and long-term conservation of the southern portions of The Preserve Specific Plan area, whereas the Project site is located in the northern portion of The Preserve Specific Plan, the required EIR shall nonetheless evaluate the Project's consistency with the approved RMP for The Preserve Specific Plan area.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XI. MINERAL RESOURCES				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Chino, 2010a; Chino, 2010b; Chino, 2016a)</i></p> <p>Implementation of the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State of California (Chino, 2010b, p. 4.6-4 and Figure 4.6-4). In addition, the City's General Plan and The Preserve Specific Plan do not identify any locally-important mineral resource recovery sites on-site or within close proximity to the Project site. Accordingly, no impact would occur and no further analysis of this subject is required.</p>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Chino, 2010a; Chino, 2010b; Chino, 2016a)</i></p> <p>Please refer to the response to Threshold XI(a), above. No impact would occur and no further analysis of this subject is required.</p>				
XII. NOISE				
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2010a; Chino, 2016b)</i></p> <p>Project-related construction activities, as well as long-term operational activities (including on-site activities and the expected increases in vehicular travel along area roadways), may expose persons in the vicinity of the Project site to noise levels in excess of standards established by the City's General Plan Update and Chapter 9.40, Noise, of the City's Municipal Code and the General Plans and Municipal Code standards of other jurisdictions through which the Project's traffic would traverse. An acoustical analysis shall be prepared and the required EIR shall analyze the potential for the Project to expose people, on- or off-site, to noise levels in excess of established noise standards.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>Construction activities on the Project site may produce groundborne vibration or groundborne noise levels during demolition, earthwork/grading and/or during the operation of heavy machinery. The required EIR shall analyze the potential of the Project to expose persons to excessive groundborne vibration. Long-term operation of the proposed Project is not anticipated to result in perceptible levels of groundborne vibration or groundborne noise; regardless, the Project's EIR shall also evaluate the proposed Project's potential to generate groundborne vibration and noise in the long-term.</p>				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>Development of the Project would generate increased vehicular traffic that has the potential to cause an increase in ambient noise levels. On-site operational activities associated with proposed industrial activities have the potential to increase ambient noise levels. A site-specific acoustical study shall be prepared for the proposed Project to identify potential increases in ambient noise and to analyze the potential for Project-related noise to increase ambient noise to a level that would be considered substantial and permanent compared to existing conditions. The results of the acoustical study shall be summarized and incorporated into the required EIR.</p>				
d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>During Project-related construction activities, there could be a temporary or periodic increase in ambient noise levels in the Project vicinity above existing levels due to temporary construction traffic and the temporary and periodic operation of construction equipment. A site-specific acoustical study shall be prepared for the Project to identify the potential for temporary or periodic increases in ambient noise levels that would be considered substantial compared to existing conditions. The results of the acoustical study shall be summarized and incorporated into the required EIR.</p>				
e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Chino, 2010a; Ontario, 2011; Google Earth)</i></p> <p>The Project site is located less than 0.1-mile east/south of the nearest runways at the Chino Airport, and is located approximately 5.0 miles south of the nearest runway at the Ontario International Airport. The Project site occurs well to the south of areas that would be exposed to noise levels in excess of 60 dBA CNEL associated with the Ontario</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
International Airport; thus, impacts would not occur on-site from the Ontario International Airport (Ontario, 2011, Map 2-3).				
At present, there is no current Airport Land Use Compatibility Plan (ALUCP) for San Bernardino County that addresses the Chino Airport, as the 1991 adopted plan does not reflect the current Airport Master Plan for this facility. However, the Airport Master Plan for the Chino Airport shows Year 2025 noise contours for the Chino Airport. The 65 dBA noise contour generally does not extend beyond the Chino Airport boundaries; however, the southwestern corner of the Project site is included with the mapped 65 dBA noise contour (Chino, 2010a, Figure N-6). Therefore, implementation of the Project has the potential to expose future workers and visitors on the Project site to excessive airport-related noise levels and further analysis of this subject will be provided in the Project's EIR.				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Chino, 2010a; Google Earth)</i></p> <p>The Project site is not located near any private airfields or airstrips. Therefore, the proposed Project has no potential to expose people to excessive noise levels associated with operations at a private airstrip. No further analysis of this subject is required.</p>				
<p>XIII. POPULATION AND HOUSING</p> <p>Would the project:</p>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2010a; Chino, 2010b; Chino, 2016a; Chino, 2003)</i></p> <p>The proposed Project would develop the subject property with industrial land uses that would result in an influx of employment opportunities to the area, which has the potential to induce population growth. The Project's improvements to public infrastructure, including roads, drainage infrastructure, and other utility improvements would be consistent with the City of Chino's General Plan and The Preserve Specific Plan and would not indirectly induce substantial population growth in the local area. Notwithstanding, the required EIR will evaluate the potential of the Project to result in substantial population growth.</p>				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Google Earth; Project Applications)</i></p> <p>Under existing conditions, the Project site contains two residential structures that would be removed as part of the Project. The removal of these homes would not result in the displacement of substantial numbers of existing housing,</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
which could necessitate the construction of replacement housing elsewhere. Accordingly, impacts would be less than significant.				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Google Earth)</i></p> <p>As described above under response to Threshold XII(b), the Project site contains two residential structures under existing conditions. The demolition of these existing homes would not result in the displacement of substantial numbers of people, which could necessitate the construction of replacement housing elsewhere. Accordingly, impacts would be less than significant.</p>				
<p>XIV. PUBLIC SERVICES</p> <p>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government 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?</p>				
a) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2003; Chino, 2016b; Google Earth.)</i></p> <p>Fire service in the Project area is provided by CVIFD Station 63 (at the Chino Airport) which is located approximately 1.2 miles southwest of the Project site, on Kimball Avenue (Google Earth, 2017). As concluded by The Preserve Specific Plan EIR, ultimate buildout of The Preserve Specific Plan area would require the development of a new fire station. (Chino, 2003, pp. 5.11-10 through 5.11-13) Although the Project Applicant would be required to contribute development impact fees pursuant to Chino Municipal Code Chapter 3.40 which would help defray the Project's adverse effects to fire protection services in the area, the Project has the potential to result in or contribute to the need for new or expanded fire protection facilities, the construction of which could result in significant environmental effects. The Project's incremental demand for fire protection services shall be evaluated and disclosed in the required EIR, including any reasonably foreseeable environmental effects associated with new or expanded fire protection facilities as needed to serve the Project and other cumulative developments in the local area.</p>				
b) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2010b; Chino, 2003; Chino, 2016b; Google Earth)</i></p> <p>Because the Project site contains active agricultural (dairy) operations under existing conditions, the site already receives police protection services. However, development of the site with industrial land uses could result in an increase in the frequency of police protection demand at the site. Impacts to police protection services as a result of buildout of The Preserve Specific Plan area were evaluated in The Preserve Specific Plan EIR, which concluded that capital costs associated with increased demands of The Preserve Specific Plan area would be funded via development impact fees, which were determined to be adequate based on a Draft Financing Plan prepared in support of The Preserve Specific Plan (Chino, 2003, p. 5.11-9; Chino, 2016b). The required EIR shall evaluate whether the payment of development impact fees</p>				

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pursuant to Municipal Code Chapter 3.40 would adequately off-set the Project's incremental demand for police protection services. If the EIR determines that new or expanded facilities are required in support of the Project, then environmental effects associated with the construction or expansion of such facilities also shall be identified and disclosed.				
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials, California Legislative Information, 2016)</i></p> <p>Development of the Project site as with industrial land uses would not create a direct demand for public school services, as the subject property would contain non-residential uses that would not generate any school-aged children requiring public education. Because the proposed Project would not directly generate students and is not expected to indirectly draw a substantial number of students to the area, the proposed Project would not cause or contribute to a need to construct new or physically altered public school facilities. Although the Project would not create a demand for additional public school services, the Project Applicant would be required to contribute development impact fees to the Chino Unified School District, in compliance with California Senate Bill 50 (Greene). Mandatory payment of school fees would be required prior to the issuance of a building permit. With mandatory payment of fees in accordance with California Senate Bill 50, impacts to public schools would not occur.</p>				
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>As discussed under Thesholds XV(a) and XV(b) below, the proposed Project would not create a demand for public park facilities and would not result in the need to modify existing or construct new park facilities. Accordingly, implementation of the proposed Project would not adversely affect any park facility and impacts would be less than significant.</p>				
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The proposed Project is not expected to result in a demand for other public facilities/services, including libraries, community recreation centers, post offices, and animal shelters. As such, implementation of the proposed Project would not adversely affect other public facilities or require the construction of new or modified public facilities.</p>				
XV. RECREATION				
a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The Project does not propose any type of residential use or other land use that may generate a population that would increase the use of existing neighborhood and regional parks or other recreational facilities. Accordingly, implementation</p>				

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of the proposed Project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park, and no further analysis of this subject is required.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The Project does not propose to construct any new on- or off-site recreation facilities. The Project would not expand any existing off-site recreational facilities. Therefore, environmental effects related to the construction or expansion of recreational facilities would not occur with implementation of the proposed Project. Additional analysis of this issue is not required.</p>				
<p>XVI. TRANSPORTATION/TRAFFIC</p> <p>Would the project:</p>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The proposed Project would contribute an increased volume of vehicular traffic to the local roadway network and has the potential to adversely affect the performance of the local circulation system, on a direct and/or cumulatively considerable level. A site-specific traffic study shall be prepared according to the San Bernardino County Congestion Management Program (CMP) Guidelines for CMP Traffic Impact Analysis Reports (Appendix "C", 2005 Update), the California Department of Transportation (Caltrans) Guide for the Preparation of Traffic Impact Studies (December 2002), and input from City of Chino staff. The study shall quantify the volume of vehicular traffic anticipated to travel to and from the Project site. The traffic study shall model the effects of Project-related traffic on the local circulation system, taking all modes of transportation into account. The required EIR shall disclose the findings of the site-specific traffic study and evaluate the Project's potential to conflict with applicable plans, ordinances, and policies that establish a minimum level of performance for the local circulation system.</p>				

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b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; SANBAG, 2016)</i></p> <p>Traffic generated by the proposed Project has the potential to impact the San Bernardino Association of Governments (SANBAG) Congestion Management Plan (CMP) roadway network (SANBAG, 2016, Figure 2-1). Potential affects to the CMP roadway system shall be evaluated a site-specific traffic study, and the results of this study shall be used in the required EIR to determine the Project's consistency with the SANBAG CMP, including applicable level of service standards and travel demand/congestion management measures.</p>				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials; Ontario, 2011; Google Earth)</i></p> <p>The Project site is located less than 0.1-mile east/north of the nearest runway at the Chino Airport, and is located approximately 5.0 miles south of the nearest runway at the Ontario International Airport. The Project does not include any component that would result in a change in air traffic patterns or increase air traffic levels. No impact would occur.</p>				
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>Based on a review of the proposed Project's application materials submitted to the City of Chino, no unsafe design features are proposed as part of the Project. Regardless, the Project's required EIR shall document the conditions of the existing and planned circulation system in the Project area and determine if the increase in traffic resulting from the Project would adversely affect any off-site roadway segment or intersection which may be unsafe, or may become unsafe with the addition of Project traffic.</p>				
e) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>Under existing conditions, many roadways in the Project vicinity are not improved to their ultimate planned right-of-way configuration. The required EIR shall evaluate whether the Project would be adequately served by emergency access routes in accordance with CVIFD standards.</p>				

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f) Conflict with adopted policies or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>(Source: Project Application Materials; Chino, 2010a; Chino, 2016a)</p> <p>According to The Preserve Specific Plan Figure 13, <i>Potential Transit System</i>, roadways abutting the Project site are not planned as part of any regional or local transit routes. The Preserve Specific Plan Figure 14, <i>Bicycle Plan</i>, indicates that Flight Avenue, which abuts the eastern boundary of the Project site, is planned to support Class II Bicycle Facilities. Additionally, General Plan Update Figure TRA-2, <i>Future Bicycle Facilities</i>, identifies Class II bicycle facilities along Flight Avenue, which abuts the eastern boundary of the Project site.</p> <p>The proposed Project has the potential to conflict with The Preserve Specific Plan and/or General Plan Update regarding accommodation of transportation facilities as planned for by the General Plan Update and The Preserve Specific Plan. The required EIR shall evaluate the Project's consistency with The Preserve Specific Plan and General Plan Update trail designations and shall also evaluate whether the Project would conflict with any of the alternative transportation policies specified in The Preserve Specific Plan and/or General Plan Update.</p>				
<p>XVII. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p>				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>(Source: Project Application Materials)</p> <p>A site-specific cultural resources assessment shall be conducted by a professional archaeologist to determine whether the Project site is listed or eligible for listing on a state or local register of historical resources as defined in Public Resources Code Section 5020.1(k). The results of the site-specific cultural resources assessment will be disclosed in the required EIR.</p>				
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>(Source: Project Application Materials)</p> <p>The provisions of Public Resources Code § 21074 were established pursuant to Assembly Bill 52 (AB 52). AB 52 applies to all development projects that have a notice of preparation (NOP) or a notice of negative declaration or mitigated negative</p>				

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<p>declaration filed on or after July 1, 2015. Accordingly, the Project is subject to the provisions of AB 52. As part of the AB 52 consultation processes required by State law, the City of Chino will send notification of the proposed Project to Native American tribes with possible traditional or cultural affiliation to the area. The potential for the Project to cause a substantial adverse change in the significance of a tribal cultural resource shall be evaluated in the required EIR.</p>				
<p>XVIII. UTILITIES AND SERVICE SYSTEMS. Would the project:</p>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>Wastewater conveyance services are provided to the Project site by the City of Chino Water Utility and wastewater treatment services are provided by the Inland Empire Utilities Agency (IEUA). The IEUA is required to operate all of its treatment facilities in accordance with the waste treatment and discharge standards and requirements set forth by the RWQCB. The proposed Project would not install or utilize septic systems or alternative wastewater treatment systems; therefore, the Project would have no potential to exceed applicable wastewater treatment requirements established by the RWQCB. Accordingly, impacts would be less than significant.</p>				
b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2011a; Chino, 2003)</i></p> <p>Domestic water services are provided by the City of Chino Water Utility and wastewater treatment services are provided by the IEUA. The proposed Project would be required to construct water and wastewater conveyance facilities as necessary to serve the Project. Off-site improvements to utility lines also may be necessary to provide adequate service to the site. The required EIR shall describe the Project's proposed water and wastewater conveyance facilities, and shall evaluate whether the construction of such facilities would result in significant environmental effects.</p>				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials; Chino, 2003)</i></p> <p>The proposed Project would be required to construct stormwater drainage facilities as necessary to serve Project stormwater flows. Off-site improvements to utility lines also may be necessary to increase capacity to convey Project stormwater flows. A site-specific hydrology study shall be prepared for the Project that will identify a stormwater drainage system to convey runoff from the site in a manner consistent with City requirements. The required EIR shall evaluate whether the construction or expansion of storm water drainage facilities as necessary to serve the Project would result in significant environmental effects.</p>				

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d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The operation of industrial land uses on the Project site would result in an increase in potable water demand from existing conditions. Pursuant to CEQA Guidelines Section 15155(a)(1), the proposed Project is considered a “water-demand project” because it involves industrial development that would occupy more than 40 acres of land. In order to evaluate whether the City’s current and planned water supplies are adequate to serve the Project, a Water Supply Assessment (WSA) shall be prepared for the Project. The results of the WSA shall be documented in the required EIR.</p>				
e) Result in a determination by the wastewater treatment provider which serves or may serve the project determined that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>Wastewater generated on the Project site would be conveyed by the Chino Water Utility to the IEUA for treatment. The Project proposes a General Plan Amendment and Specific Plan Amendment that may conflict with land use assumptions utilized by IEUA forecasts. Accordingly, the required EIR shall evaluate the adequacy of the IEUA’s existing capacity, and shall determine whether any new or expanded treatment facilities are required to serve the Project in addition to the IEUA’s existing commitments.</p>				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The Project would generate an incremental increase in solid waste volumes requiring off-site disposal during short-term construction and long-term operational activities. The required EIR shall evaluate whether existing landfills have adequate capacity to accommodate the Project’s planned increase in solid waste generation.</p>				
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The Project would be required to comply with the City of Chino’s waste reduction programs, including recycling and other diversion programs to divert the amount of solid waste deposited in landfills. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Cal Pub Res. Code § 42911), the proposed Project would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. The implementation of these programs would reduce the amount of solid waste generated by the proposed Project and diverted to landfills,</p>				

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which in turn will aid in the extension of the life of affected disposal sites. The Project would comply with all applicable solid waste statutes and regulations; as such, a less-than-significant impact would occur.				
XIX.MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The Project has the potential to substantially reduce the habitat of a wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. The required EIR shall evaluate the Project's potential to degrade the quality of the environment and/or result in substantial adverse effects to biological and cultural resources.</p>				
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The Project site is located within the City of Chino and immediately south of the City of Ontario. These and other nearby cities and portions at unincorporated San Bernardino County have a number of on-going development projects throughout the City. Development of the Project site, in addition to concurrent construction and operation of other development projects in the area, has the potential to result in cumulatively considerable impacts, particularly with respect to the following issue areas: air quality, greenhouse gas emissions, noise, and transportation/traffic. The required EIR shall evaluate the Project's potential to result in cumulatively considerable contributions to cumulatively significant impacts.</p>				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials)</i></p> <p>The potential for the proposed Project to directly or indirectly affect human beings will be evaluated in the required EIR particularly with respect to the following issue areas: air quality, greenhouse gas emissions, and noise.</p>				

4.0 REFERENCES

This Initial Study was prepared by:

City of Chino

Andrea Gilbert, Senior Planner

T&B Planning, Inc.

Tracy Zinn, AICP, Principal

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George Atalla, Environmental Analyst

Lauren Fujimori, Environmental Analyst

Eric Horowitz, GISP, Senior Graphics/GIS Manager

The following information sources were used during the preparation of this IS:

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NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

September 23, 2017

To: Interested Parties

From: Andrea Gilbert, Senior Planner
City of Chino
Community Development Department
13220 Central Avenue
Chino, CA 91710
(909) 334-3328
agilbert@cityofchino.org

This Notice of Preparation (NOP) of an Environmental Impact Report (EIR) is issued by the City of Chino Community Development Department for the proposed **Chino Parcel Delivery Facility Project**. The proposed Project involves a General Plan Amendment, Amendment to The Preserve Specific Plan, and Master Site Approval for a +/- 74.4-acre property generally located southwest of Merrill Avenue and Flight Avenue. A Site Approval and a Special Conditional Use Permit also will be required to implement the Project. The Project site currently contains two residential structures, two dairy farm enclosures, several ancillary canopies and storage structures, and vacant land subject to routine weed abatement. Pursuant to CEQA Guidelines Section 15161, the City of Chino will prepare an EIR for the Project.

The City is requesting input from Responsible Agencies, Trustee Agencies, members of the public, and other interested parties on the scope and content of the EIR and its requisite environmental information. Public agencies may need to rely on the EIR prepared by the City of Chino when considering permits that may need to be issued in association with the Project. **Please send your response to Andrea Gilbert at the address shown above between September 23, 2017 and no later than October 23, 2017 (30-day review). For public agencies, indicate the name and contact information of a contact person in the event of any questions. If your agency is a Responsible or Trustee Agency for this project, please so indicate.**

PUBLIC SCOPING MEETING: In addition, a public scoping meeting will be held in the Community Development Conference Room at 13220 Central Avenue, Chino, CA on October 11, 2017 at 3:00 PM. The meeting will provide a public forum for information dissemination, identification of issues, scope of review, and the overall EIR process. While the issues raised in this meeting will be summarized in the required EIR, anyone wishing to make formal comments on the Notice of Preparation must do so in writing. The scoping meeting is intended to satisfy the requirements of California Public Resources Code Section 21083.9.

Due to time limits mandated by State law your response must be sent at the earliest possible date but no later than 30 days after the date of this notice.

PROJECT TITLE: Chino Parcel Delivery Facility Project (General Plan Amendment No. PL16-0638, Specific Plan Amendment No. PL16-0639, Zone Change No. PL16-0640, Master Site Approval No. PL16-0719, Site Plan, and Special Conditional Use Permit)

PROJECT LOCATION: The +/- 74.4-acre **Chino Parcel Delivery Facility Project** property is located in the southern portion of the City of Chino in the southwestern portion of San Bernardino County, California. The Project site is located south of Merrill Avenue and west of Flight Avenue and includes Assessor Parcel Numbers (APNs) 1054-391-02 and -03.

PROJECT DESCRIPTION: The Project would include the construction and operation of either two industrial buildings (Option A) or one ground parcel sorting/delivery complex (Option B). Option A would develop an approximately 1,112,000-square-foot, north-south oriented industrial building and an approximately 308,000-square-foot, east-west oriented industrial building that would be designed to accommodate high-cube warehouse, light manufacturing/assembly, e-commerce, and similar uses. Option A also would include two driveways along Merrill Avenue and four driveways along Flight Avenue. Option A would be pursued on a speculative basis, meaning that no

users have been identified for the proposed buildings. Option B would develop a 489,415-square-foot ground parcel sorting/delivery complex for a parcel delivery services company. The complex would include a sorting/distribution building, a gateway (security) building, guardhouses for vehicle check-in/check-out, and a truck re-fueling island. Access to the Project site under Option B would be provided via a driveway along Remington Avenue and an emergency-only (fire access) driveway along Merrill Avenue.

ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE EIR: The City of Chino has determined that an EIR will be prepared for the Project based on its scale and to cause environmental effects.

This Notice of Preparation and the accompanying Initial Study evaluate submitted and anticipated applications for the proposed Project. Based on the information presented in the Initial Study, the following topics will be evaluated in detail in the EIR:

- | | |
|--------------------------------------|--------------------------------------|
| • Aesthetics | • Land Use/Planning |
| • Agriculture and Forestry Resources | • Noise |
| • Air Quality | • Population and Housing |
| • Biological Resources | • Public Services |
| • Cultural Resources | • Transportation/Traffic |
| • Geology/Soils | • Tribal Cultural Resources |
| • Greenhouse Gas Emissions | • Utilities/Service Systems |
| • Hazards/Hazardous Materials | • Mandatory Findings of Significance |
| • Hydrology/Water Quality | |

The Initial Study further describes the anticipated scope of the environmental analysis for each issue.

To comment on the scope of analysis to be contained in the EIR, please send your response to Andrea Gilbert at the address shown at the top of this letter. The firm deadline to submit comment is October 23, 2017.

Sincerely,

Date: September 23, 2017


Signature:
Andrea Gilbert, Senior Planner
Telephone: (909) 334-3328

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING (MS 722)

464 WEST 4th STREET, 6th FLOOR

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY 711

www.dot.ca.gov/dist8

**COMMUNITY DEVELOPMENT
RECEIVED****SEP 29 2017***Making Conservation
a California Way of Life.*

September 26, 2017

File: 08-SBd-83-PM 3.747

Andrea Gilbert
City of Chino
Community Development Department
13220 Central Avenue
Chino, CA 91710

Subject: Chino Parcel Delivery Facility – Notice of Preparation for Draft Environmental Impact Report

Dear Ms. Gilbert:

Thank you for providing the California Department of Transportation (Caltrans) the opportunity to review and comment on the Notice of Preparation (NOP) for Draft Environmental Impact Report (DEIR) for the Chino Parcel Delivery Facility (Project), located south of Merrill Avenue and west of Flight Avenue in the City of Chino. The project proposes for the construction and operation of either two industrial warehouses that total to approximately 1,420,000 square feet or a 489,415 square feet ground parcel sorting/delivery complex for a parcel delivery services company.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act, it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the City of Chino, due to the project's potential impact to the State facilities, including State Route 83, it is also subject to the policies and regulations that govern the SHS.

In the preceding DEIR, we recommend a Traffic Impact Analysis (TIA) to accurately evaluate the extent of potential impacts of the project to the operational characteristics of the existing State facilities by the project area. Additionally, we recommend the TIA be submitted prior to the circulation of the DEIR to ensure timely review of the submitted materials and a preliminary scoping meeting to discuss any potential issues. We offer the following comments:

Ms. Gilbert
September 26, 2017
Page 2

1) **Submit one hard copy of all TIA documents and one electronic file for review.**

All State facilities within 5-mile radius of the Project should be analyzed in the TIA. The data used in the TIA should not be more than 2 years old, and shall be based on the Southern California Association of Governments 2012 or 2016 Regional Transportation Plan Model. Use the Highway Capacity Manual 6 methodology for all traffic analyses. (See *Caltrans Guide for the Preparation of Traffic Impact Studies* at http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf)

Caltrans is committed to providing a safe transportation system for all users. We encourage the City to embark a safe, sustainable, integrated and efficient transportation system and complete street to enhance California's economy and livability. A pedestrian/bike-friendly environment served by multimodal transportation would reduce traffic congestion prevalent in the surrounding areas. (See *Complete Street Implementation Action Plan 2.0* at http://www.dot.ca.gov/hq/tpp/offices/ocp/docs/CSIAP2_rpt.pdf).

These recommendations are preliminary and summarize our review of materials provided for our evaluation. If this project is later modified in any way, please forward copies of revised plans as necessary so that we may evaluate all proposed changes for potential impacts to the SHS. If you have any questions regarding this letter, please contact Jacob Mathew at (909) 806-3928 or myself at (909) 383-4557.

Sincerely,



MARK ROBERTS

Office Chief

Intergovernmental Review, Community and Regional Planning



State of California - Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764
(909) 484-0167
www.wildlife.ca.gov

EDMUND G. BROWN, Jr., Governor
CHARLTON H. BONHAM, Director



October 23, 2017
Sent via email

Ms. Andrea Gilbert
Senior Planner
City of Chino
13220 Central Avenue
Chino, CA 91710
agilbert@cityofchino.org

Subject: Notice of Preparation of a Draft Environmental Impact Report
Chino Parcel Delivery Facility Project
State Clearinghouse No. 2016121057

Dear Ms. Gilbert:

The Department of Fish and Wildlife (Department) appreciates the opportunity to comment on the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Chino Parcel Delivery Facility Project (project) [State Clearinghouse No. 2016121057]. The Department is responding to the NOP as a Trustee Agency for fish and wildlife resources (California Fish and Game Code Sections 711.7 and 1802, and the California Environmental Quality Act [CEQA] Guidelines Section 15386), and as a Responsible Agency regarding any discretionary actions (CEQA Guidelines Section 15381), such as the issuance of a Lake or Streambed Alteration Agreement (California Fish and Game Code Sections 1600 *et seq.*) and/or a California Endangered Species Act (CESA) Permit for Incidental Take of Endangered, Threatened, and/or Candidate species (California Fish and Game Code Sections 2080 and 2080.1).

The project involves the development of either two industrial warehouses (Option A) or a parcel sorting and distribution facility (Option B) on a 74.4-acre site located south of Merrill Avenue, west of Flight Avenue, and generally east of the Chino Airport in the City of Chino, San Bernardino County, California; within assessor parcel numbers 1054-391-02 and -03. Option A includes the construction of an approximately 1,112,000-square-foot building on the northern portion of the site and a 308,000-square-foot building on the southern portion of the site. Option B includes construction of a 489,415-square-foot ground parcel complex. Both options would require the widening of Merrill Avenue and Flight Avenue and installation of parking areas, a water quality basin, and associated infrastructure.

COMMENTS AND RECOMMENDATIONS

The Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and the habitat necessary for biologically sustainable populations of those species (i.e., biological resources); and administers the Natural Community Conservation Planning Program (NCCP Program). The Department offers the comments and recommendations presented below to assist the City of Chino (City; the CEQA lead agency) in adequately identifying and/or mitigating the project's significant, or potentially significant, impacts on biological resources. The comments and recommendations are also offered to enable the Department to adequately review and comment on the proposed project with respect to impacts on biological resources.

The Department recommends that the forthcoming DEIR address the following:

Assessment of Biological Resources

Section 15125(c) of the CEQA Guidelines states that knowledge of the regional setting of a project is critical to the assessment of environmental impacts and that special emphasis should be placed on environmental resources that are rare or unique to the region. To enable Department staff to adequately review and comment on the project, the DEIR should include a complete assessment of the flora and fauna within and adjacent to the project footprint, with particular emphasis on identifying rare, threatened, endangered, and other sensitive species and their associated habitats.

The Department recommends that the DEIR specifically include:

1. An assessment of the various habitat types located within the project footprint, and a map that identifies the location of each habitat type. The Department recommends that floristic, alliance- and/or association based mapping and assessment be completed following *The Manual of California Vegetation*, second edition (Sawyer et al. 2009). Adjoining habitat areas should also be included in this assessment where site activities could lead to direct or indirect impacts offsite. Habitat mapping at the alliance level will help establish baseline vegetation conditions.
2. A general biological inventory of the fish, amphibian, reptile, bird, and mammal species that are present or have the potential to be present within each habitat type onsite and within adjacent areas that could be affected by the project. The Department's California Natural Diversity Database (CNDDDB) in Sacramento should be contacted at (916) 322-2493 or CNDDDB@wildlife.ca.gov to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code, in the vicinity of the proposed project. The Department recommends that CNDDDB Field Survey Forms be completed and submitted to CNDDDB to document survey results. Online forms can be obtained and submitted at:
<https://www.wildlife.ca.gov/Data/CNDDDB/Submitting-Data>

Please note that the Department's CNDDDB is not exhaustive in terms of the data it houses, nor is it an absence database. The Department recommends that it be used as a starting point in gathering information about the *potential presence* of species within the general area of the project site.

3. A complete, *recent* inventory of rare, threatened, endangered, and other sensitive species located within the project footprint and within offsite areas with the potential to be effected, including California Species of Special Concern (CSSC) and California Fully Protected Species (Fish and Game Code § 3511). Species to be addressed should include all those which meet the CEQA definition (CEQA Guidelines § 15380). The inventory should address seasonal variations in use of the project area and should not be limited to resident species. Focused species-specific surveys, completed by a qualified biologist and conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service, where necessary. Note that the Department generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of the proposed project may warrant periodic updated surveys for certain sensitive taxa, particularly if the project is proposed to occur over a protracted time frame, or in phases, or if surveys are completed during periods of drought.

Based on the Department's local biological knowledge of the project area, and review of CNDDDB, the project site has a high potential to support both nesting and foraging habitat for burrowing owl (*Athene cunicularia*), a California Species of Special Concern. As such, the Department recommends that City, during preparation of the DEIR, follow the recommendations and guidelines provided in the Staff Report on Burrowing Owl Mitigation (Department of Fish and Game, March 2012); available for download from the Department's website at: <https://www.wildlife.ca.gov/Conservation/Survey-Protocols>

The Staff Report on Burrowing Owl Mitigation specifies that project impact evaluations include:

- a. A habitat assessment;
- b. Surveys; and
- c. An impact assessment

As stated in the *Staff Report on Burrowing Owl Mitigation*, the three progressive steps are effective in evaluating whether a project will result in impacts to burrowing owls, and the information gained from the steps will inform any subsequent avoidance, minimization, and mitigation measures. Habitat assessments are conducted to evaluate the likelihood that a site supports burrowing owl. Burrowing owl surveys provide information needed to determine the potential effects of

proposed projects and activities on burrowing owls, and to avoid take in accordance with Fish and Game Code sections 86, 3503, and 3503.5. Impact assessments evaluate the extent to which burrowing owls and their habitat may be impacted, directly or indirectly, on and within a reasonable distance of a proposed CEQA project activity or non-CEQA project.

4. A thorough, recent, floristic-based assessment of special status plants and natural communities, following the Department's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (see <https://www.wildlife.ca.gov/Conservation/Plants>).
5. Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region (CEQA Guidelines § 15125[c]).

Analysis of Direct, Indirect, and Cumulative Impacts to Biological Resources

The DEIR should provide a thorough discussion of the direct, indirect, and cumulative impacts expected to adversely affect biological resources as a result of the project. To ensure that project impacts to biological resources are fully analyzed, the following information should be included in the DEIR:

1. A discussion of potential impacts from lighting, noise, human activity, and wildlife-human interactions created by zoning of development projects or other project activities adjacent to natural areas, exotic and/or invasive species, and drainage. The latter subject should address project-related changes on drainage patterns and water quality within, upstream, and downstream of the project site, including: volume, velocity, and frequency of existing and post-project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-project fate of runoff from the project site.
2. A discussion of potential indirect project impacts on biological resources, including resources in areas adjacent to the project footprint, such as nearby public lands (e.g. National Forests, State Parks, etc.), open space, adjacent natural habitats, riparian ecosystems, wildlife corridors, and any designated and/or proposed reserve or mitigation lands (e.g., preserved lands associated with a Natural Community Conservation Plan, or other conserved lands).
3. An evaluation of impacts to adjacent open space lands from both the construction of the project and long-term operational and maintenance needs.
4. A cumulative effects analysis developed as described under CEQA Guidelines § 15130. Please include all potential direct and indirect project related impacts to riparian areas, wetlands, vernal pools, alluvial fan habitats, wildlife corridors or wildlife movement areas, aquatic habitats, sensitive species and other sensitive habitats,

open lands, open space, and adjacent natural habitats in the cumulative effects analysis. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

Alternatives Analysis

Note that the DEIR must describe and analyze a range of reasonable alternatives to the project that are potentially feasible, would "feasibly attain most of the basic objectives of the project," and would avoid or substantially lessen any of the project's significant effects (CEQA Guidelines § 15126.6[a]).

Mitigation Measures for Project Impacts to Biological Resources

The DEIR should include appropriate and adequate avoidance, minimization, and/or mitigation measures for all direct, indirect, and cumulative impacts that are expected to occur as a result of the construction and long-term operation and maintenance of the project. When proposing measures to avoid, minimize, or mitigate impacts, the Department recommends consideration of the following:

1. *Fully Protected Species*: Fully protected species may not be taken or possessed at any time. Project activities described in the DEIR should be designed to completely avoid any fully protected species that have the potential to be present within or adjacent to the project area. The Department also recommends that the DEIR fully analyze potential adverse impacts to fully protected species due to habitat modification, loss of foraging habitat, and/or interruption of migratory and breeding behaviors. The Department recommends that the Lead Agency include in the analysis how appropriate avoidance, minimization and mitigation measures will reduce indirect impacts to fully protected species.
2. *Sensitive Plant Communities*: The Department considers sensitive plant communities to be imperiled habitats having both local and regional significance. Plant communities, alliances, and associations with a statewide ranking of S-1, S-2, S-3, and S-4 should be considered sensitive and declining at the local and regional level. These ranks can be obtained by querying the CNDDB and are included in *The Manual of California Vegetation* (Sawyer et al. 2009). The DEIR should include measures to fully avoid and otherwise protect sensitive plant communities from project-related direct and indirect impacts.
3. *Mitigation*: The Department considers adverse project-related impacts to sensitive species and habitats to be significant to both local and regional ecosystems, and the DEIR should include mitigation measures for adverse project-related impacts to these resources. Mitigation measures should emphasize avoidance and reduction of project impacts. For unavoidable impacts, onsite habitat restoration and/or enhancement should be evaluated and discussed in detail. If onsite mitigation is not

feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, offsite mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed.

The DEIR should include measures to perpetually protect the targeted habitat values within mitigation areas from direct and indirect adverse impacts in order to meet mitigation objectives to offset project-induced qualitative and quantitative losses of biological values. Specific issues that should be addressed include restrictions on access, proposed land dedications, long-term monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc.

If burrowing owls and/or their habitat may be impacted from the project, the Department recommends that the City include specific mitigation in the DEIR. CEQA Guidelines §15126.4, subdivision (a)(1)(8) states that formulation of feasible mitigation measures should not be deferred until some future date. The Court of Appeal in *San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645 struck down mitigation measures which required formulating management plans developed in consultation with State and Federal wildlife agencies after Project approval. Courts have also repeatedly not supported conclusions that impacts are mitigable when essential studies, and therefore impact assessments, are incomplete (*Sundstrom v. County of Mendocino* (1988) 202 Cal. App. 3d. 296; *Gentry v. City of Murrieta* (1995) 36 Cal. App. 4th 1359; *Endangered Habitat League, Inc. v. County of Orange* (2005) 131 Cal. App. 4th 777).

The Department recommends that the DEIR specify mitigation that is roughly proportional to the level of impacts, including cumulative impacts, in accordance with the provisions of CEQA (CEQA Guidelines, §§ 15126.4(a)(4)(B), 15064, 15065, and 16355). Furthermore, in order for mitigation measures to be effective, they must be specific, enforceable, and feasible actions that will improve environmental conditions. Current scientific literature supports the conclusion that mitigation for permanent burrowing owl habitat loss necessitates replacement with an equivalent or greater habitat area for breeding, foraging, wintering, dispersal, presence of burrows, burrow surrogates, presence of fossorial mammal dens, well drained soils, and abundant and available prey within close proximity to the burrow.

4. *Habitat Revegetation/Restoration Plans*: Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant restoration techniques. Plans should identify the assumptions used to develop the proposed restoration strategy. Each plan should include, at a minimum:
 - (a) the location of restoration sites and assessment of appropriate reference sites;
 - (b) the plant species to be used, sources of local propagules, container sizes, and seeding rates;
 - (c) a schematic depicting the mitigation area;
 - (d) a local seed and cuttings and planting schedule;
 - (e) a description of the irrigation methodology;
 - (f) measures to control exotic vegetation on site;
 - (g) specific success criteria;
 - (h) a detailed monitoring program;
 - (i) contingency measures should the success criteria

not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity. Monitoring of restoration areas should extend across a sufficient time frame to ensure that the new habitat is established, self-sustaining, and capable of surviving drought.

The Department recommends that local onsite propagules from the project area and nearby vicinity be collected and used for restoration purposes. Onsite seed collection should be initiated in the near future in order to accumulate sufficient propagule material for subsequent use in future years. Onsite vegetation mapping at the alliance and/or association level should be used to develop appropriate restoration goals and local plant palettes. Reference areas should be identified to help guide restoration efforts. Specific restoration plans should be developed for various project components as appropriate.

Restoration objectives should include protecting special habitat elements or re-creating them in areas affected by the project; examples could include retention of woody material, logs, snags, rocks, and brush piles.

5. *Nesting Birds and Migratory Bird Treaty Act*: Please note that it is the project proponent's responsibility to comply with all applicable laws related to nesting birds and birds of prey. Migratory non-game native bird species are protected by international treaty under the federal Migratory Bird Treaty Act (MBTA) of 1918, as amended (16 U.S.C. 703 *et seq.*). In addition, sections 3503, 3503.5, and 3513 of the Fish and Game Code (FGC) also afford protective measures as follows: Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by FGC or any regulation made pursuant thereto; Section 3503.5 states that it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by FGC or any regulation adopted pursuant thereto; and Section 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

The Department recommends that the DEIR include the results of avian surveys, as well as specific avoidance and minimization measures to ensure that impacts to nesting birds do not occur. Project-specific avoidance and minimization measures may include, but not be limited to: project phasing and timing, monitoring of project-related noise (where applicable), sound walls, and buffers, where appropriate. The DEIR should also include specific avoidance and minimization measures that will be implemented should a nest be located within the project site. If pre-construction surveys are proposed in the DEIR, the Department recommends that they be required no more than three (3) days prior to vegetation clearing or ground

disturbance activities, as instances of nesting could be missed if surveys are conducted sooner.

6. *Moving out of Harm's Way*: The proposed project is anticipated to result in the clearing of natural habitats that support native species. To avoid direct mortality, the Department recommends that the lead agency condition the DEIR to require that a Department-approved qualified biologist be retained to be onsite prior to and during all ground- and habitat-disturbing activities to move out of harm's way special status species or other wildlife of low or limited mobility that would otherwise be injured or killed from project-related activities. Movement of wildlife out of harm's way should be limited to only those individuals that would otherwise be injured or killed, and individuals should be moved only as far as necessary to ensure their safety (i.e., the Department does not recommend relocation to other areas). Furthermore, it should be noted that the temporary relocation of onsite wildlife does not constitute effective mitigation for the purposes of offsetting project impacts associated with habitat loss.
7. *Translocation of Species*: The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species as studies have shown that these efforts are experimental in nature and largely unsuccessful.

California Endangered Species Act

The Department is responsible for ensuring appropriate conservation of fish and wildlife resources including threatened, endangered, and/or candidate plant and animal species, pursuant to the California Endangered Species Act (CESA). The Department recommends that a CESA ITP be obtained if the project has the potential to result in "take" (California Fish and Game Code Section 86 defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") of State-listed CESA species, either through construction or over the life of the project. CESA ITPs are issued to conserve, protect, enhance, and restore State-listed CESA species and their habitats.

The Department encourages early consultation, as significant modification to the proposed project and avoidance, minimization, and mitigation measures may be necessary to obtain a CESA ITP. Please note that the proposed avoidance, minimization, and mitigation measures must be sufficient for the Department to conclude that the project's impacts are fully mitigated and the measures, when taken in aggregate, must meet the full mitigation standard. When the Department issues a CESA ITP, it is considered a discretionary action as defined in Title 14 of the California Code of Regulations, section 15357, under CEQA. Therefore, before the Department can issue the CESA ITP the CEQA Lead Agency must have completed the necessary steps under CEQA. If the project CEQA document fails to address all project impacts to listed species and does not include a mitigation monitoring and reporting program that

will meet the requirements of a CESA ITP, the Department is required to prepare and issue a separate CEQA document prior to issuance of the CESA ITP.

Lake and Streambed Alteration Program

Fish and Game Code section 1602 requires an entity to notify the Department prior to commencing any activity that may do one or more of the following: Substantially divert or obstruct the natural flow of any river, stream or lake; Substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or Deposit debris, waste or other materials that could pass into any river, stream or lake. Please note that "any river, stream or lake" includes those that are episodic (i.e., those that are dry for periods of time) as well as those that are perennial (i.e., those that flow year round). This includes ephemeral streams, desert washes, and watercourses with a subsurface flow. It may also apply to work undertaken within the flood plain of a body of water.

Upon receipt of a complete notification, the Department determines if the proposed project activities may substantially adversely affect existing fish and wildlife resources and whether a Lake and Streambed Alteration (LSA) Agreement is required. An LSA Agreement includes measures necessary to protect existing fish and wildlife resources. CDFW may suggest ways to modify your project that would eliminate or reduce harmful impacts to fish and wildlife resources.

The Department's issuance of an LSA Agreement is a "project" subject to CEQA (see Pub. Resources Code 21065). To facilitate issuance of an LSA Agreement, if necessary, the DEIR should fully identify the potential impacts to the lake, stream, or riparian resources, and provide adequate avoidance, mitigation, and monitoring and reporting commitments. Early consultation with the Department is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources. To obtain a Lake or Streambed Alteration notification package, please go to <https://www.wildlife.ca.gov/Conservation/LSA/Forms>.

Additional Comments and Recommendations

To ameliorate the water demands of this project, the Department recommends incorporation of water-wise concepts in project landscape design plans. In particular, the Department recommends xeriscaping with locally native California species, and installing water-efficient and targeted irrigation systems (such as drip irrigation). Local water agencies/districts, and resource conservation districts in your area may be able to provide information on plant nurseries that carry locally native species, and some facilities display drought-tolerant locally native species demonstration gardens (for example the Riverside-Corona Resource Conservation District in Riverside). Information on drought-tolerant landscaping and water-efficient irrigation systems is available on California's Save our Water website: <http://saveourwater.com/what-you-can-do/tips/landscaping/>

Further Coordination

The Department appreciates the opportunity to comment on the NOP of a DEIR for the Chino Parcel Delivery Project (SCH No. 2016121057) and recommends that City of Chino address the Department's comments and concerns in the forthcoming DEIR. If you should have any questions pertaining to the comments provided in this letter, or wish to schedule a meeting and/or site visit, please contact Edith Martinez at (909) 987-7449 or at Edith.Martinez@wildlife.ca.gov.

Sincerely,



Leslie MacNair
Regional Manager

For

Literature Cited

Sawyer, J. O., T. Keeler-Wolf, and J. M. Evens. 2009. A manual of California Vegetation, 2nd ed. California Native Plant Society Press, Sacramento, California.
<http://vegetation.cnps.org/>



State of California • Natural Resources Agency
Department of Conservation
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801 K Street • MS 14-15
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Edmund G. Brown Jr., *Governor*
Kathryn M. Lyddan, *Division Director*

October 3, 2017

VIA EMAIL: AGILBERT@CITYOFCHINO.ORG

Ms. Andrea Gilbert, Senior Planner
Community Development Department
13220 Central Avenue
Chino, CA 91710

Dear Ms. Gilbert:

**NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT,
CHINO PARCEL DELIVERY FACILITY PROJECT**

The Department of Conservation's (Department) Division of Land Resource Protection (Division) has reviewed the Notice of Preparation for an Environmental Impact Report for the Chino Parcel Delivery Facility Project submitted by the City of Chino (City). The Division monitors farmland conversion on a statewide basis and administers the California Land Conservation (Williamson) Act and other agricultural land conservation programs. We offer the following comments and recommendations with respect to the proposed project's potential impacts on agricultural land and resources.

Project Description

The project involves the development of either two industrial warehouses or a parcel delivery facility on approximately 74.4 acres of land located in the southern portion of the City of Chino, San Bernardino County, California. The project site is located in the southern portion of the City of Chino, approximately 5.2 miles west of Interstate 15 (I-15), approximately 1.8 miles east of State Route 71 (SR-71), and approximately 4.3 miles south of State Route 60 (SR-60), APNs 1054-391-02 and -03.

Agricultural Impacts

The project site and surrounding area have historically been used for dairy and other agricultural land uses. As stated in the initial study, the project site contains Prime Farmland as classified by the Department of Conservation's Farmland Mapping and Monitoring Program.¹ According to Appendix G of the California Environmental Quality Act (CEQA), conversion of this type of farmland is one of the indicators in determining the significance of a project's environmental impact.

¹ Chino Parcel Delivery Facility, CEQA Initial Study, p. 23,
<http://www.cityofchino.org/home/showdocument?id=14790>

Department Comments

The Department recommends the following discussion under the Agricultural Resources section of the DEIR:

- Type, amount, and location of farmland conversion resulting directly and indirectly from implementation of the project.
- Impacts on any current and future agricultural operations in the vicinity; e.g., land-use conflicts, increases in land values and taxes, loss of agricultural support infrastructure such as processing facilities, etc.
- Incremental impacts leading to cumulative impacts on agricultural land. This would include impacts from the proposed project, as well as impacts from past, current, and likely future projects.
- Feasible mitigation measures designed to minimize the projects impact.

Mitigation Measures

If a project's impacts are deemed significant, CEQA requires lead agencies to describe and consider feasible mitigation measures to avoid or minimize the projects significant effects. The conversion of agricultural land represents a permanent reduction in the State's agricultural land resources. As such, the Department advises the use of permanent agricultural conservation easements on land of at least equal quality and size as partial compensation for the direct loss of agricultural land. Conservation easements are an available mitigation tool and considered a standard practice in many areas of the State.

Conservation easements will protect a portion of those remaining land resources and lessen project impacts in accordance with CEQA Guideline § 15370. The Department highlights this measure because of its acceptance and use by lead agencies as an appropriate mitigation measure under CEQA and because it follows an established rationale similar to that of wildlife habitat mitigation.

Although direct conversion of agricultural land is often an unavoidable impact under CEQA analysis, mitigation measures must be considered. In some cases, the argument is made that mitigation cannot reduce impacts to below the level of significance because agricultural land will still be converted by the project, and therefore, mitigation is not required. However, reduction to a level below significance is not a criterion for mitigation under CEQA. Rather, the criterion is feasible mitigation that lessens a project's impacts. A Statement of Overriding Considerations is not a substitute for the requirement to prepare findings (CEQA Guidelines § 15091)². CEQA states that the lead agency shall describe the specific reasons for rejecting identified mitigation measures. All mitigation measures that are potentially feasible should be included in the EIR. A measure brought to the attention of the lead agency should not be left out unless it is infeasible based on its elements. Because agricultural conservation easements are an available mitigation tool, they should always be considered.

Mitigation via agricultural conservation easements can be implemented by at least two alternative approaches: the outright purchase of easements or the donation of mitigation fees to a local, regional, or statewide organization or agency whose purpose includes the acquisition and

² 2015 CEQA Statute and Guidelines. Palm Desert: Association of Environmental Professionals, 2015. 158-159. Print.

stewardship of agricultural conservation easements. The conversion of agricultural land should be deemed an impact of at least regional significance. Hence, the search for replacement lands should not be limited strictly to lands within the project's surrounding area but should include agricultural land of similar quality.

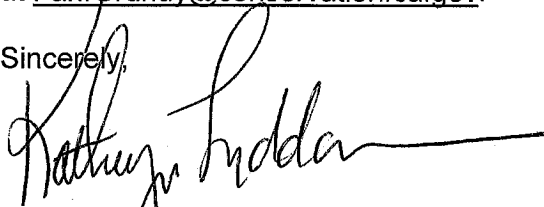
The California Council of Land Trusts has prepared a helpful resource on agricultural land mitigation which provides helpful insight into farmland mitigation policies and implementation strategies, including a guidebook with model policies and a model local ordinance. The guidebook can be found at:

<http://www.calandtrusts.org/resources/conserving-californias-harvest/>

Of course, the use of conservation easements is only one form of mitigation that should be considered. Any other feasible mitigation measures should also be considered.

Thank you for giving us the opportunity to comment on the Notice of Preparation for the Chino Parcel Delivery Facility Project. Please provide this Department with notices of any future hearing dates as well as any staff reports pertaining to this project. If you have any questions regarding our comments, please contact Farl Grundy, Environmental Planner at (916) 324-7347 or via email at Farl.Grundy@conservation.ca.gov.

Sincerely,



Kathryn Lyddan
Division Director



City of Eastvale

12363 Limonite Avenue, Suite #910 • Eastvale, CA 91752
(951) 361-0900 • Fax: (951) 361-0888 • www.EastvaleCA.gov

October 23, 2017

City of Chino

Community Development Department
Attn: Andrea Gilbert, Senior Planner
13220 Central Avenue
Chino, CA 91710

VIA EMAIL: agilbert@cityofchino.org

RE: City of Eastvale comments on the NOP for the Chino Parcel Delivery Facility Project (GPA No. PL16-0638, SPA No. PL16-0639, Zone Change No. PL16-0640, MSA No. PL16-0719, and Special CUP)

Dear Ms. Gilbert,

Thank you for giving the City of Eastvale (Eastvale) the opportunity to comment on the scope of the Environmental Impact Report (EIR) for the above-referenced project, pursuant to the Notice of Preparation we received on September 27, 2017. The City understands that the project consists of a light industrial development located on Merrill Street and Flight Avenue in the City of Chino. The project is located on a 74-acre site, and would include either two industrial buildings totaling 1,112,000-square feet (Option A), or a parcel sorting/delivery complex with a 308,000-square-foot warehouse building (Option B). The proposed project site is near Eastvale's northwestern border.

Included below are the City's comments on the scope of the EIR.

Air Quality/Greenhouse Gas Analysis:

The City is concerned about potential air quality impacts associated with the proposed project. Specifically, the City is concerned about the potential impacts related to mobile source emissions resulting from the proposed project. The City recommends the following comments for the Air Quality Analysis and modeling:

- Due to the potential for project traffic to utilize Limonite Avenue to access the 15 freeway, the City should analyze potential impacts to sensitive receptors along the Limonite Avenue corridor, as well as other residential corridors that the project may utilize. A health risk assessment should be completed to fully quantify and describe potential health impacts the project may have on surrounding sensitive receptors.
- The Air Quality Analysis Mobile Source Emissions Modeling should incorporate accurate truck trip generation rates and trip lengths, opposed to the default trip rates and lengths included in the CalEEMod software. Use of default trips could underestimate the potential of the project, and misrepresent potential mobile source emissions.

Traffic Impact Analysis:

The City is particularly concerned about potential traffic impacts within the City of Eastvale, especially, along the Limonite Avenue corridor, with vehicles utilizing that roadway to access Interstate 15. Additional vehicle trips could have impacts to the operation and flow of the corridor. The City recommends the following:

- The Traffic Impact Analysis should utilize Passenger Car Equivalents (PCE's) to quantify additional trips on the roadway.
- The Traffic Impact Analysis should quantify trips through the City on Limonite Avenue to access the 15 Freeway, as well as any other thoroughfares within the City that have the potential to be used by project traffic.
- Use an appropriate ITE Trip Generation category and rate. The new ITE manual has some new warehouse categories related to e-commerce that may be appropriate for Option B. The EIR should explain the rationale for the trip generation scenario applied.

The City appreciates the chance to comment on this project, and requests to receive continued correspondence throughout the EIR process. If you have any questions or wish to discuss these comments, do not hesitate to contact me at your convenience. You may contact me at (530) 574-4875 or via e-mail at enorris@eastvaleca.gov.

Sincerely,



Eric Norris
Planning Director

cc: Joe Indrawan, City Engineer
Bob Stark, Planner

Gilbert, Andrea

From: Greg Duncan [REDACTED]
Sent: Saturday, September 23, 2017 11:02 AM
To: Gilbert, Andrea
Subject: FEDEX facility

It will bring too much vehicle traffic for the area and too much large air traffic and noise. I just moved into a new home in College Park. AGAINST IT.

Greg Duncan

.

NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710



September 28, 2017

Andrea Gilbert
City of Chino
13220 Central Avenue
Chino, CA 91710

Sent via e-mail: agilbert@cityofchino.org

RE: SCH# 2016121057; Chino Parcel Delivery Facility Project, City of Chino; San Bernardino County, California

Dear Ms. Gilbert:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for Draft Environmental Impact Report for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd. (a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a **separate category of cultural resources**, "tribal cultural resources" (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment (Pub. Resources Code § 21084.2). Please reference California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf>. Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends **lead agencies consult with all California Native American tribes** that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. **Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
- The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
- Avoidance and preservation of the resources in place, including, but not limited to:
 - Planning and construction to avoid the resources and protect the cultural and natural context.
 - Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - Protecting the cultural character and integrity of the resource.
 - Protecting the traditional use of the resource.
 - Protecting the confidentiality of the resource.
 - Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
 - Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
 - Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
 - The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)).

This process should be documented in the Cultural Resources section of your environmental document.

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires **local governments** to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

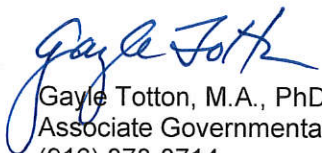
To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.

- b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.
- 3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
- 4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

Please contact me if you need any additional information at gayle.totton@nahc.ca.gov.

Sincerely,



Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst
(916) 373-3714

cc: State Clearinghouse

PAUL S. LEON
MAYORALAN D. WAPNER
MAYOR PRO TEMJIM W. BOWMAN
DEBRA DORST-PORADA
RUBEN VALENCIA
COUNCIL MEMBERS

October 18, 2017

AL C. BOLING
CITY MANAGERSHEILA MAUTZ
CITY CLERKJAMES R. MILHISER
TREASURERCOMMUNITY DEVELOPMENT
RECEIVED

OCT 23 2017

City of Chino
Ms. Andrea Gilbert, Senior Planner
13220 Central Avenue
Chino, California 91710**RE: NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL
IMPACT REPORT FOR THE CHINO PARCEL DELIVERY FACILITY
PROJECT**

Ms. Gilbert,

Thank you for allowing the City of Ontario an opportunity to review and comment on the above referenced project. After reviewing the Notice of Preparation, the City requests that the following comments be addressed in the DEIR:

1. Prepare traffic study in accordance with SANBAG and CMP guidelines
2. The unique and truck-intensive nature of facility warrants a focused trip generation analysis, rather than simple application of trip rates from typical ITE land uses.
3. The analysis should evaluate roadway segment LOS, including Merrill Avenue east and west of the proposed project, for all scenarios.
4. All City of Ontario intersections anticipated to carry at least 50 peak period trips should be analyzed. The following critical intersections should be analyzed regardless of project traffic contribution:
 - Euclid and Merrill;
 - Archibald and Merrill;
 - Archibald and Ontario Ranch/Edison;
 - Archibald and SR-60 Westbound;
 - Archibald and SR-60 Eastbound;
 - Archibald and Riverside.

Ms. Gilbert
October 18, 2017
Page 2

5. Include cumulative projects within Ontario;
6. The EIR shall calculate fair-share mitigation costs.
7. If project access is made a part of the TIA, all direct access to City of Ontario streets shall conform to City's access control requirements, per the City's Traffic and Transportation Design Guidelines.
8. Review feasibility and constructability for all mitigation measures that are identified in the City of Ontario.

We appreciate being involved in the environmental review of the project and look forward to continued communications regarding this project. If you have any questions regarding our comments, please contact me at (909) 395-2419, or Richard Ayala, Senior Planner, at (909) 395-2421.

Sincerely,

ONTARIO PLANNING DEPARTMENT


Scott Murphy
Planning Director



Department of Public Works

- Flood Control
- Operations
- Solid Waste Management
- Surveyor
- Transportation

www.SBCounty.gov

Kevin Blakeslee, P.E.
Director

Transmitted via Email

October 23, 2017

City of Chino
Attn: Andrea Gilbert, Senior Planner
Community Development Department
13220 Central Avenue
Chino, CA. 91710

File: 10(ENV)-4.01

RE: CEQA/NEPA – NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CHINO PARCEL DELIVERY FACILITY PROJECT FOR THE CITY OF CHINO

Dear Ms. Gilbert:

Thank you for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. **We received this request on September 25, 2017** and pursuant to our review, the following comments are provided:

GENERAL COMMENTS

1. We are aware there may be storm drains in and around the project site that may be affected by the proposed project. When planning for or altering existing or future storm drains, be advised that the Project is subject to the Chino Subarea 2 Master Plan of Drainage dated June 2005. It is to be used as a guideline for drainage in the area and is available in the San Bernardino County Flood Control District's office. If you have any questions, please contact Michael Fam in the Flood Control Planning Division at 909-387-8120.
2. According to the most recent FEMA Flood Insurance Rate Map, Panel 06071C9375H, dated August 28, 2008, the project site lies within Zone X-unshaded (500 year floodplain). We recommend that the project include, and the City enforce, the most recent FEMA regulations for development in a floodplain. If you have any questions, please contact Mary Lou Mermilliod in the Water Resources Division at 909-387-8213.

Environmental Management Division (Patrick Egle, Planner III, 909-387-1865):

1. There is a well-documented population of burrowing owl within the area. Burrowing owl is a species of special concern recognized by the State of California. According to the 2012 Staff Report on Burrowing Owl mitigation, the following three progressive steps are effective in evaluating whether projects will result in impacts to burrowing owls. The information gained from these steps will inform any subsequent avoidance, minimization and mitigation

BOARD OF SUPERVISORS

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Fifth District

DENA M. SMITH
Interim Chief Executive Officer

measures. The steps for project impact evaluations are: 1) habitat assessment, 2) surveys, and 3) impact assessment. Habitat assessments are conducted to evaluate the likelihood that a site supports burrowing owl. Burrowing owl surveys provide information needed to determine the potential effects of proposed projects and activities on burrowing owls, and to avoid take in accordance with State of California Fish and Game Code sections 86, 3503, and 3503.5. Impact assessments evaluate the extent to which burrowing owls and their habitat may be impacted, directly or indirectly, on and within a reasonable distance of a proposed CEQA project activity or non-CEQA project. This process would need to be completed and documented within the DEIR to adequately address potential project impacts to this species.

We respectfully request to be included on the circulation list for all project notices, public reviews, or public hearings. In closing, I would like to thank you again for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. Should you have any questions or need additional clarification, please contact the individuals who provided the specific comment, as listed above.

Sincerely,



Michael R. Perry
Supervising Planner
Environmental Management

MRP:PE:sr
Email: agilbert@cityofchino.org



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA USPS AND E-MAIL:

October 17, 2017

agilbert@cityofchino.org

Andrea Gilbert, Senior Planner

City of Chino, Community Development Department

13220 Central Avenue

Chino, CA 91710

Notice of Preparation of a Draft Environmental Impact Report for the Chino Parcel Delivery Facility Project

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the Proposed Project that should be included in the Draft Environmental Impact Report (EIR). Please send SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address shown in the letterhead. **In addition, please send with the Draft EIR all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files¹. These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, SCAQMD staff will be unable to complete our review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from SCAQMD's Subscription Services Department by calling (909) 396-3720. More guidance developed since this Handbook is also available on SCAQMD's website at: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

SCAQMD has also developed both regional and localized significance thresholds. SCAQMD staff requests that the Lead Agency quantify criteria pollutant emissions and compare the results to SCAQMD's CEQA regional pollutant emissions significance thresholds to determine air quality impacts.

¹ Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

SCAQMD's CEQA regional pollutant emissions significance thresholds can be found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the Proposed Project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by SCAQMD staff or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis.

In the event that the Proposed Project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Guidance² on strategies to reduce air pollution exposure near high-volume roadways can be found at: https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF.

Mitigation Measures

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize these impacts. Pursuant to CEQA Guidelines Section 15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying potential mitigation measures for the Proposed Project, including:

² In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's *Air Quality and Land Use Handbook: A Community Health Perspective*. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: <https://www.arb.ca.gov/ch/landuse.htm>.

- Chapter 11 of SCAQMD's CEQA Air Quality Handbook
- SCAQMD's CEQA web pages available here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions and Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities
- SCAQMD's Mitigation Monitoring and Reporting Plan (MMRP) for the 2016 Air Quality Management Plan (2016 AQMP) available here (starting on page 86): <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2017/2017-mar3-035.pdf>
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

Alternatives

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a “no project” alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the Proposed Project.

Permits and SCAQMD Rules

Based on a review of the project description, SCAQMD staff found that the Proposed Project would include, among others, a truck re-fueling island in Option B. In the event that Option B is pursued, a permit from SCAQMD would be required. SCAQMD should be identified as a Responsible Agency for the Proposed Project in the CEQA document. For more information on permits, please visit the SCAQMD's webpage at: <http://www.aqmd.gov/home/permits>. Permitting questions can be directed to SCAQMD Engineering and Permitting staff at (909) 396-3385. The CEQA document should also discuss how to comply with applicable SCAQMD Rules, including, but may not be limited to, Rule 201 – Permit to Construct, Rule 203 – Permit to Operate, and Rule 461 – Gasoline Transfer and Dispensing.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available at SCAQMD's webpage at: <http://www.aqmd.gov>.

SCAQMD staff is available to work with the Lead Agency to ensure that project air quality impacts are accurately evaluated and any significant impacts are mitigated where feasible. If you have any questions regarding this letter, please contact me at lsun@aqmd.gov or call me at (909) 396-3308.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS

SBC170926-02

Control Number

Law Offices of Abigail Smith

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Facsimile: (951) 506-9975

VIA U.S. MAIL AND E-MAIL

October 23, 2017

Andrea Gilbert, Senior Planner
Community Development Department
City of Chino
13220 Central Avenue
Chino, CA 91710
agilbert@cityofchino.org

Re: *Public Comments - Chino Parcel Delivery Facility CEQA Initial Study/NOP of Draft EIR (GPA PL16-0638, SPA PL16-0638)*

To the City of Chino:

The San Gorgonio Chapter of the Sierra Club – Los Serranos Group appreciates the opportunity to comment on the Initial Study/Notice of Preparation for the proposed Chino Parcel Delivery Facility Project. The Initial Study/NOP indicates that an EIR will be prepared when the applicant determines whether to proceed with Option A (two industrial warehouse buildings totaling 1,420,000 square feet) or Option B (489,415 square foot ground parcel and delivery building). We, therefore, look forward to reviewing and commenting on the Draft EIR for the final Project when it is released to the public. We are separately requesting public notices related to the Project.

The Project is described as a proposal by Scannell Properties for the development of either two industrial buildings or a parcel delivery facility on 74.4 acres south of Merrill Avenue, west of Flight Avenue and north of Remington Avenue in the City of Chino, County of San Bernardino. The Project site is mostly vacant and partially used for agricultural (dairy farm) operations. The site is also occupied by two residential structures that would be removed. The Project requires a number of discretionary approvals including a General Plan Amendment to modify the existing Public land uses designation, and a Specific Plan Amendment to modify the Preserve Specific Plan's Public Facility zoning designation.

We provide the following comments regarding the Initial Study/NOP.

Environmental Setting. The Initial Study/NOP describes that property to the south is occupied by the Chino Airport. It is prudent to disclose that the properties to the south of

the airport are residential and are included within the Preserve Specific Plan. In addition, any planned residential development in the surrounding area should be disclosed.

Agricultural Resources. The City should fully evaluate and develop proposed mitigation through the EIR that addresses the loss of “Prime Farmland” due to the Project.

Air Quality. Development of the Project will undoubtedly involve heavy diesel truck activity. Therefore, we encourage the City to explore and develop strong measures to mitigate diesel (NOx) emissions. Also, construction air quality mitigation should include measures such as the use of Tier 4 equipment and/or requiring the use of electric (non-diesel) equipment.

Greenhouse Gas Emissions. The EIR must fully disclose the Project’s GHG emissions and evaluate its consistency with the City’s Climate Action Plan. The EIR should consider strong measures to off-set GHG emissions including mobile and energy emissions.

Land Use. The EIR must evaluate the Project’s consistency with adopted land use plans including the City’s General Plan, the Preserve Specific Plan, and all regional plans.

Noise. The EIR must fully evaluate how the Project will contribute to noise increases in the area particularly roadway noise due to truck traffic. Cumulative noise increases should also be evaluated and mitigated.

Transportation. Impacts to streets that currently receive minimal traffic volume or that are relied upon by residential uses must be carefully studied and mitigated. Truck routes must be established to avoid residential areas. The Project site is not located near major freeways and trucks must travel on local roadways to reach freeways. The EIR should assume that trucks will use the quickest way to freeways.

Cumulative Impacts. The EIR must consider all cumulative projects in its analysis. To the extent that future projects are known such as the Altitude Business Center Project, these must be included in the traffic analysis.

Thank you for considering these comments as you prepare the Draft EIR.

Sincerely,

A handwritten signature in black ink that reads "Abigail Smith". The script is cursive and fluid, with the first name and last name clearly distinguishable.

Abigail Smith, Esq.



WEST VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT

1295 E. LOCUST STREET, ONTARIO, CA 91761 TELEPHONE (909)-635-0307
WWW.WVMOSQUITO.ORG

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Carol Timm

DISTRICT MANAGER

Michelle Brown, Ph.D.

Andrea Gilbert
Senior Planner
13220 Central Avenue
Chino, CA 91710

October 6, 2017

Dear Mrs Gilbert,

As the local mosquito and vector control district responsible for services in the Chino area, there are several areas of concerns with the Chino Parcel Delivery Facility Project (PL16-0638, PL16-0639, PL16-0640, PL16-0719, Site Plan, and Special Conditional Use Permit).

First, the CEQA initial study does not include California Health & Safety Codes §2060-2067 for mosquito and vector control in the Mandatory Findings of Significance XIX section c) which should include: public health (e.g., mosquitoes, flies, ticks, rats) and vegetation and irrigation management. The proposed water quality basin in the southwest corner of the property creates a potentially significant impact on the area when stagnant water and overgrown vegetation is not included in the EIR. Additionally, the maintenance cycle is important because if the vegetation is neglected and overgrown, it can be listed as habitat under California Fish & Wildlife regulations. Once an area becomes listed as habitat, it becomes increasingly difficult to clear vegetation and allow for effective mosquito treatment.

The project does not mention guaranteeing access to West Valley Mosquito and Vector Control District for mosquito and vector control purposes.

Information about the services provided by West Valley Mosquito and Vector Control District, a governmental agency, should be provided for future owners. This information can be found at www.wvmvcd.org.

Finally, we respectfully request that a copy of the Best Management Practices for Mosquito Control in California be included in the maintenance section of Appendix F (<https://www.cdph.ca.gov/HealthInfo/discond/Documents/BMPforMosquitoControl07-12.pdf>) as well as a copy of How Better Planning and Use of the California Environmental Quality Act Can Prevent Mosquitoes and Vector-Borne Diseases <http://www.mvcac.org/amg/wp-content/uploads/MVCAC-CEQA-White-Paper-and-Cover.pdf>

Sincerely,

Michelle Brown, PhD
District Manager