



S.0 EXECUTIVE SUMMARY

2017051060

S.1 INTRODUCTION

The California Environmental Quality Act (CEQA), Public Resources Code § 21000, *et seq.* requires that before a public agency makes a decision to approve a project that could have one or more adverse effects on the physical environment, the agency must inform itself about the project's potential environmental impacts, give the public an opportunity to comment on the environmental issues, and take feasible measures to avoid or reduce potential harm to the physical environment.

This Environmental Impact Report (EIR), having California State Clearinghouse (SCH) No. 2017111042 was prepared in accordance with CEQA Guidelines Article 9, § 15120 to § 15132, to evaluate the potential environmental impacts associated with planning, constructing, and operating the proposed Brewer Site Project (hereafter, the "Project" or "proposed Project"). This EIR does not recommend approval, approval with modification, or denial of the proposed Project; rather, this EIR is a source of factual information regarding potential impacts that the Project may cause to the physical environment. The Draft EIR will be available for public review for a minimum period of 45 days. After consideration of public comment, the City of Chino will consider certifying the Final EIR and adopting required findings.

This Executive Summary complies with CEQA Guidelines § 15123, "Summary." This EIR document includes a description of the proposed Project and evaluates the physical environmental effects that could result from Project implementation. The City of Chino determined that the scope of this EIR should cover 12 subject areas. The scope was determined through the completion of an Initial Study accepted by the City of Chino's independent judgment pursuant to CEQA Guidelines § 15063, and in consideration of public comment received by the City in response to this EIR's Notice of Preparation (NOP). The Initial Study, NOP, and written comments received by the City in response to the NOP, are attached to this EIR as *Technical Appendix A*. As determined by the Initial Study and in consideration of public comment on the NOP, the 12 environmental subject areas that could be reasonably and significantly affected by planning, constructing, and/or operating the proposed Project are analyzed herein, including:

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|---|------------------------------------|
| 1. Aesthetics | 7. Greenhouse Gas Emissions |
| 2. Agriculture and Forestry Resources | 8. Hazards and Hazardous Materials |
| 3. Air Quality | 9. Hydrology and Water Quality |
| 4. Biological Resources | 10. Noise |
| 5. Cultural Resources & Tribal Cultural Resources | 11. Transportation and Traffic |
| 6. Geology and Soils | 12. Utilities and Service Systems |

Refer to EIR Section 4.0, *Environmental Analysis*, for a full account and analysis of the subject matters listed above. Subject areas for which the Initial Study concluded that impacts would be clearly less than significant and that do not warrant detailed analysis in this EIR are addressed in EIR Section 5.0, *Other CEQA Considerations*.

For each of the 12 subject areas analyzed in detail in Section 4.0, this EIR describes: 1) the physical conditions that existed at the approximate time this EIR's NOP was filed with the California State Clearinghouse (May 20, 2017); 2) discloses the type and magnitude of potential environmental impacts resulting from Project planning, construction, and operation; and 3) if warranted, recommends feasible

mitigation measures that would reduce or avoid significant adverse environmental impacts that the proposed Project may cause. A summary of the proposed Project's significant environmental impacts and the mitigation measures imposed by the City of Chino on the Project to lessen or avoid those impacts is included in this Executive Summary as Table S-1, *Mitigation Monitoring and Reporting Program*. The City of Chino applies mitigation measures which it determines 1) are feasible and practical for project applicants to implement, 2) are feasible and practical for the City of Chino to monitor and enforce, 3) are legal for the City to impose, 4) have an essential nexus to the Project's impacts, and 4) would result in a benefit to the physical environment. CEQA does not require the Lead Agency to apply mitigation measures that are duplicative of mandatory regulatory requirements.

S.2 PROJECT OVERVIEW

S.2.1 LOCATION AND SETTING

As defined in EIR Section 1.0, *Introduction*, for purposes of analysis in this EIR, the "Project site" consists of approximately 72 acres in the southern portion of the City of Chino, in an area known as "The Preserve" in the southwestern San Bernardino County, California – south of the City of Ontario, west of the City of Eastvale, and east of the City of Chino Hills. The Project site is 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). The Project site location is illustrated on Figure 3-1, *Regional Map*, in EIR Section 3.0, *Project Description*.

At the local scale, the Project site is located south of Kimball Avenue, north of Bickmore Avenue, approximately 1,000 feet east of Euclid Avenue, and approximately 600 feet west of Rincon Meadows Avenue as illustrated on Figure 3-2, *Vicinity Map*, and Figure 3-3, *USGS Topographical Map*, in Section 3.0 of this EIR.

The City's General Plan and The Preserve Specific Plan currently designate the Project site for "Airport-Related (AR)" land uses. The AR land use is intended to provide industrial and commercial land uses that support and/or complement the nearby Chino Airport. Within the AR land use designation, the General Plan permits a maximum floor area ratio (FAR) of 0.45 for light industrial uses; 0.35 for business park uses, offices, and hotels; and 0.25 for commercial uses. (Chino, 2010a, p. LU-18)

The Preserve Specific Plan also applies the Chino Airport Overlay (CAO) "Airport Safety Zone III" overlay to the Project site (Chino, 2011, Figure 9A). 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 development within the CAO must comply with the development standards contained within City of Chino Zoning Ordinance Section 20.09.050, Airport Overlay District (Chino, 2011, p. 122).

Finally, the Preserve Specific Plan applies the Agricultural Overlay (AO) to the Project site (Chino, 2011, Figure 9B). The AO allows for the continuation of agricultural uses that existed at the time The Preserve Specific Plan was approved in 2003 until the time the affected property is ultimately developed in a manner consistent with the land use designations applied by the Specific Plan. Development within the AO must comply with the development standards contained within City of Chino Zoning Ordinance Section 20.09.040, *Agricultural Overlay District* (Chino, 2011, p. 124).



S.2.2 PROJECT OBJECTIVES

The underlying purpose of the Project and its primary goal is to develop a vacant or underutilized property with a warehouse building to provide an employment-generating use that helps to grow the economy and fulfill regional market demand for this land use type in Chino. The Project would achieve this goal through the following specific objectives.

- A. To implement The Preserve Specific Plan by developing Class A building space that meets industry standards for modern, operational design criteria and can accommodate a variety of users.
- B. To provide a viable reuse plan for former agricultural property that maximizes feasible development of the site so that the property continues to be economically productive when agricultural activities cease.
- C. To diversify the City of Chino economy by developing a large property with a mix of employment-generating land uses with long-term economic viability.
- D. To create employment-generating business in the City of Chino thereby reducing the need for members of the local workforce to commute outside the area for employment.
- E. To develop employment-generating business in close proximity to regional transportation routes, including designated truck routes, to minimize traffic congestion on surface streets and minimize concomitant air pollution emissions from vehicle sources.
- F. To develop a project with an architectural design and operational characteristics that are consistent with the development standards and the design guidelines established by The Preserve Specific Plan and complement other existing and planned buildings in the immediate vicinity and minimize conflicts with other nearby land uses.
- G. To develop the subject property with land uses that are harmonious with the adjacent Chino Airport.
- H. To develop a property that has access to available infrastructure.

S.2.3 PROJECT SUMMARY DESCRIPTION

Implementation of the Project includes demolition of the property's existing residential and agricultural/dairy structures, and construction and operation of a business center complex with up to 25 light industrial buildings. The principal discretionary actions requested by the Project Applicant to implement the proposed Project include a Tentative Parcel Map (PL16-0456), a Master Site Approval (PL16-0457), a Site Approval (PL17-0044) for six buildings, and a Special Conditional Use Permit (PL17-0042). Additional, subsequent discretionary and administrative actions that would be necessary to implement the proposed Project are listed in Table 3-2, *Matrix of Approvals/Permits*.

Tentative Parcel Map (TPM) (PL16-0456) proposes to subdivide an approximately 61-acre portion of the Project site into 21 numbered lots ranging in size from 0.35-acre to 11.19 acres. TPM No. 19756 also would create five (5) landscape lots ranging in size from 0.02-acre to 0.22-acre.



Master Site Approval (MSA) (PL16-0457) proposes the key development features and characteristics of the Project, including its conceptual site layout, architectural character, and landscape design. As mentioned above, the Project would feature 25 buildings, which would range in size from 5,000 s.f. to 200,000 s.f. of floor area. The Project's total floor area would be 1,219,015 s.f.

Site Approval (PL17-0044) provides a specific development plan for Buildings 1 through 6 of proposed MSA (PL16-0457). The buildings are designed to accommodate a warehouse distribution, business park, or light industrial operator(s); but at this time, the future user(s) of the buildings are unknown.

The City of Chino requires the approval of a Special Conditional Use Permit (SCUP) to allow the construction of buildings over 50,000 s.f. Because all the buildings proposed by SA (PL17-0044) would exceed 50,000 s.f., SCUP (PL17-0042) is required to implement the Project.

Refer to EIR Section 3.0, *Project Description*, for a detailed description of the proposed Project.

S.3 EIR PROCESS

As a first step in complying with the procedural requirements of CEQA for an EIR, an Initial Study was prepared by the City of Chino to determine whether any aspect of the proposed Project, either individually or cumulatively, may cause a significant adverse effect on the physical environment (refer to *Technical Appendix A* for a copy of the Initial Study). For this Project, the Initial Study indicated that this EIR should focus on 12 environmental subject areas listed above in Subsection S.1. After completion of the Initial Study, the City filed a NOP with the California Office of Planning and Research (State Clearinghouse) to indicate that an EIR would be prepared. In turn, the Initial Study and NOP were distributed for a 30-day public review period, which began on May 20, 2017. The City of Chino received written comments on the scope of the EIR during those 30 days, which were considered by the City during the preparation of this EIR.

This EIR is being circulated for review and comment by the public and other interested parties, agencies, and organizations for a 45-day review period. During the 45-day public review period, public notices announcing availability of the Draft EIR will be mailed to interested parties, an advertisement will be published in the Press Enterprise (a newspaper of general circulation in the Project area), and copies of the Draft EIR and its Technical Appendices will be available for review at the locations indicated in the public notices.

After the close of the 45-day Draft EIR public comment period, the City will prepare and publish responses to written comments it received on the environmental effects of the proposed Project. The Final EIR will then be considered for certification by the Chino City Council. Certification of the Final EIR would be accompanied by the adoption of written findings and a statement of overriding considerations for any significant unavoidable environmental impacts identified in the Final EIR. In addition, the City must adopt a Mitigation, Monitoring, and Reporting Program (MMRP), which describes the process to ensure implementation of the mitigation measures identified in the Final EIR. The MMRP will ensure CEQA compliance during Project construction and operation.

S.4 AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

CEQA Guidelines § 15123(b)(2) requires that areas of controversy known to the Lead Agency (City of Chino) be identified in the Executive Summary. The Lead Agency has not identified any issues of controversy associated with the Project after consideration of all comments received in response to the NOP.



Notwithstanding, the Lead Agency has identified several issues of local concern including, but not limited to, potential impacts to air quality, cultural resource, hazards and hazardous materials, and traffic.

Regarding issues to be resolved, this EIR addresses the environmental issues that are known by the City, that are identified in the Initial Study prepared for the Project, and that were identified in the comment letters that the City of Chino received on this EIR's NOP (refer to *Technical Appendix A*). Environmental topics raised in written comment to the NOP are summarized in Table 1-1, *Summary of NOP Comments*, in Section 1.0 of this EIR and include, but are not limited, to the topics of air quality, biological resources, cultural resources & tribal cultural resources, hazardous materials, hydrology and water quality, transportation/traffic, and utilities and service systems.

S.5 ALTERNATIVES TO THE PROPOSED PROJECT

In compliance with CEQA Guidelines § 15126.6, an EIR must describe a range of reasonable alternatives to the Project or to the location of the Project. Each alternative must be able to feasibly attain most of the Project's objectives and avoid or substantially lessen the Project's significant effects on the environment. A detailed description of each alternative evaluated in this EIR, as well as an analysis of the potential environmental impacts associated with each alternative, is provided in EIR Section 6.0, *Alternatives*. Also described in Section 6.0 is a list of alternatives that were considered but rejected from further analysis.

S.5.1 NO DEVELOPMENT ALTERNATIVE

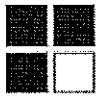
The No Development Alternative considers no development on the Project site beyond that which occurs under existing conditions. As such, the two (2) dairy farms, four (4) residential homes, ornamental landscape nurseries, ancillary agricultural structures, and vacant structures associated with a former dairy use would remain on-site, and the rest of the Project site would remain undeveloped. Under this alternative, no improvements would be made to the Project site. This alternative was selected by the Lead Agency to compare the environmental effects of the proposed Project with an alternative that would leave the property in its existing condition.

Implementation of the No Development Alternative would result in no physical environmental impacts beyond those that have historically occurred on the property. All significant effects of the proposed Project would be avoided or lessened by the selection of this alternative. The No Development Alternative would fail to meet all of the Project's objectives.

S.5.2 BUSINESS PARK ALTERNATIVE

The Business Park Alternative would develop the Project solely with business park land uses. The Business Park Alternative would develop the Project site with multiple buildings that offer a combined 850,000 s.f. of building area on the Project site (0.27 FAR). The business park land uses proposed by this Alternative are permitted by The Preserve Specific Plan. This alternative was selected by the Lead Agency to evaluate the environmental effects of an alternative that eliminates the Project's large warehouse uses in favor of smaller-scale office and industrial uses and, also, reduces to total amount of building area on-site.

The Business Park Alternative would not avoid or lessen the Project's significant and unavoidable impacts and would, actually, increase the severity of the Project's significant and unavoidable air quality and traffic impacts. The Business Park Alternative would slightly reduce the Project's demands for utilities and service systems; but, all other impacts would be similar or identical to the Project.



The Business Park Alternative would meet all of the Project's objectives except for Objective "C." Although the Business Park Alternative would develop the site with employment-generating land uses, this Alternative would develop the entire Project site with a single land use and would not provide a mix of employment-generating uses.

S.5.3 HIGH-CUBE WAREHOUSE ALTERNATIVE

The High-Cube Warehouse Alternative would develop the portion of the Project located east of future Mayhew Avenue and abutting Kimball Avenue with 500,000 s.f. of business park land uses and the portion of the Project site located west of future Mayhew Avenue with 700,000 s.f. of high-cube warehouse uses (0.38 FAR across total Project site). The business park land uses proposed by this alternative are permitted by The Preserve Specific Plan; the high-cube warehouse land uses proposed by this alternative are permitted by The Preserve Specific Plan subject to approval of a conditional use permit. This alternative was selected by the Lead Agency to evaluate an alternative that provides approximately the same amount of building area as the proposed Project but replaces the Project's proposed standard warehouse uses with high-cube warehouse uses (which have more efficient operations than standard warehouses) and focuses the on-site warehouse uses west of Mayhew Avenue to maximize the distance between on-site warehouse uses and existing/planned residential land uses.

The High-Cube Warehouse Alternative would not avoid the Project's significant and unavoidable impacts. The High-Cube Warehouse Alternative would slightly reduce the amount of building area constructed on-site relative to the Project, thereby incrementally reducing the amount of operational air pollutant emissions and traffic; however, the reductions would be marginal and the alternative would be required to implement the same mitigation for air quality and traffic as the proposed Project. The High-Cube Warehouse Alternative would result in an impact to aesthetics that would not occur under the Project (due to a conflict with local visual character). All other impacts would be similar to the Project. The High-Cube Warehouse Alternative is identified as the environmentally superior alternative.

The High-Cube Warehouse Alternative would not meet the Project's Objective "F" (due to a conflict with the local visual character) and would meet Objective "C" less effectively than the Project (due to this alternative offering a narrower range of employment land uses). The High-Cube Warehouse Alternative would meet all other Project objectives.

S.6 SUMMARY OF IMPACTS, MITIGATION MEASURES AND CONCLUSIONS

S.6.1 EFFECTS FOUND NOT TO BE SIGNIFICANT

The scope of detailed analysis in this EIR includes 12 subject areas determined through the completion of an Initial Study prepared by the City of Chino pursuant to CEQA Guidelines § 15063 and CEQA Statute § 21002(e), as well as consideration of public comments received by the City on this EIR's NOP. The Initial Study, NOP, and public comments received in response to the NOP, are attached to this EIR as *Technical Appendix A*. Subject areas for which the City concluded that impacts clearly would be less than significant and that do not warrant further analysis in this EIR include: Land Use and Planning, Mineral Resources, Population and Housing, Public Services, and Recreation. This EIR addresses these five (5) topics in EIR Subsection 5.0, *Other CEQA Considerations*.



S.6.2 IMPACTS OF THE PROPOSED PROJECT

Table S-1, *Mitigation Monitoring and Reporting Program*, provides a summary of the proposed Project's environmental impacts, as required by CEQA Guidelines § 15123(a). Also presented are the mitigation measures recommended by the City of Chino to further avoid adverse environmental impacts or to reduce their level of significance. After the application of all feasible mitigation measures, the Project would result in four (4) significant and unavoidable environmental effects, as summarized below.

- Agricultural Resources: Significant and Unavoidable Direct and Cumulatively-Considerable Impact. The Project would convert Farmland with substantial agricultural production value to non-agricultural use. The loss of the Farmland on the Project site would be a significant direct and cumulatively-considerable impact in consideration of the past, ongoing, and projected future loss of farmland in the CBDA.
- Air Quality: Significant and Unavoidable Direct and Cumulatively-Considerable Impact. After the application of Project design features, mandatory regulatory requirements, and feasible mitigation measures, long-term operational-related NO_x emissions would still exceed the applicable SCAQMD regional threshold for daily emissions. The Project's NO_x emissions would cumulatively contribute to an existing air quality violation in the SCAB (i.e., NO_x and O₃ concentrations, which do not meet regional attainment status).
- Transportation/Traffic: Significant Direct and Cumulatively-Considerable Impact. The addition of Project-related traffic would cause and/or contribute to LOS deficiencies at numerous Study Area intersections and *CMP* facilities during Existing plus Project, Opening Year (2018, 2019, 2020), and Horizon Year (2040) traffic conditions



Table S-1 Mitigation Monitoring and Reporting Program

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
4.1 Aesthetics					
Summary of Impacts					
<u>Threshold a: Less-than-Significant Impact.</u> The Project site does not contain any designated scenic vistas or scenic corridors. The San Gabriel Mountains and Chino Hills would not be obstructed by the Project due to the distance between the Project site and mountain features. Furthermore, proposed buildings would reach a maximum height of up to approximately 45 feet tall. Impacts would be less than significant.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold b: No Impact.</u> 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. There are no State-designated or eligible scenic highways within the vicinity of the Project site. Thus, no impact would occur.	No mitigation is required.	N/A	N/A	N/A	No Impact
<u>Threshold c: Less-than-Significant Impact.</u> The Project would not substantially degrade the existing visual character or quality of the site or its surrounding areas during Project construction or operation. Although the Project would change the visual character of the site from dairy operations to an industrial park, the Project's surrounding area is transitioning from agricultural to non-agricultural land uses. Furthermore, the Project proposes a number of site design, architectural, and landscaping elements consistent with the requirements of The Preserve Specific Plan that would ensure the Project's character is consistent with the planned vision for the Specific Plan area. Impacts would be less than significant.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact

Table S-1 Mitigation Monitoring and Reporting Program

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
<u>Threshold d: Less-than-Significant Impact.</u> Project-related development would not create substantial light or glare. Compliance with Chino Municipal Code requirements for artificial lighting would ensure less-than-significant impacts associated with light and glare affecting day or nighttime views in the area.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
4.2 Agriculture and Forestry Resources					
Summary of Impacts					
<u>Threshold a: Significant Direct and Cumulatively-Considerable Impact.</u> The Project would convert Farmland with substantial agricultural production value to non-agricultural use. The loss of the Farmland on the Project site would be a significant direct impact and also would be cumulatively considerable in consideration of the past, ongoing, and projected future loss of farmland in the CBDA.	No feasible mitigation is available.	N/A	N/A	N/A	Significant Direct and Cumulatively-Considerable Impact
<u>Threshold b: No Impact.</u> The Project is not subject to a Williamson Act Contract and is not zoned for agricultural use; therefore, the Project would not conflict with a Williamson Act Contract or agricultural zoning.	No mitigation is required.	N/A	N/A	N/A	No Impact
<u>Threshold c and d: No Impact.</u> There are no forest lands, timberland, or Timberland Production zoned land on the Project site; therefore, implementation of the proposed Project would have no potential to conflict with forest land zoning or result in the loss or conversion of forest land to non-forest use. No impact would occur.	No mitigation is required.	N/A	N/A	N/A	No Impact
<u>Threshold e: Significant Direct and Cumulatively-Considerable Impact.</u> Implementation of the Project would not involve other changes to the existing environment, which, due to	No feasible mitigation is available.	N/A	N/A	N/A	Significant Direct and Cumulatively-Considerable Impact



Table S-1 Mitigation Monitoring and Reporting Program

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
their location or nature, could result in conversion of off-site Farmland, to non-agricultural use or conversion of forest land to non-forest use. The Project would convert Farmland located on the Project site to non-agricultural use, which is a significant direct and cumulatively considerable impact.					
4.3 Air Quality					
Summary of Impacts					
<u>Threshold a: Significant Direct and Cumulatively-Considerable Impact.</u> The Project would contribute to an existing air quality violation in the SCAB and, therefore, would conflict with the 2016 AQMP.	MM 4.3-1 The Project shall comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and equipment travel on unpaved roads. Prior to grading permit issuance, the City of Chino shall verify that the following notes are specified on the grading plan and within the construction management plan required in accordance with City of Chino Municipal Code Section 20.23.210. Project construction contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Chino staff or its designee to confirm compliance. a) During grading and ground-disturbing construction activities, the construction contractor shall ensure that all unpaved roads, active soil stockpiles, and areas undergoing active ground disturbance are watered at least three (3) times per day during dry weather. Watering, with complete coverage of disturbed areas by water truck, sprinkler system, or other comparable means, shall achieve a minimum soil moisture of 12 percent. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. b) Temporary signs shall be installed on the construction site along all unpaved roads indicating a maximum speed limit of 15 miles per hour (mph). The signs shall be installed	Project Applicant; Project Construction Contractors	City of Chino Development Services Department (Planning and Building Divisions)	During grading and ground-disturbing construction activities	Significant and Unavoidable Direct and Cumulatively-Considerable Impact

Table S-1 Mitigation Monitoring and Reporting Program

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<p>before construction activities commence and remain in place for the duration of construction activities that include vehicle activities on unpaved roads.</p> <p>c) Gravel pads must be installed at all access points to prevent tracking of mud onto public roads.</p> <p>d) Install and maintain trackout control devices in effective condition at all access points where paved and unpaved access or travel routes intersect.</p> <p>e) If materials are transported off-site, all material shall be covered or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained.</p> <p>f) All street frontages adjacent to the construction site shall be swept at least once a day using SCAQMD Rule 1186 certified street sweepers utilizing reclaimed water trucks if visible soil materials are carried to adjacent streets.</p> <p>g) Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and initiate corrective action within 24 hours.</p> <p>h) Any vegetative cover to be utilized onsite shall be planted as soon as possible to reduce the disturbed area subject to wind erosion. Irrigation systems required for these plants shall be installed as soon as possible to maintain good ground cover and to minimize wind erosion of the soil.</p> <p>i) Any on-site stock piles of debris, dirt, or other dusty material shall be covered or watered as necessary to minimize fugitive dust pursuant to SCAQMD Rule 403.</p> <p>j) A high wind response plan shall be formulated and implemented for enhanced dust control if winds are forecast to exceed 25 mph in any upcoming 24-hour period.</p>				

Table S-1 Mitigation Monitoring and Reporting Program

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<p>MM 4.3-2 The Project shall comply with the provisions of South Coast Air Quality Management District Rule 1186 "PM₁₀ Emissions from Paved and Unpaved Roads and Livestock Operations" and Rule 1186.1, "Less-Polluting Street Sweepers" by complying with the following requirements. To ensure and enforce compliance with these requirements, prior to grading and building permit issuance, the City of Chino shall verify that the following notes are included on the grading and building plans and within the construction management plan required in accordance with City of Chino Municipal Code Section 20.23.210. Project construction contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Chino staff or its designee to confirm compliance.</p> <p>a) If visible dirt or accumulated dust is carried onto paved roads during construction, the contractor shall remove such dirt and dust at the end of each work day by street cleaning.</p> <p>b) Street sweepers shall be certified by the South Coast Air Quality Management District as meeting the Rule 1186 sweeper certification procedures and requirements for PM₁₀-efficient sweepers. All street sweepers having a gross vehicle weight of 14,000 pounds or more shall be powered with alternative (non-diesel) fuel or otherwise comply with South Coast Air Quality Management District Rule 1186.1.</p>	Project Applicant; Project Construction Contractors	City of Chino Development Services Department (Planning and Building Divisions)	Prior to grading and building permit issuance	
<p><u>Thresholds b and c: Significant Direct and Cumulatively-Considerable Impact.</u> The Project would exceed the applicable SCAQMD regional thresholds for NO_x emissions during construction and VOC and NO_x emissions during long-term operation. As such, Project-related emissions would violate SCAQMD air quality standards and contribute to the non-attainment of ozone standards in the SCAB, which is a significant direct and cumulatively-considerable impact.</p>	<p>MM 4.3-3 Prior to grading permit issuance, the City of Chino Planning Division and City of Chino Engineering Division shall review and approve a construction management plan in accordance with City of Chino Municipal Code Section 20.23.210. The construction management plan shall include the following note. Project contractors shall be required to comply with these notes and permit periodic inspection of the construction site by City of Chino staff to confirm compliance.</p> <p>a) During grading activity, all construction equipment with more than 150 horsepower shall be California Air Resources Board (CARB) Tier 3 Certified or better.</p>	Project Applicant	City of Chino Development Services Department (Planning and Building Divisions)	Prior to the issuance of a building permit	Less-than-Significant Impact (Construction), Significant and Unavoidable Direct and Cumulative Impact (Operation)



Table S-1 Mitigation Monitoring and Reporting Program

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<p>MM 4.3-4 Prior to grading permit issuance, the City of Chino Planning Division and City of Chino Engineering Division shall review and approve a construction management plan in accordance with City of Chino Municipal Code Section 20.23.210. The construction management plan shall include the following note. Project contractors shall be required to comply with these notes and permit periodic inspection of the construction site by City of Chino staff to confirm compliance.</p> <p>a) Only "low-volatile organic compound" paint products (no more than 50 gram/liter of VOC) and/or High-Pressure Low Volume (HPLV) applications shall be used on-site. All other architectural coatings shall comply with the VOC limits prescribed by SCAQMD Rule 1113.</p>	Project Applicant	City of Chino Development Services Department (Planning and Building Divisions)	Prior to the issuance of permits that would allow the installation of landscaping	
	<p>MM 4.3-5 Legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify applicable California Air Resources Board (CARB) anti-idling regulations. At a minimum, each sign shall include: 1) instructions for truck drivers to shut off engines when not in use; 2) instructions for drivers of diesel trucks to restrict idling to no more than three (3) minutes once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged; and 3) telephone numbers of the building facilities manager and the CARB to report violations. Prior to the issuance of an occupancy permit, the City of Chino shall conduct a site inspection to ensure that the signs are in place.</p>	Project Applicant	City of Chino Development Services Department (Planning and Building Divisions)	Prior to the issuance of an occupancy permit	
	<p>MM 4.3-6 Prior to the issuance of a building permit, the Project Applicant shall provide documentation to the City of Chino demonstrating that the Project is designed to exceed the California Energy Code (Title 24, Part 6) standards in effect at the time of building permit application submittal by three (3) percent and includes the energy efficiency design features listed below at a minimum.</p> <p>a) Preferential parking locations for carpool, vanpool,</p>	Project Applicant	City of Chino Development Services Department (Planning and Building Divisions)	Prior to the issuance of an occupancy permit	



Table S-1 Mitigation Monitoring and Reporting Program

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<p>EVs and CNG vehicles;</p> <p>b) All outdoor cargo handling equipment (e.g., yard trucks, hostlers, yard goats, pallet jacks, forklifts) shall be electric-powered; and</p> <p>c) All fixtures installed in restrooms and employee break areas shall be U.S. EPA Certified WaterSense or equivalent.</p> <p>MM 4.3-7 Prior to the issuance of permits that would allow the installation of landscaping, the City of Chino shall review and approve landscaping plans for the site that requires: 1) a plant palette emphasizing drought-tolerant plants; and 2) use of water-efficient irrigation technique. The City of Chino shall inspect for adherence to these requirements after landscaping installation.</p> <p>MM 4.3-8 Prior to the issuance of a building permit, the Project Applicant shall provide documentation to the City of Chino demonstrating that occupants/tenants of the Project site will be provided documentation on funding opportunities, such as the Carl Moyer Program, that provide incentives for using cleaner-than-required engines and equipment.</p>	<p>Project Applicant</p> <p>Project Applicant</p>	<p>City of Chino Development Services Department (Planning and Building Divisions)</p> <p>City of Chino Development Services Department (Planning and Building Divisions)</p>	<p>Prior to the issuance of permits that would allow the installation of landscaping</p> <p>Prior to the issuance of a building permit</p>	
<u>Threshold d: Significant Direct and Cumulatively-Considerable Impact.</u> The Project would exceed the applicable SCAQMD localized thresholds for particulate matter (PM ₁₀ and PM _{2.5}) emissions during construction.	Refer to MM 4.3-1 and MM 4.3-2, above.	N/A	N/A	N/A	Less-than-Significant Impact after Mitigation
<u>Threshold e: Less-than-Significant Impact.</u> The Project would not produce unusual or substantial construction-related odors. Odors associated with long-term operation of the Project would be minimal and less than significant. The Project would comply with SCAQMD Rule 402, which prohibits the discharge of odorous	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact



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THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
emissions that would create a public nuisance.					
4.4 Biological Resources					
Summary of Impacts					
<u>Threshold a: Significant Direct and Cumulatively-Considerable Impact.</u> There Project site contains suitable nesting habitat for the northern harrier and white-tailed kite and there is the potential that the Project could take individuals from these species during construction. The Project site also contains suitable foraging and nesting habitat for the burrowing owl. In the event the burrowing owl migrates onto the Project site before Project construction commences, the Project has the potential to take burrowing owl individuals.	MM 4.4-1 No sooner than 30 days prior to and no later than 14 days prior to grading activities, a qualified biologist shall conduct a survey of the Project's impact footprint and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the City of Chino prior to the issuance of a grading permit and subject to the following provisions: a) In the event that the pre-construction survey detects no burrowing owls in the impact area, a grading permit may be issued without restriction. b) In the event that the pre-construction survey detects the burrowing owl within the Project's impact footprint, then prior to the issuance of a grading permit and prior to the commencement of ground-disturbing activities on the property, the Project Applicant shall make reasonable efforts to consult with the California Department of Fish and Wildlife (CDFW) regarding conservation strategies for the burrowing owl, although it is acknowledged that the Project Applicant cannot compel the CDFW to participate in the consultation process. Regardless of whether or not the CDFW engages in consultation the Project Applicant shall ensure at minimum that Project-related activities occur in conformance with the burrowing owl mitigation standards established by the City of Chino Subarea 2 Resources Management Plan. 1. Prior to disturbance of occupied burrows, natural or artificial replacement burrows shall be provided at a ratio of 2:1 within a City-designated relocation area. A qualified biologist shall confirm the replacement burrows are unoccupied and suitable for burrowing owl use	Project Applicant; Project Biologist	City of Chino Development Services Department (Planning and Building Divisions)	No sooner than 30 days prior to and no later than 14 days prior to grading activities	Less-than-Significant Impact after Mitigation



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THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<p>prior to disturbance of occupied burrows.</p> <ol style="list-style-type: none"> No disturbance shall occur within 50 meters of occupied burrows during the non-breeding season (September 1 through January 31) or within 75 meters of occupied burrows during the breeding season (February 1 through August 31), until the Project Applicant provides evidence to the City of Chino that suitable replacement burrows have been provided. Occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the CDFW verifies through non-invasive methods that either: 1) the birds have not begun egg-laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival. If burrowing owls are present at the time occupied burrows are to be disturbed, the owls shall be excluded from the site in accordance with CDFW relocation protocol and the protocol established in Table 4-6 of the City of Chino Subarea 2 Resources Management Plan. Subject to the provisions of the Subdivision Map Act vesting map requirements, if the City of Chino has established a mitigation fee program for the long-term management of burrowing owl habitat as recommended by the City of Chino Subarea 2 Resources Management Plan, prior to issuance of a grading permit, the Project Applicant shall pay the appropriate mitigation fee to the City of Chino. <p>MM 4.4-2 Vegetation clearing and ground disturbance shall be prohibited during the migratory bird nesting season (January 31 through September 1), unless a migratory bird nesting survey is completed in accordance with the following requirements:</p> <ol style="list-style-type: none"> A migratory bird nesting survey of the Project site and 				
		Project Applicant; Project Biologist	City of Chino Development Services Department (Planning and Building Divisions)	Within three (3) days prior to initiating vegetation clearing or ground disturbance	



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THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<p>the Project's off-site development area, including suitable habitat within a 250-foot radius, shall be conducted by a qualified biologist within three (3) days prior to initiating vegetation clearing or ground disturbance. A copy of the migratory nesting bird survey results report shall be provided to the City of Chino.</p> <p>b) If the survey does not identify the presence of any nests, then construction activities can proceed without restriction.</p> <p>c) If the survey identifies the presence of active nests, then the qualified biologist shall provide the City with a copy of maps showing the location of all nests and a species-appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be subject to review and approval by the City and shall be no less than a 100-foot radius around the nest for non-raptors and no more than a 500-foot radius around the nest for raptors.</p> <ol style="list-style-type: none">1. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing. No construction vehicles shall be permitted within restricted areas (i.e., bird protection zones), unless directly related to the management or protection of the legally protected species, until all nestlings have fledged and left the nest (or the nest has failed).2. In the event that a nest is abandoned despite efforts to minimize disturbance and, if the nestlings are still alive, the Project Applicant/Developer shall contact the California Department of Fish and Wildlife (CDFW) and, subject to CDFW approval, fund the recovery and hacking (controlled release of captive reared young) of the nestling(s).				



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THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
<u>Threshold b: No Impact.</u> The Project development area does not contain riparian and/or other sensitive natural habitats; therefore, the Project would have no impact on riparian or other sensitive habitats as defined by the CDFW or USFWS.	No mitigation is required.	N/A	N/A	N/A	No Impact
<u>Threshold c: No Impact.</u> No federally protected wetlands are located within the Project development area; therefore, no impact to wetlands would occur.	No mitigation is required.	N/A	N/A	N/A	No Impact
<u>Threshold d: Significant Direct and Cumulatively-Considerable Impact.</u> There is no potential for the Project to interfere with the movement of fish or impede the use of a native wildlife nursery site. However, the Project would directly impact nesting migratory birds protected by the MBTA and California Fish and Game Code.	Refer to MM 4.4-1 and MM 4.4-2, above.	N/A	N/A	N/A	Less-than-Significant after Mitigation
<u>Threshold e: Less-than-Significant Impact.</u> The Project would not conflict with any local policies or ordinances protecting biological resources.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold f: No Impact.</u> The Project impact area is not located within the boundaries of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. Therefore, no impact would occur.	No mitigation is required.	N/A	N/A	N/A	No Impact
4.5 Cultural Resources & Tribal Cultural Resources					
Summary of Impacts					
<u>Threshold a: No Impact.</u> The Project would not impact a historic resource. No historic resources are present on the Project site; therefore, no historic resources could be altered or destroyed by construction or operation of the Project.	No mitigation is required.	N/A	N/A	N/A	No Impact

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THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
<p><u>Threshold b: Significant Direct and Cumulatively Considerable Impact.</u> Construction activities on the Project site have the potential, however unlikely, to unearth and adversely impact significant prehistoric archaeological resources that may be buried beneath the ground surface.</p>	<p>MM 4.5-1 Prior the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Chino that a professional archaeologist (hereafter "Project Archaeologist") has been retained to conduct monitoring of all mass grading activities. The Project Archaeologist shall have the authority to redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction.</p>	Project Archaeologist	City of Chino Development Services Department (Planning and Building Divisions)	Prior to the issuance of a grading permit	Less-than-Significant after Mitigation
	<p>MM 4.5-2 Prior the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Chino that the Native American Tribe(s) that requested consultation with the City during the AB 52 process (hereafter referred to as "Native American Tribal Representatives") received a minimum of 30 days' advance notice of all mass grading and trenching activities. The Native American Tribal Representatives also shall be notified of and allowed to attend the pre-grading meeting with the City and Project construction contractors and/or monitor all Project mass grading and trenching activities. In the event that suspected archaeological resources are unearthed, the Native American Tribal Representatives shall have the authority to redirect earth moving activities in the affected area.</p>	Project Applicant; Project Archaeologist	City of Chino Development Services Department (Planning and Building Divisions)	Prior to the issuance of a grading permit	
	<p>MM 4.5-3 Prior to the issuance of a grading permit, the Project Applicant or construction contractor shall provide evidence to the City of Chino that the construction site supervisors and crew members involved with grading and trenching operations have received training by the Project Archaeologist to recognize tribal cultural resources should such resources be unearthed during ground-disturbing construction activities. Any Native American Tribal Representatives shall be allowed to attend the training session. The training will include a brief review of the cultural sensitivity of the Project site and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the</p>	Project Applicant; Project Archaeologist	City of Chino Development Services Department (Planning and Building Divisions)	Prior to the issuance of a grading permit	



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THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<p>find(s) can be properly evaluated; and any other appropriate protocols.</p> <p>MM 4.5-4 If a suspected tribal cultural resource is identified on the property, the construction supervisor shall be required by his contract to immediately halt and redirect grading operations in a 100-foot radius around the find and seek identification and evaluation of the suspected resource by the Project Archaeologist and the Native American Tribal Representative. This requirement shall be noted on all grading plans and the construction contractor shall be obligated to comply with the note. In consultation with the Native American Tribal Representatives, the Project Archaeologist shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2. If the resource is significant, Mitigation Measure MM 4.5-5 shall apply.</p> <p>MM 4.5-5 If a significant archaeological and/or tribal cultural resource is discovered on the property, ground disturbing activities shall be suspended 50 feet around the resource until a treatment plan is implemented. A treatment plan shall be prepared and implemented, subject to approval by the City of Chino, to protect the identified tribal cultural resource(s) from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the tribal cultural resource(s) in accordance with current professional archaeology standards. The treatment plan shall require monitoring by the appropriate Native American Tribe(s) during data recovery and shall require that all recovered artifacts undergo basic field analysis and documentation or laboratory analysis, whichever is appropriate. At the completion of the basic field analysis and documentation or laboratory analysis, any recovered tribal cultural resource(s) shall be processed and curated</p>	<p>Project Applicant; Project Archaeologist</p> <p>Project Applicant; Project Archaeologist</p>	<p>City of Chino Development Services Department (Planning and Building Divisions)</p> <p>City of Chino Development Services Department (Planning and Building Divisions)</p>	<p>If a suspected tribal cultural resource is identified on the property</p> <p>If a significant archaeological and/or tribal cultural resource is discovered on the property</p>	

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THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility, or, the artifacts may be delivered to the appropriate Native American Tribe(s) if that is recommended by the City of Chino. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City of Chino, the South Central Coastal Information Center (SCCIC) at California State University (CSU), Fullerton, and the appropriate Native American Tribe(s).				
<p><u>Threshold c: Significant Direct and Cumulatively Considerable Impact.</u> The Project would not impact any known paleontological resource or unique geological feature. However, the Project site contains alluvium soils with a high sensitivity for paleontological resources. Accordingly, construction activities on the Project site have the potential to unearth and adversely impact paleontological resource that may be buried beneath the ground surface.</p>	<p>MM 4.5-6 Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Chino that a qualified paleontologist has been retained to conduct monitoring of grading and excavation operations in Quaternary (early-Pleistocene) very old alluvial fan deposits and late-Quaternary (late-Pleistocene and Holocene) sandy axial channel deposits.</p>	Project Applicant; Project Archaeologist	City of Chino Development Services Department (Planning and Building Divisions)	Prior to the issuance of a grading permit	
	<p>MM 4.5-7 The paleontological monitor shall conduct full-time monitoring in areas of grading or excavation in the shallow subsurface of Quaternary (early-Pleistocene) very old alluvial fan deposits and late-Quaternary (late-Pleistocene and Holocene) sandy axial channel deposits. The paleontological monitor shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that may contain the remains of small fossil invertebrates and vertebrates. The paleontological monitor shall be empowered to temporarily halt or divert equipment to allow the removal of abundant and large specimens in a timely manner. The significance of the discovered resources shall be determined by the paleontologist. If the resource is significant, Mitigation Measure MM 4.5-8 shall apply. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and</p>	Project Applicant; Project Archaeologist	City of Chino Development Services Department (Planning and Building Divisions)	During paleontological monitoring	

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THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<p>examination by qualified paleontological personnel to have a low potential to contain or yield fossil resources.</p> <p>MM 4.5-8 If a significant paleontological resource is discovered on the property, discovered fossils or samples of such fossils shall be collected and identified by a qualified paleontologist. Significant specimens recovered shall be properly recorded, treated, and donated to the San Bernardino County Museum, Division of Geological Sciences, or other repository with permanent retrievable paleontological storage. Prior to grading permit inspection approval, a qualified paleontologist shall prepare a final report that itemizes any fossils recovered, with maps to accurately record the original location of recovered fossils, and contains evidence that the resources were curated by an established museum repository. The report shall be submitted to the City of Chino.</p>	Project Applicant; Project Archaeologist	City of Chino Development Services Department (Planning and Building Divisions)	If a significant paleontological resource is discovered on the property	
<u>Threshold d: Less-than-Significant Impact.</u> In the unlikely event that human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code § 7050.5 and California Public Resources Code § 5097 <i>et. seq.</i> Mandatory compliance with State law would ensure that human remains, if encountered, are appropriately treated and would preclude the potential for significant impacts to human remains.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold e: No Impact.</u> The Project site does not contain any recorded Native American cultural resources; therefore, the Project would not cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical	No mitigation is required.	N/A	N/A	N/A	No Impact

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THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
Resources or a local register of historical resources.					
<u>Threshold f: Significant Direct and Cumulatively Considerable Impact.</u> Construction activities on the Project site have the potential, however unlikely, to unearth and adversely impact tribal cultural resources that may be buried beneath the ground surface.	Refer to MM 4.5-1 through MM 4.5-5, above.				Less-than-Significant after Mitigation
4.6 Geology and Soils					
Summary of Impacts					
<u>Threshold a: Less-than-Significant Impact.</u> The Project would not expose people or structures to substantial adverse effects related to liquefaction or fault rupture. the Project site is subject to seismic ground shaking associated with earthquakes; however, mandatory compliance with local and state ordinances and building codes including, but not limited to, the CBSC (Chapter 18) and the Chino Municipal Code (Section 19.08.010), would ensure that the Project minimizes potential hazards related to seismic ground shaking.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold b: Less-than-Significant Impact.</u> The Project would not result in substantial soil erosion or loss of topsoil. The Project Applicant would be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities and adhere to a Storm Water Pollution Prevention Plan (SWPPP) and SCAQMD Rule 403 to minimize water and wind erosion. Following completion of development, the Project would be required by law to implement a WQMP during operation, which would preclude substantial erosion impacts in the long-term.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact



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THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
<u>Threshold c: Less-than-Significant Impact.</u> There is no potential for the Project to cause on- or off-site landslides or lateral spreading. Potential hazards associated with unstable soils would be precluded through mandatory adherence to the recommendations contained in the site-specific geologic engineering report.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold d: Less-than-Significant Impact.</u> The Project site contains soils with low susceptibility to expansion. Thus, potential hazards associated with expansive soils would be less than significant.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold e: No Impact.</u> No septic tanks or alternative wastewater disposal systems are proposed to be installed on the Project site. Accordingly, no impact would occur associated with soil compatibility for wastewater disposal systems.	No mitigation is required.	N/A	N/A	N/A	No Impact
4.7 Greenhouse Gas Emissions					
Summary of Impacts					
<u>Threshold a: Less-than-Significant Impact.</u> The GHG emissions generated by the Project would be consistent with the City of Chino CAP. As such, implementation of the Project would not generate substantial GHG emissions – either directly or indirectly – that would have a significant impact on the environment.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold b: Less-than-Significant Impact.</u> The Project would be consistent with applicable regulations, policies, plans, and policy goals that would further reduce GHG emissions.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact



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THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
4.8 Hazards and Hazardous Materials					
Summary of Impacts					
<u>Threshold a and b: Less-Than-Significant Impact.</u> During Project construction and operation, mandatory compliance to federal, State and local regulations would ensure that the proposed Project would not create a significant hazard to the environment due to routine transport, use, disposal, or upset of hazardous materials.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold c: No Impact.</u> The Project site is not located within one-quarter mile of any existing or proposed school. Accordingly, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Impacts to schools located more than one-quarter mile of the Project site would be less than significant.	No mitigation is required.	N/A	N/A	N/A	No Impact
<u>Threshold d: No Impact.</u> The Project site is not listed on any list of hazardous materials compiled pursuant to Government Code § 65962.5.	No mitigation is required.	N/A	N/A	N/A	No Impact
<u>Threshold e: Less-Than-Significant Impact.</u> The Project is consistent with the restrictions and requirements of the Chino Airport Land Use Compatibility Plan. As such, the Project would not result in an airport safety hazard for people residing or working in the Project area.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold f: No Impact.</u> The Project site is not located within the vicinity of a private airstrip or a helipad. Accordingly, implementation of the Project would have no potential to expose on-site workers to safety hazards associated with a private airfield or an airstrip.	No mitigation is required.	N/A	N/A	N/A	No Impact



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THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
<u>Threshold g: No Impact.</u> The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction and long-term operation, adequate emergency vehicle access is required to be provided. Accordingly, implementation of the Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.	No mitigation is required.	N/A	N/A	N/A	No Impact
<u>Threshold h: No Impact.</u> The Project site is not located in close proximity to wildlands or areas with high fire hazards. Thus, the Project would not expose people or structures to a significant wildfire risk.	No mitigation is required.	N/A	N/A	N/A	No Impact
4.9 Hydrology and Water Quality					
Summary of Impacts					
<u>Threshold a: Less-than-Significant Impact.</u> The Project would not violate any water quality standards or waste discharge requirements on a direct or cumulative basis. SWPPPs and WQMPs are required for future development to address construction-related water quality issues.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold b: Less-than-Significant Impact.</u> The Project site would not physically impact any of the major groundwater recharge facilities in the Basin. The Project does not propose potable water wells and would not substantially impact the availability of potable groundwater in the Project area.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold c: Less-than-Significant Impact.</u> The Project would retain the site's general drainage pattern and would be required to incorporate design features to minimize erosion and sediment within surface water runoff.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact

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THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
<u>Threshold d: Less-than-Significant Impact.</u> The Project site would not create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems, nor would development on the Project site provide substantial additional sources of polluted runoff.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold e: Less-than-Significant Impact.</u> The Project's stormwater drainage systems have sufficient available capacity to accommodate anticipated surface runoff flows on the Project site. Additionally, the Project would be required to be designed in accordance with the City of Chino Storm Drain Master Plan, and comply with a SWPPP and a site-specific WQMP.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold f: No Impact.</u> There are no other components of the Project that would substantially degrade water quality.	No mitigation is required.	N/A	N/A	N/A	No Impact
<u>Thresholds g and h: No Impact.</u> The Project would not construct housing within a 100-year flood hazard area; nor is the Project site located within a 100-year flood hazard area.	No mitigation is required.	N/A	N/A	N/A	No Impact
<u>Threshold i: No Impact.</u> The Project site would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.	No mitigation is required.	N/A	N/A	N/A	No Impact
<u>Threshold j: No Impact.</u> The Project site is not subject to hazards associated with seiches, tsunamis, or mudflow.	No mitigation is required.	N/A	N/A	N/A	No Impact
4.10 Noise					
Summary of Impacts					
<u>Thresholds a and d: Significant Direct Impact and Cumulatively-Considerable Impact.</u> Noise generated by short-term	MM 4.10-1 Prior to issuance of any grading and building permits, the City of Chino Planning Division and City of Chino Engineering Division shall review and approve a	Project contractor	City of Chino Development Services Department (Planning	Prior to issuance of any grading and building permits	Less-than-Significant after Mitigation



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THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
construction activities would result in a significant, temporary, direct impact to noise-sensitive receivers in proximity to the Project site. In the event that construction activities occur on properties neighboring the Project site simultaneously, a cumulative impact could occur to one or more of the noise-sensitive receivers that would be affected by the Project.	<p>construction management plan in accordance with City of Chino Municipal Code Section 20.23.210. The construction management plan shall include the noise abatement measures listed below. Project contractors shall be required to comply with these abatement measures and maintain written records of such compliance that can be inspected by the City of Chino upon request.</p> <p>a) An eight (8)-foot-tall construction noise barrier shall be constructed along portions of the Project's south-facing and east-facing property boundary and along a portion of the Project's off-site development area (near the future intersection of Mayhew Avenue and Pine Avenue) that abut property with occupied residences. The location and maximum extent of the construction noise barrier is illustrated on EIR Figure 4.10-4 and Exhibit ES-A from the report titled "Altitude Business Centre Noise Impact Analysis," prepared by Urban Crossroads and dated May 30, 2018. The construction noise barrier shall meet the following minimum standards:</p> <ul style="list-style-type: none">i.) The temporary noise barriers shall provide a minimum transmission loss of 20 dBA (Federal Highway Administration, Noise Barrier Design Handbook). The noise barrier shall be constructed using an acoustical blanket (e.g. vinyl acoustic curtains or quilted blankets) attached to a construction site perimeter fence or equivalent temporary fence posts or barrier materials;ii.) The noise barrier must be maintained, and any damage promptly repaired. Gaps, holes, or weaknesses in the barrier or openings between the barrier and the ground shall be promptly repaired; andiii.) The noise control barrier and associated elements shall be completely removed upon the conclusion of the construction activity. <p>b) The construction contractor shall prohibit the use of construction equipment with a sound power level greater</p>		and Building Divisions)		



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THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<p>than 100 dBA within 150-feet of occupied residences along the Project site's east-facing boundary. The location and maximum extent of the construction noise buffer area is illustrated on EIR Figure 4.10-4 and Exhibit ES-A from the report titled "Altitude Business Centre Noise Impact Analysis," prepared by Urban Crossroads and dated May 30, 2018. If all equipment used during Project construction has a sound power level rating of 100 dBA or less, then the 150-foot buffer is not required.</p> <p>c) The construction contractor shall install sound dampening mats or blankets capable of a minimum 5 dBA noise reduction to the engine compartments of heavy mobile equipment operating within the portion of the Project's off-site development area that abuts the future intersection of Mayhew Avenue and Pine Avenue. The sound dampening mats, which shall only be required in the event that the existing residences that abut the location of the future Mayhew Avenue/Pine Avenue intersection are occupied at the time construction occurs, can be made from commercially-available sound dampening materials, including but not limited to, polyurethane foam and vinyl sheeting.</p> <p>d) Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer's standards.</p> <p>e) Construction contractors shall place all stationary construction equipment so that all emitted noise is generated toward the center of the site and away from the noise sensitive receivers nearest the Project site.</p> <p>f) Construction contractors shall locate equipment staging areas on the Project site in locations that will create the greatest feasible distance between construction related noise sources and noise sensitive receivers nearest the Project site.</p> <p>g) Construction contractors shall ensure that delivery trucks use designated truck route(s).</p>				



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THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
<u>Threshold b: Less-than-Significant Impact.</u> The Project's construction and operational activities would not result in a perceptible groundborne vibration or noise.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold c: Less-than-Significant Impact.</u> Noise generated during operation of the Project would not result in a substantial permanent increase in ambient noise levels in the vicinity of the Project site.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold e: Less-than-Significant Impact.</u> The Project site is not located within an area exposed to high levels of noise from the Chino Airport. As such, the Project would not expose people to excessive noise levels associated with a public airport or public use airport.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold f: No Impact.</u> The Project site is not located near any private airfields or airstrips.	No mitigation is required.	N/A	N/A	N/A	No Impact
4.11 Transportation and Traffic					
Summary of Impacts					
<u>Threshold a: Significant Direct and Cumulatively Considerable Impact.</u> The addition of Project-related traffic would contribute to LOS deficiencies at numerous Study Area intersections during Existing plus Project, Opening Year (2018, 2019, 2020), and Horizon Year (2040) traffic conditions.	MM 4.11-1 Prior to the issuance of the first occupancy permit for Phase 2 of Project development, the Project Applicant/Developer shall assure the improvement of the Central Avenue / El Prado Road intersection as follows: a) Modify the traffic signal to implement overlap phasing on the northbound right turn lane.	Project Applicant/Developer	City of Chino Development Services Department (Planning and Building Divisions)	Prior to the issuance of the first occupancy permit for Phase 2 of Project development	Less-than-Significant Direct Impact after Mitigation and Significant and Unavoidable Cumulative Impact
	MM 4.11-2 Prior to the issuance of the first occupancy permit for Phase 2 of Project development, the Project Applicant/Developer shall assure the improvement of the Euclid Avenue (SR-83) / Kimball Avenue intersection as follows: a) Install a southbound right turn lane with overlap phasing; and b) Install a second eastbound left turn lane.	Project Applicant/Developer	City of Chino Development Services Department (Planning and Building Divisions)	Prior to the issuance of the first occupancy permit for Phase 2 of Project development	



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THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<p>MM 4.11-3 Prior to the issuance of the first occupancy permit for Phase 3 of Project development, the Project Applicant/Developer shall assure the improvement of the Euclid Avenue (SR-83) / Kimball Avenue intersection as follows:</p> <p>a) All improvements identified in MM 4.11-2; and b) Install a second southbound left turn lane.</p>	Project Applicant/Developer	City of Chino Development Services Department (Planning and Building Divisions)	Prior to the issuance of building permits	
	<p>MM 4.11-4 Prior to the issuance of building permits, the Project Applicant/Developer shall comply with the applicable requirements of City of Chino Sub-Area II (The Preserve) Development Impact Fee Preserve (DIF) program, which requires fee payment to the City of Chino (less any fee credits), a portion of which is used by the City to fund the installation of road and intersection improvements to reduce traffic congestion.</p>	Project Applicant/Developer	City of Chino Development Services Department (Planning and Building Divisions)	Prior to the issuance of building permits	
	<p>MM 4.11-5 Prior to the issuance of the first occupancy permit for Phase 1 of Project development, the Project Applicant/Developer shall make a fair-share payment to the City of Chino, to be held in trust, for improvements to the intersections listed below. The required improvements are listed in Table 6-5 of the "Kimball Business Center (Renamed: Altitude Business Centre) Traffic Impact Analysis," prepared by Urban Crossroads (dated March 4, 2019) and the Project's fair-share obligations are listed in Table 1-7 of the same report. The City of Chino shall only use the funds for improving the intersections listed below. If within five years of the date of collection of the Project's fair-share fee payment, the City of Chino has not completed the improvements or established a fair-share funding program for the specified improvements to the respective intersections, then the City of Chino shall return the funds to the Project Applicant/Developer.</p> <p>a) El Prado Road / Kimball Avenue; b) Euclid Avenue (SR-83) / Riverside Drive; c) Euclid Avenue (SR-83) / Schaefer Avenue; d) Euclid Avenue (SR-83) / Edison Avenue;</p>	Project Applicant/Developer	City of Chino Development Services Department (Planning and Building Divisions)	Prior to the issuance of the first occupancy permit for Phase 1 of Project development	



Table S-1 Mitigation Monitoring and Reporting Program

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<p>e) Euclid Avenue (SR-83) / Merrill Avenue; and f) Euclid Avenue (SR-83) / Bickmore Avenue.</p> <p>MM 4.11-6 Prior to the issuance of the first occupancy permit for Phase 1 of Project development, the Project Applicant/Developer shall make a fair-share payment to the City of Chino, to be held in trust for conveyance to Caltrans and the City of Ontario, for improvements to the intersections listed below. The required improvements are listed in Table 6-5 of the "Kimball Business Center (Renamed: Altitude Business Centre) Traffic Impact Analysis," prepared by Urban Crossroads (dated March 4, 2019) and the Project's fair-share obligations are listed in Table 1-7 of the same report. The City of Chino shall only use the funds for improving the intersections listed below. If within five years of the date of collection of the Project's fair-share fee payment, the City of Ontario and/or Caltrans have not completed the improvements or established a fair-share funding program for the specified improvements to the respective intersections, then the City of Chino shall return the funds to the Project Applicant/Developer.</p> <p>a) Euclid Avenue (SR-83) / SR-60 Eastbound Ramps.</p> <p>MM 4.11-7 Prior to the issuance of the first occupancy permit for Phase 2 of Project development, the Project Applicant/Developer shall make a fair-share payment to the City of Chino, to be held in trust, for improvements to the intersections listed below. The required improvements are listed in Table 7-5 of the "Kimball Business Center (Renamed: Altitude Business Centre) Traffic Impact Analysis," prepared by Urban Crossroads (dated March 4, 2019) and the Project's fair-share obligations are listed in Table 1-7 of the same report. The City of Chino shall only use the funds for improving the intersections listed below. If within five years of the date of collection of the Project's fair-share fee payment, the City of Chino has not completed the improvements or established a fair-share funding program for the specified improvements to the respective intersections, then the City of Chino shall return the funds to</p>	<p>Project Applicant/Developer</p> <p>Project Applicant/Developer</p>	<p>City of Chino Development Services Department (Planning and Building Divisions)</p> <p>City of Chino Development Services Department (Planning and Building Divisions)</p>	<p>Prior to the issuance of the first occupancy permit for Phase 1 of Project development</p> <p>Prior to the issuance of the first occupancy permit for Phase 2 of Project development</p>	

Table S-1 Mitigation Monitoring and Reporting Program

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<p>the Project Applicant/Developer.</p> <p>a) Central Avenue / Chino Hills Parkway; and b) Street B / Kimball Avenue.</p> <p>MM 4.11-8 Prior to the issuance of the first occupancy permit for Phase 3 of Project development, the Project Applicant/Developer shall make a fair-share payment to the City of Chino, to be held in trust, for improvements to the intersections listed below. The required improvements are listed in Table 8-5 of the "Kimball Business Center (Renamed: Altitude Business Centre) Traffic Impact Analysis," prepared by Urban Crossroads (dated March 4, 2019) and the Project's fair-share obligations are listed in Table 1-7 of the same report. The City of Chino shall only use the funds for improving the intersections listed below. If within five years of the date of collection of the Project's fair-share fee payment, the City of Chino has not completed the improvements or established a fair-share funding program for the specified improvements to the respective intersections, then the City of Chino shall return the funds to the Project Applicant/Developer.</p> <p>a) Mayhew Avenue / Kimball Avenue; and b) Flight Avenue / Kimball Avenue.</p> <p>MM 4.11-9 Prior to the issuance of the first occupancy permit for Phase 3 of Project development, the Project Applicant/Developer shall make a fair-share payment to the City of Chino, to be held in trust, for improvements to the intersections listed below. The required improvements are listed in Table 9-5 of the "Kimball Business Center (Renamed: Altitude Business Centre) Traffic Impact Analysis," prepared by Urban Crossroads (dated March 4, 2019) and the Project's fair-share obligations are listed in Table 1-7 of the same report. The City of Chino shall only use the funds for improving the intersections listed below. If within five years of the date of collection of the Project's fair-share fee payment, the City of Chino has not completed the improvements or established a fair-share funding</p>	<p>Project Applicant/Developer</p> <p>Project Applicant/Developer</p>	<p>City of Chino Development Services Department (Planning and Building Divisions)</p> <p>City of Chino Development Services Department (Planning and Building Divisions)</p>	<p>Prior to the issuance of the first occupancy permit for Phase 3 of Project development</p> <p>Prior to the issuance of the first occupancy permit for Phase 3 of Project development</p>	



Table S-1 Mitigation Monitoring and Reporting Program

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<p>program for the specified improvements to the respective intersections, then the City of Chino shall return the funds to the Project Applicant/Developer.</p> <p>a) SR-71 Northbound Ramps / Chino Hills Parkway; b) Ramona Avenue / Chino Hills Parkway; c) Monte Vista Avenue West / Chino Hills Parkway; d) Euclid Avenue (SR-83) / Chino Avenue e) Euclid Avenue (SR-83) / Schaefer Avenue; f) Euclid Avenue (SR-83) / Edison Avenue; g) Euclid Avenue (SR-83) / Merrill Avenue; and h) Euclid Avenue (SR-83) / Bickmore Avenue.</p> <p>MM 4.11-10 Prior to the issuance of the first occupancy permit for Phase 3 of Project development, the Project Applicant/Developer shall make a fair-share payment to the City of Chino, to be held in trust, for improvements to the intersections listed below. The required improvements are listed in Table 9-5 of the "Kimball Business Center (Renamed: Altitude Business Centre) Traffic Impact Analysis," prepared by Urban Crossroads (dated March 4, 2019) and the Project's fair-share obligations are listed in Table 1-8 of the same report. The City of Chino shall only use the funds for improving the intersections listed below. If within five years of the date of collection of the Project's fair-share fee payment, the City of Chino has not completed the improvements or established a fair-share funding program for the specified improvements to the respective intersections, then the City of Chino shall return the funds to the Project Applicant/Developer. This mitigation measure shall only apply if, at the time of occupancy permit issuance, Limonite Avenue has been extended over the Cucamonga Creek Channel to connect Hellman Avenue and Archibald Avenue.</p> <p>a) Meadow Valley Avenue / Kimball Avenue.</p> <p>MM 4.11-11 Prior to the issuance of the first occupancy permit for Phase 3 of Project development, the Project Applicant/Developer shall make a fair-share payment to the</p>	<p>Project Applicant/Developer</p> <p>Project Applicant/Developer</p>	<p>City of Chino Development Services Department (Planning and Building Divisions)</p> <p>City of Chino Development Services Department (Planning</p>	<p>Prior to the issuance of the first occupancy permit for Phase 3 of Project development</p> <p>Prior to the issuance of the first occupancy permit for Phase 3 of Project</p>	

Table S-1 Mitigation Monitoring and Reporting Program

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<p>City of Chino, to be held in trust for conveyance to the City of Eastvale, for improvements to the intersections listed below. The required improvements are listed in Table 9-5 of the "Kimball Business Center (Renamed: Altitude Business Centre) Traffic Impact Analysis," prepared by Urban Crossroads (dated March 4, 2019) and the Project's fair-share obligations are listed in Tables 1-7 and 1-8 of the same report. The City of Chino shall only use the funds for improving the intersections listed below. If within five years of the date of collection of the Project's fair-share fee payment, the City of Eastvale have not completed the improvements or established a fair-share funding program for the specified improvements to the respective intersections, then the City of Chino shall return the funds to the Project Applicant/Developer. This mitigation measure shall only apply if, at the time of occupancy permit issuance, Limonite Avenue has been extended over the Cucamonga Creek Channel to connect Hellman Avenue and Archibald Avenue.</p> <p>a) Hellman Avenue / Kimball Avenue; b) Harrison Avenue / Limonite Avenue; c) Sumner Avenue / Limonite Avenue; d) Scholar Way / Limonite Avenue; and e) Hamner Avenue / Limonite Avenue.</p>		and Building Divisions)	development	
<p><u>Threshold b: Significant Direct and Cumulatively Considerable Impact.</u> The Project would cause the merge/diverge performance at the SR-71 Northbound On-Ramp at Central Avenue to operate at a deficient LOS under the E+P Phases 1+2+3 condition. Also, the addition of Project-related traffic would contribute to LOS deficiencies at seven <i>CMP</i> intersections within the Project Study Area, and numerous <i>CMP</i> freeway facilities under E+P, Opening Year (2018, 2019, and 2020), and Horizon Year (2040) traffic conditions.</p>	<p>MM 4.11-12 In the event that Caltrans prepares a valid study, as defined below, that identifies fair share contribution funding sources attributable to and paid from private and public development to supplement other regional and State funding sources necessary undertake improvements to SR-60 and SR-71 in the Project study area, then the Project Applicant/Developer shall use reasonable efforts to pay the applicable fair share amount to Caltrans.</p> <p>The study shall include fair share contributions related to private and or public development based on nexus requirements contained in the Mitigation Fee Act (Govt. Code § 66000 et seq.) and 14 Cal. Code of Regs. § 15126.4(a)(4) and, to this end, the study shall recognize</p>	Project Applicant/Developer	City of Chino Development Services Department (Planning and Building Divisions)	In the event that Caltrans prepares a valid study	Significant and Unavoidable Direct and Cumulative Impact

Table S-1 Mitigation Monitoring and Reporting Program

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<p>that development projects within the City of Chino have no fair-share payment obligation for impacts to SR-60 and SR-71 that are not attributable to development located within the City of Chino. The fee study shall also be compliant with Government Code § 66001(g) and any other applicable provisions of law. The study shall set forth a timeline and other relevant criteria for implementation of the recommendations contained within the study to the extent the other agencies agree to participate in the fee study program.</p> <p>In the event the study has been prepared, the Project Applicant/Developer shall use reasonable efforts to pay the fair-share fee to Caltrans. If Caltrans chooses to accept the Project Applicant's/Developer's fair-share payment, Caltrans shall apply the payment to the fee program adopted by Caltrans or agreed upon by the Project Applicant/Developer and Caltrans as a result of the fair-share fee study. Caltrans shall only accept the fair-share payment if the fair-share fee study has been completed. If, within five years from the date that the first building permit is issued for the Project, Caltrans has not completed the fair share fee study, then the Project Applicant/Developer shall have no further obligation to comply with this mitigation measure.</p>				
<u>Threshold c: Less-than-Significant Impact.</u> There is no potential for the Project to change air traffic patterns or create substantial air traffic safety risks.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold d: Less-than-Significant Impact.</u> No significant transportation safety hazards would be introduced as a result of the proposed Project.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold e: Less-than-Significant Impact.</u> Adequate emergency access would be provided to the Project site during construction and long-term operation. The Project would not result in inadequate emergency access to the site or surrounding properties.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact

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THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
<u>Threshold f: Less-than-Significant Impact.</u> Future Project-related development would be required to comply with applicable City of Chino General Plan goals and policies related to pedestrian and bicycle facilities and would not adversely impact the expansion of non-vehicular/alternative transportation in the City of Chino.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
4.12 Utilities and Service Systems					
Summary of Impacts					
<u>Threshold a: Less-than-Significant Impact.</u> The Project would not exceed wastewater treatment requirements of the Santa Ana RWQCB. IEUA would provide wastewater treatment and collection services to the Project, and IEUA is required to operate all of its treatment facilities in accordance with applicable waste treatment and discharge standards and requirements set forth by the RWQCB. The proposed Project would not install or use septic systems or alternative wastewater treatment systems.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold b: Less-than-Significant Impact.</u> The environmental effects associated with installing the Project's water and wastewater infrastructure is evaluated throughout this EIR and no impacts specific to the utilities and service systems issue area have been identified.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold c: Less-than-Significant Impact.</u> The environmental effects associated with installing the Project's water and wastewater infrastructure is evaluated throughout this EIR and no impacts specific to the utilities and service systems issue area have been identified.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact



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THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
<u>Threshold d: Less-than-Significant Impact.</u> The City of Chino is expected to have sufficient water supplies to service the Project. The Project would not exceed the City's available supply of water during normal years, single-dry years, or multiple-dry years.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold e: Less-than-Significant Impact.</u> The IEUA would provide wastewater treatment services to the Project site via RP-5. This facility has adequate capacity to service the Project and no new or expanded facilities would be needed.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold f: Less-than-Significant Impact.</u> There is adequate capacity available at the El Sobrante Landfill to accept the Project's solid waste during both construction and long-term operation. Landfill capacity would not be exceeded as a result of the proposed Project.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold g: Less-than-Significant Impact.</u> The Project would comply with all applicable federal, State, and local statutes and regulations related to solid waste disposal, reduction, and recycling.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact